



Mid-City Focused Reconnaissance Survey Report

**PUBLIC REVIEW DRAFT
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1. Executive Summary

The City of San Diego (City) completed this Mid-City Focused Reconnaissance Survey as part of the comprehensive update to the Mid-City Communities Plan which comprises the communities of City Heights, Normal Heights, Kensington-Talmadge and Eastern Area “Mid-City.” A goal of the City’s General Plan is the integration of historic preservation planning into the larger planning process. The Mid-City Communities Plan Update (CPU) will consider community conditions as well as General Plan goals and Climate Action Plan goals to form a community-specific vision and goals to guide future long-term development of the community. The survey was scoped in conjunction with the *Mid-City Communities Plan Area Historic Context Statement (Mid-City Historic Context Statement)* and is a first step in systematically identifying potential historic resources in Mid-City. The survey will inform the CPU’s Heritage Preservation Element and the California Environmental Quality Act (CEQA) analysis.

The Mid-City Focused Reconnaissance Survey had three main goals: (1) identify areas of shared development history that may yield potentially eligible historic districts, (2) map and evaluate the historic significance of post WWII master planned communities; and (3) identify and photograph properties on the main commercial corridors to add to the *Mid-City Historic Context Statement* “Study List” (**Appendix A**). However, this type of survey is not scoped to comprehensively evaluate all properties in Mid-City or to identify all individually eligible resources.

In 2024, the City of San Diego contracted with Page & Turnbull through Wallace Roberts & Todd (WRT) to prepare this focused reconnaissance survey, as well as a historic context statement for the Mid-City communities. The purpose of the historic context statement is to provide historic context for built environment development with accompanying historic property registration requirements and an evaluation framework for use in this focused reconnaissance survey, as well as for future historical resource evaluations and surveys. This survey was informed by the extensive archival and background research that was conducted to prepare the *Mid-City Historic Context Statement*, as well as limited additional newspaper research on subdivision developers and builders. To conduct the survey, communities and areas of shared history were mapped using historic subdivision map and year-built data provided by the City of San Diego; a reconnaissance-level survey of commercial corridors, potential historic districts, and master planned communities was conducted; and an analysis of survey findings was provided to City staff.

The survey identified four potential historic districts likely eligible for future local designation—Carteri Center, Talmadge Park, Kensington Manor & Heights, and Kensington

Park. While some of these areas had been identified in prior surveys, this survey provides updated findings related to significance criteria, boundary justifications, and period of significance. The survey also recommends that resources associated with the social and cultural history of the community be recognized by engagement with community members. The survey also identified 76 “Master Planned Communities,” all developed in the post-World War II period with shared development history and design elements, of which 62 were identified as ineligible for future designation and 14 as having mixed development history and/or warranting future research.

2. Introduction

Project Area

The Mid-City Focused Reconnaissance Survey was limited to the geographical area within the corresponding Mid-City Communities Plan Area, which measures approximately 8,052 acres, and includes the communities of Normal Heights, Kensington-Talmadge, City Heights, and Eastern Area (**Figure 1**). Each of these four communities—which were delineated in the adopted 1998 Mid-City Communities Plan as separate planning areas—are comprised of multiple neighborhoods, many with unique developmental histories of their own. The planning area boundaries typically do not directly correspond with historic development patterns or areas of shared history.

Centrally located within the San Diego metropolitan area, Mid-City lies to the northeast of downtown San Diego and to the west of the neighboring cities of La Mesa and Lemon Grove. The topography of the Mid-City area is mostly located on a central mesa, punctuated by a network of canyons. The steep hillsides of Mission Valley form a natural boundary to the north of the Normal Heights and Kensington-Talmadge communities, while the College Area community and El Cajon Boulevard form the boundary after 56th Street, and South Chollas Valley forms a natural boundary to the south. The canyon system and other natural features coupled with the local freeway network comprise the boundaries of the Mid-City Community Plan Area.

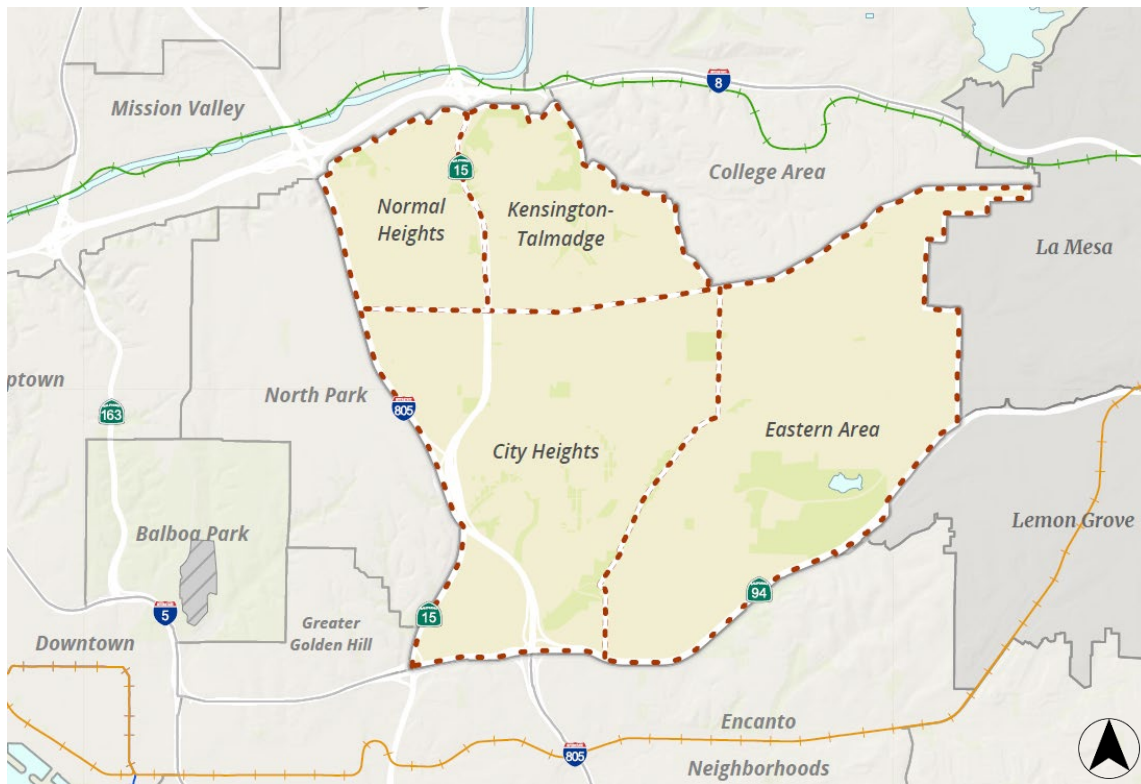


Figure 1. San Diego's community plan areas with the Mid-City communities outlined in dashed red.
Source: City of San Diego, "Mid-City Atlas: Draft Existing Conditions Report," June 2024.

Project Scope

The Mid-City Focused Reconnaissance Survey was conducted to inform the Mid-City Communities Plan Update as well as to inform future heritage preservation efforts. The findings of the survey can be used to inform project or property-specific historic review and California Environmental Quality Act (CEQA) analysis.

The survey has three main goals:

1. Identify areas of shared history that may be eligible for local, state, and/or national listing as historic districts, including potential boundary adjustments or expansions to previous historic district surveys.
2. Map and evaluate the potential historic significance of post-World War II "Master Planned Communities."
3. Photograph and identify properties along three main commercial corridors—El Cajon Boulevard, University Avenue, and Adams Avenue—that may warrant further research including for their cultural associations.

This survey focused on properties built during the *Mid-City Historic Context Statement* study period from 1915-1984, and through the 1990s for properties related to immigration and cultural heritage. The residential Master Planned Communities that were identified for survey were subdivided prior to 1985 and had a shared development history (refer to **Section 5. Master Planned Communities** for additional information).

Identification and evaluation of individual properties for their historic significance was outside the scope of this Focused Reconnaissance Survey. However, properties that were identified as representative of *Mid-City Historic Context Statement* themes and property types, including those that appeared to be potential historic resources warranting further intensive survey, were photographed and included in the *Mid-City Historic Context Statement* Study List (**Appendix A**).

This survey is not a comprehensive survey of every property in Mid-City or its individual historic resources. However, the survey is an important step in systematically identifying potential historic resources in the community and informing future survey efforts.

Relationship to the 2024 Mid-City Historic Context Statement

As a separate scope of work, Page & Turnbull was engaged by the City of San Diego to prepare the *Mid-City Historic Context Statement*, which provides the historic background and context and the historic registration requirements which informed the survey fieldwork and evaluation methodology undertaken in this Mid-City Focused Reconnaissance Survey.

The *Mid-City Historic Context Statement* (HCS) presents the history of the built environment in Mid-City from pre-history through 1990 to support and guide identification and evaluation of historic properties throughout the area, as well as to inform future planning decisions. The HCS outlines key periods, events, themes, and patterns of development and provides a framework for evaluating which individual properties and neighborhoods qualify as historic resources based on the criteria set forth in the National Register of Historical Resources (National Register), California Register of Historical Resources (California Register), and City of San Diego Historic Resources Regulations and Designation of Historical Resources Procedures (Municipal Code Section 143.0201 and 123.0201).

The *Mid-City Historic Context Statement* themes consist of:

- Early Development of Streetcar Suburbs (1885-1915)
- The Independent City of East San Diego (1912-1923)
- Residence Parks & Speculative Residential Development (1915-1945)
- Early Commercial & Transportation Development (1915-1945)
- Post-World War II Commercial & Automobile-Related Development (1945-1984)

- Post-World War II Residential Development (1945-1984)
- Civic & Institutional Development (1900-1984)
- Immigration to Mid-City (1975-1990)

Associated property types include residential, commercial, civic, institutional, and religious property types, among others.

Project Team

The Mid-City Focused Reconnaissance Survey was completed under the guidance of San Diego City Planning Department Heritage Preservation Planning staff Bernard Turgeon and Kelsey Kaline. Page & Turnbull staff responsible for this project include Ruth Todd, FAIA, AICP, Principal; Hannah Simonson, Senior Associate, Cultural Resources Planner, project manager; and Amanda Commins, Cultural Resources Planner. Simonson and Commins conducted the survey fieldwork associated with this project and co-authored this survey report. Page & Turnbull staff involved with this project meet the Secretary of the Interior's Professional Qualifications for Architectural History and/or Historic Architecture.

3. Methodology

This a reconnaissance-level survey focused on three goals:

1. Identify areas of shared history that may be eligible for local, state, and/or national listing as historic districts, including potential boundary adjustments or expansions to previous historic district surveys.
2. Map and evaluate the potential historic significance of post-World War II “Master Planned Communities.”
3. Photograph and identify properties along three main commercial corridors—El Cajon Boulevard, University Avenue, and Adams Avenue—that may warrant further research including for their cultural associations.

Survey Methodology

The proposed historic district boundaries identified in a reconnaissance survey are not final or regulatory determinations. Instead, they serve as a starting point for more detailed research and fieldwork that will occur during a future intensive-level survey. That intensive-level survey phase includes deeper historical research, documentation, and property-specific analysis. As part of that process, the boundaries of any potential historic district may be expanded, reduced, or otherwise modified based on the findings.

Reconnaissance level surveys are intended to guide the City's understanding of an area and identify areas where future intensive survey work may be needed.

Reconnaissance Survey Definition & Scope

The National Park Service provides the following definitions of the two tiers of surveys:

- **Reconnaissance Survey:** “Reconnaissance may be thought of as a ‘once over lightly’ inspection of an area, most useful for characterizing its resources in general and for developing a basis for deciding how to organize and orient more detailed survey efforts. In conjunction with a general review of pertinent literature on the community's past [...].”¹ A reconnaissance-level survey can be undertaken as a pedestrian walking survey, study of aerial photographs and maps, or as a “‘windshield survey’ of the community-literally driving around the community and noting the general distribution of buildings, structures, and neighborhoods representing different architectural styles, periods, and modes of construction.”²

¹ National Park Service, *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation* (1977, rev. 1985), 12.

² National Park Service, *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation* (1977, rev. 1985), 12.

- **Intensive Survey:** “An intensive survey, as the name implies, is a close and careful look at the area being surveyed. It is designed to identify precisely and completely all historic resources in the area. It generally involves detailed background research, and a thorough inspection and documentation of all historic properties in the field. It should produce all the information needed to evaluate historic properties and prepare an inventory.”³

Reconnaissance-level surveys are used at a higher level to identify potential historic resources or districts in order to inform planning efforts and [plan for](#) future intensive surveys. In contrast with intensive-level surveys, reconnaissance-level surveys do not typically include building-specific research or individual property evaluations. This survey included field work but did not include a street-by-street evaluation, but rather focused survey efforts on achieving the three primary goals outlined above. As a reconnaissance-level survey, this survey did not include property-specific research or preparation of California Department of Parks and Recreation (DPR) 523 survey forms. Accordingly, contributors and non-contributors were not identified in potentially eligible historic districts and will need to be determined by a future intensive-level survey.

Regulatory Framework & Registration Requirements

Refer to the *Mid-City Historic Context Statement* for a discussion of associated property types and registration requirements, organized by theme, as well as a detailed account of the eligibility requirements for listing in the National Register, California Register, and San Diego Register. The eligibility requirements for tract housing were also informed by the National Park Service's *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (2002); the California Department of Transportation's *Tract Housing in California, 1945-1973: A Context for National Register Evaluation* (2011); and the *San Diego Modernism Historic Context Statement* (2007).

The identified areas of shared history surveyed were assigned one of three “evaluation tiers” based upon historic significance evaluated at this reconnaissance survey-level: **(Tier 1)** historically significant designated or potentially eligible historic districts, **(Tier 2)** mixed development history and/or historic significance is undetermined without additional future survey work including surveys for individually eligible resources, and **(Tier 3)** Master Planned Communities unlikely to rise to historic significance as a historic district and unlikely to contain individually eligible resources based upon a shared development history. Master

³ National Park Service, *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation* (1977, rev. 1985), 12.

Planned Communities and these evaluation tiers are defined in greater detail in **Section 5. Master Planned Communities.**

Tier 1 historic districts that have been identified as potentially eligible for designation will need further evaluation in the form of an intensive-level survey and all requirements associated with a historic district nomination to be considered for designation by the Historical Resources Board. Nominations will include a historic context statement specific to the development history of the district, a statement of significance evaluated under San Diego Register of Historical Resources (SDRHR) designation criteria, integrity considerations, and individual property evaluations.

Resources within a district are further designated under local criterion F which defines a historic district as “a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.”⁴

While the Mid-City Focused Reconnaissance Survey addresses most SDRHR designation criteria at a planning level, it does not address SDRHR Criterion B—identification with persons or events significant in local, state, or national history. It is not practical to scope a survey of this size at a planning level for the extensive research needed to identify and evaluate historical resources for significance under Criterion B. These resources are more aptly and typically nominated for designation individually. An exception is the Carteri Center potential historic district which this survey has identified as potentially eligible under criteria A, B and C based upon the association with Bertram J. Carteri. This association under criterion B is supported by this survey as well as by the statement of significance from a previous survey, the Historical Greater Mid-City San Diego Preservation Strategy discussed below.

Mapping & Data

The City of San Diego provided Page & Turnbull with Geographic Information System (GIS) shapefiles with baseline parcel data for the properties within the survey area, including property address, Assessor Parcel Number (APN), year built (according to San Diego County Assessor records), land use, and existing historic designation status. The City of San Diego also provided shapefiles of subdivision tracts throughout the Mid-City study area with the subdivision name, subdivision map number, year subdivided, and developer name(s). This

⁴ “City of San Diego Planning Department, “Guidelines for the Application of Historical Resources Board Designation Criteria,” 1.

data was used to identify subdivisions and Master Planned Communities with a shared development history that were subdivided and generally developed within the *Mid-City Historic Context Statement* study period through 1984.

Page & Turnbull created a customized mobile survey application using the online platform Fulcrum to conduct survey fieldwork and to collect and organize data. Fulcrum is a highly adaptable cloud-based application that allows users to design a mobile application to collect data, including text and photographs, that is geo-located and can be exported in the form of tabular spreadsheets or GIS shapefiles. The GIS data provided by the City of San Diego was used to create and populate records in the custom Fulcrum application. Page & Turnbull designed all data collection fields in the Fulcrum application to meet the needs and goals of the Mid-City Focused Reconnaissance Survey.

Page & Turnbull created GIS-based maps of the survey results that are included in this report.

Survey Fieldwork

As a focused reconnaissance survey, not every property in Mid-City was surveyed and the survey did not include a street-by-street survey of the entire CPU area. Page & Turnbull staff conducted an initial desktop review survey using Google Maps and Google Street View to inform the fieldwork strategy, including preliminary identification of areas with potential historic districts and Master Planned Communities.

Subsequently, Page & Turnbull conducted a reconnaissance-level survey of the Mid-City neighborhoods based on the three main survey goals. The reconnaissance survey was conducted primarily as a “windshield” driving survey of targeted areas. However, fieldwork included “pedestrian” walking survey to assess smaller potential historic districts or clusters such as Carteri Center. Representative photographs of each Master Planned Community and potentially eligible historic district were taken using smartphones using the highest available digital image settings and recorded and organized using the customized Fulcrum mobile survey application described above. Photographs were also taken of properties that were added to the *Mid-City Historic Context Statement* Study List (**Appendix A**), as well as photographs of representative architectural styles and property types used to illustrate the *Mid-City Historic Context Statement*.

Survey fieldwork was conducted by Page & Turnbull staff members Hannah Simonson and Amanda Commins on August 20-22, 2024, and all photographs in this Survey Report were taken during said fieldwork, unless otherwise noted.

Research Methodology

The research conducted for the *Mid-City Historic Context Statement* also informed the efforts of the Mid-City Focused Reconnaissance Survey; refer also to the “Project Overview and Methods” section of the *Mid-City Historic Context Statement*. Additional research conducted for the Mid-City Focused Reconnaissance Survey included secondary sources such as the *San Diego Modernism Historic Context Statement* (2007) and the *Biographies of Established Masters* (2011), and previous landmark reports, historic district reports, and survey reports. Subdivision developers were identified by City of San Diego staff using subdivision tract maps, and a list of subdivisions and associated developers provided to Page & Turnbull. Limited primary source research was conducted on subdivision developers and the Master Planned Communities, primarily utilizing historic newspapers.

Each subdivision or Master Planned Community name was searched in the *San Diego Union-Tribune* to identify associated builders and/or architects. In most, but not all, cases, a builder associated with the Master Planned Communities was identified. In most cases, no architect was identified, and often no architect was likely involved in the design and development of the post-World War II suburban tract housing in Mid-City, which generally consists of postwar Minimal Traditional homes and Ranch style homes with minimal decorative detailing. No building permit research was conducted.

In limited instances, Master Planned Communities associated with known “established master” builders or other notable builders, additional online repositories of architecture and trade journals were consulted to understand whether any awards or accolades were associated with a community. These online repositories included USModernist Library, Internet Archive, and the Avery Index to Architectural Periodicals.

4. Historic Resources & Previous Surveys in Mid-City

As of January 2025, there are currently 130 locally designated individual historic properties in Mid-City, two locally designated historic districts, one National Register-listed historic district and one cultural district recognized by City Council resolution. Previous survey efforts included the *Historical Greater Mid-City Preservation Strategy* (1996 Survey) which identified a number of potentially eligible historic resources and districts, and a survey of the Chollas Heights Naval Radio Transmitting Facility site in 1993.

Designated Historic & Cultural Resources

Individual Historic Resources

As of January 2025, there are 130 individual historic properties located in Mid-City that are currently listed on the San Diego Register, which is overseen by the Historical Resources

Board (HRB). The majority of these are residential properties, and 117 of the properties are located in Kensington-Talmadge with the remaining scattered throughout City Heights, Eastern Area, and Normal Heights. The most prominent architectural style represented is Spanish Colonial Revival or Spanish Eclectic with the majority built in the 1920s and 1930s. The individually listed resources in Mid-City also include some examples of Queen Anne, Craftsman, Mission Revival, Monterey Revival, Tudor Revival, Art Deco, Minimal Traditional, and custom Ranch architectural styles.

Historic Districts

Islenair Historic District

Islenair is a small, working-class community within City Heights that reflects the small house movement following World War I as well as in the wake of the Great Depression and the Post-World War II housing shortage.⁵ The neighborhood's architectural styles range from Spanish Eclectic to Minimal Traditional and Ranch styles that illustrate trends in the working-class suburban development. The historic district was designated by the City of San Diego in 2007 for its evolution of the small house movement and architectural trends from 1925 to 1952. Of the 114 properties in the Islenair Historic District, 82 properties contribute to the district's historic significance and 32 do not due to modifications that diminished integrity or having been constructed outside the period of significance.

Talmadge Gates Historic District

The Talmadge Gates were constructed in 1926 through 1928 and formed the entryways into Talmadge Park Unit 1 and Talmadge Park Unit 3 subdivisions.⁶ The gates are constructed of wrought iron and feature fanciful curves and shapes reminiscent of Andalusian fused ironwork. This linear historic district was locally listed in 2000 and commemorates the subdivision of the Talmadge community in the 1920s with the gates providing a historical example of Andalusian Revival forged iron design. The locally designated Talmadge Gates Historic District only includes the gates as contributing features and does not include any residences.

Talmadge Park Estates Historic District (National Register)

The National Register-listed Talmadge Park Estates Historic District spans the Talmadge Park Unit 3 (1926) and Talmadge Park Estates (1928) subdivisions, and includes one- and two-story single-family residences most commonly in the Spanish Colonial Revival and Minimal

⁵ City of San Diego, City Planning and Community Investment Department, "Islenair Historic District" (April 26, 2007).

⁶ City of San Diego, "Talmadge Gates Historic District" Nomination Report (2000), accessed August 8, 2024, <https://sandiego.cfwebtools.com/images/files/CR-422.pdf>.

Traditional styles reflective of San Diego's post Great Depression infill.⁷ The district was listed in the National Register of Historic Places in 2024 under Criterion A (Events) for its evolution of the small house movement and under Criterion C (Design) for its distinctive examples of the architectural trends of the era including Revival styles, Ranch, and Minimal Traditional residences, with a period of significance from 1926 to 1951. Of the 584 buildings in the Talmadge Park Estates Historic District, 411 were identified as contributing to the District's significance and 173 as non-contributing due to modifications or having been constructed outside the period of significance. The eight gate structures that contribute to the locally designated Talmadge Gates Historic District also contribute to the National Register district. Two vacant lots in the district were identified as non-contributing sites.

As it is designated in the National Register, the Talmadge Park Estates Historic District was automatically listed in the California Register and is also subject to the regulations in the "Historical Resources Regulations" of the City of San Diego Municipal Code.

Cultural Districts

Little Saigon Cultural and Commercial District

The Little Saigon Cultural and Commercial District was established by resolution of the City Council of San Diego in 2013 to recognize the hub of Vietnamese American cultural and commercial activity encompassing a six-block section of El Cajon Boulevard from Euclid to Highland avenues as well as to promote community revitalization.

The Little Saigon Cultural and Commercial District is not a designated historic district subject to the "Historical Resources Regulations" (San Diego Municipal Code §§ 143.0201-0280), nor has it been identified as a historical resource for the purposes of the California Environmental Quality Act (CEQA).

⁷ *Talmadge Park Estates Historic District*, San Diego, CA, National Register of Historic Places Ref. No. 100010106, October 2023 (Listed 2024).



Figure 2. Map of designated historic resources in Mid-City. Source: Source: Page & Turnbull, October 2024, using data provided by City of San Diego.

Previous Historic Resource Surveys & Findings

1996 Historical Greater Mid-City Preservation Strategy Survey

The *Historical Greater Mid-City San Diego Preservation Strategy* (1996 Survey) was completed in 1996 by the City of San Diego as an informational foundation for understanding potential historic resources and developing preservation strategies within its large survey area, including the communities of Greater Golden Hill, North Park, Normal Heights, Kensington/Talmadge, City Heights, and portions of Uptown.⁸

Kensington – Potential Historic District

The 1996 Survey identified a potential Kensington Historic District within the historic Kensington Subdivisions that would have encompassed much of modern-day Kensington. The Potential Kensington Historic District was identified as having a significant association with the early development of the area, as an excellent example of a subdivision development of the 1910s through the 1940s and for its architectural cohesion.⁹ The proposed boundaries for the historic district followed the natural topography created by the mesa and valley to the north, the rear property lines of the Talmadge subdivision units to the east, Monroe Avenue to the south, and Interstate 15 to the west. A period of significance was not explicitly identified.

Talmadge Park – Potential Historic District

The 1996 Survey recommended a future potential historic district within Talmadge Park Units 1, 2, and the portion of unit 3 within the survey area.¹⁰ The Talmadge Park (Units 1, 2, and 3) subdivisions were not fully assessed in the 1996 Survey as the portion of Talmadge Park Unit 3 east of Aldine Drive was outside of the survey area. However, the 1996 Survey acknowledged that “the primary significance of this area is as a complete history of the development of all the subdivisions” and recommended future study of all of the Talmadge Park subdivisions together with the Talmadge Park Estates subdivision further east. The 1996 Survey concluded that until such study is complete the Talmadge subdivisions cannot be adequately assessed as a historic district.

Carteri Center – Potential Historic District

Carteri Center was identified as a potential historic district in the 1996 Survey, including properties on the north and south sides of Adams Avenue, as well as along 33rd, 34th, and Felton streets. This cluster of residential and commercial buildings was largely planned by

⁸ City of San Diego Planning Department, “Historical Greater Mid-City San Diego Preservation Strategy” (July 15, 1996).

⁹ City of San Diego, “Historical Greater Mid-City San Diego Preservation Strategy,” Binder 12 of 22 (1996), 74-76.

¹⁰ City of San Diego, “Historical Greater Mid-City San Diego Preservation Strategy,” Binder 12 of 22 (1996), 76.

Bertram Carteri, and many properties were designed by architect Louis Gill between 1926 and 1929, though several of the buildings were constructed by others. The area was identified for representing an early 20th century effort to combine multi-use commercial and residential buildings within an adjoining single-family residential neighborhood and the cohesive nature of the development in its use of the Spanish Colonial Revival style. The residential properties were included to provide a small sampling of residential units still intact and reflect the vision of Carteri, a local master builder. A period of significance was not explicitly identified.

Chollas Heights Naval Radio Transmitting Facility

The Chollas Heights Naval Radio Transmitting Facility was an important element of the United States Navy's development of long-range radio communication prior to World War I and through the Cold War period. The facility contributed to San Diego's local economic, military, and radio science development and was determined eligible for nomination to the National Register of Historic Places in 1993.¹¹ Many of the associated buildings, structures, and objects were demolished or altered when the site was redeveloped with housing for military families in 1996-97. The site is now home to 412 Navy housing units. The Transmitter Building remains and a part of it has been converted into a museum. Four of the original navy housing units as well as the top piece of one of the 600-foot towers remains on site. The City of San Diego does not have the ability to regulate resources on Navy-owned property, including listing on the City of San Diego historical register. The history of this site was researched and discussed as part of the Mid-City Historic Context Statement and the property is included on the *Mid-City Historic Context Statement* Study List.

¹¹ Library of Congress, "Chollas Heights Naval Radio Transmitting Facility, 6410 Zero Road, San Diego, San Diego County, CA," Historic American Engineering Record (1994).

5. Master Planned Communities

Definition & Scope

Previous survey methodologies in the City of San Diego defines Master Planned Communities (MPC) as areas of coherent, shared development history with common design features. These may be comprised of a single residential subdivision or multiple subdivisions and exhibit a shared development history through master planning features such as construction of infrastructure, site amenities, and repetition of building plans and/or common architectural styles of particular period. A Master Planned Community is one that was built on a tract of land that was subdivided into smaller lots and had multiple similar houses built—typically by the same developer and at the same time. Character-defining features include the following:

- Range in size from several residences to thousands
- Unified, curved street pattern, typically with cul-de-sacs and loops
- Repetitive housing designs with slight exterior detail variations
- Typically, single-family homes
- May have shared community buildings
- Standard lot sizes.

In the post-World War II era, it was common for a developer to work with a single builder to develop a tract of houses based on a few standardized models with a minimal variety in materials and features (Figure 5). In Mid-City, these post-World War II single-family residential tracts are generally characterized by Postwar Minimal and modest Ranch or split-level Ranch style homes. They are located in Eastern Area and along the southeastern edge of City Heights. The post-World War II Master Planned Communities in Mid-City were largely the work of local developers and merchant builders and could include upwards of 100 homes. No notable architects have been identified as associated with the design of a post-World War II tract in Mid-City. For the purposes of this survey, large post-World War II multi-family housing complexes which may include one or more buildings that share a related development history and design are also evaluated as Master Planned Communities.

Communities that were subdivided in the 1910s and 1920s, like those in Kensington-Talmadge, often shared one or more common developers, but were built out by a wider variety of architects and builders; homes in these earlier subdivisions do not tend to be based on repetitive, standardized models, but do share common Period Revival and other architectural styles (**Figure 4**). These would not be considered Master Planned Communities.

Most of Normal Heights and City Heights were subdivided early (before 1915) and the neighborhoods tended to be developed over a longer time span with residential

development spreading outward from streetcar transportation lines, and with various infill construction throughout the subsequent decades. These neighborhoods have a variety of architectural styles, typologies, and eras of construction, and were not cohesively designed or developed by a single entity or group. As such, these neighborhoods do not meet the definition of a Master Planned Community for the purposes of this survey.

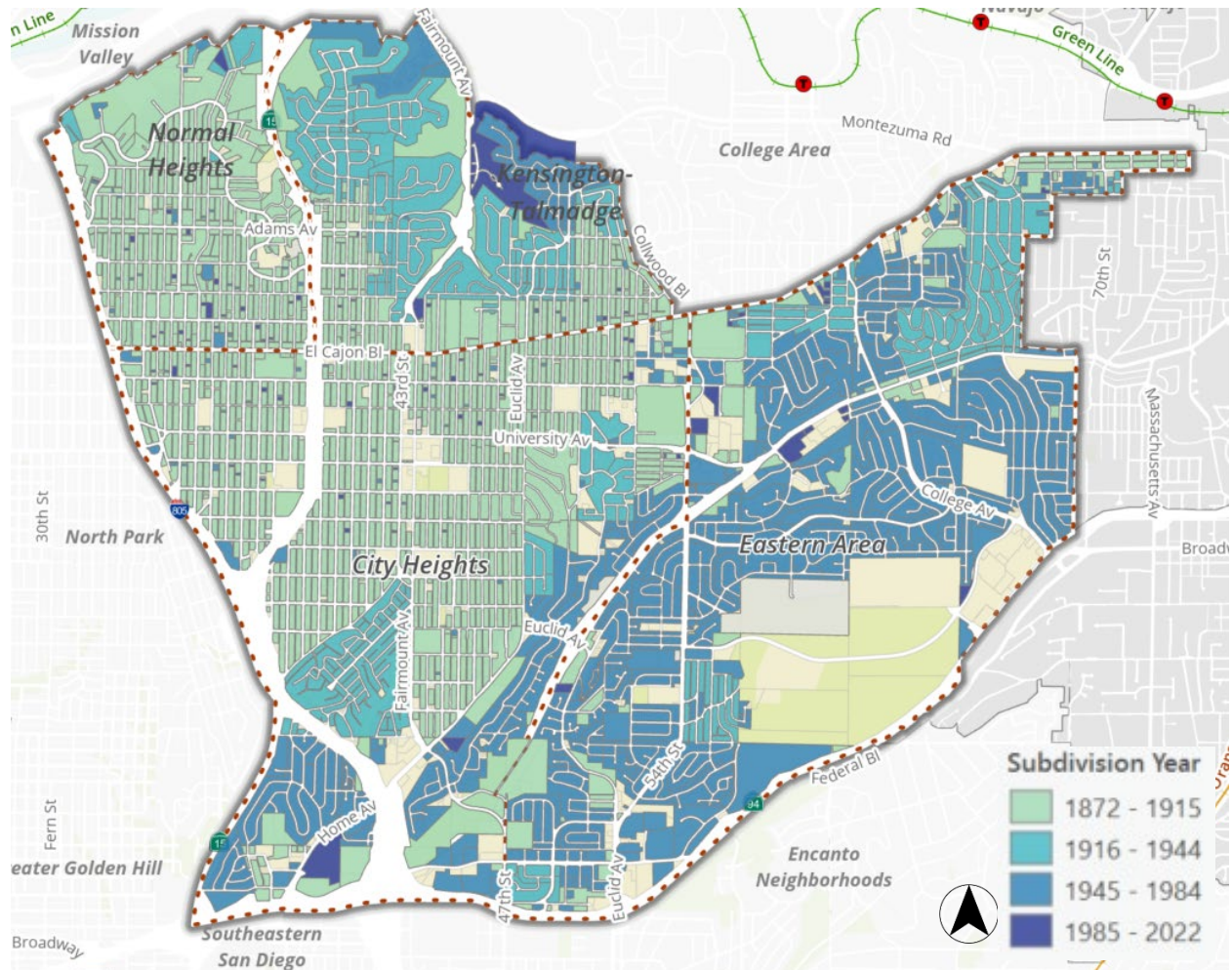


Figure 3. Map of subdivisions in Mid-City based on the year of subdivision filing. Source: Page & Turnbull, October 2024, using subdivision data provided by City of San Diego.

For the purpose of the Mid-City Focused Reconnaissance Survey, Master Planned Communities were identified based on the following characteristics:

- Subdivided before 1985;
- Subdivided after 1945, or generally developed during the post-World War II period;
- Contained primarily residential properties;
 - Subdivisions that are primarily commercial or that have a significant mix of commercial and/or institutional properties were excluded from survey evaluation.
- Exhibited shared development history as represented by common developers and/or builders, common architectural styles and/or building typologies, and period of construction; and
- Typically, larger than 10 parcels.
 - Subdivisions with fewer than 10 parcels were generally excluded as they did not have sufficient shared development history or design characteristics to qualify as Master Planned Communities, with the exception of several subdivisions that contained large multi-family residential complexes on a single parcel.

The findings of the survey associated with Master Planned Communities are provided in the following **Section 6. Survey Findings**.

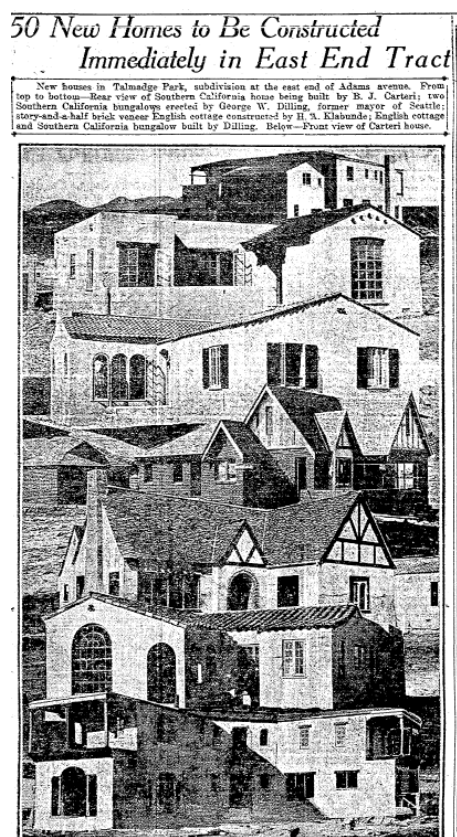


Figure 4. Ad for Talmadge Park subdivision highlights the variety of architect-designed Period Revival style homes.
Source: *San Diego Union*, March 7, 1926.



Figure 5. In contrast to Figure 13, Euclid Mesa by developer and builder Leonard L. Drogin advertises "Your Choice of FOUR Floor Plans and EIGHT Elevations" based on a typical model home. Source: *San Diego Union*, March 25, 1956.

Established Master Builders & Other Notable Builders

Of the many builders involved in the construction of post-World War II Master Planned Communities in Mid-City, Dennstedt Building Company is the only identified, established master builder listed in the *San Diego Biographies of Established Masters* (2011). Other master architects—such as Louis Gill and Cliff May, among others—are known to have designed select buildings throughout Mid-City but are not associated with larger-scale tract development. Further information on the research methods to identify developers, builders, and architects is provided in **Section 3. Methodology**.

By the 1940s and in the post-World War II period in particular, tract development accounted for the vast majority of housing construction in Mid-City, and San Diego more broadly. The City's population boom and Federal Housing Authority (FHA) mortgage programs and Veterans' Administration (VA) mortgages through the GI Bill of Rights helped stimulate housing construction and homeownership. As noted in the *San Diego Modernism Historic Context Statement*, "The Housing Act of 1949 made it profitable for the developer to build the

multiple houses from stock plans and circumvent architectural services altogether.”¹² These post-World War II tract homes, especially in Mid-City, tended to be small, affordable homes with simplified floor plans and modest exterior detailing in Postwar Minimal or Ranch styles.



Figure 6. Advertisement for the College Avenue tract by Chris A. Cosgrove illustrated by a Tract Ranch home. Source: *San Diego Union*, May 15, 1949.

A number of prolific builders were identified in the *San Diego Modernism Historic Context Statement* or the *Mid-City Historic Context Statement*, including Chris Cosgrove, Harmony Homes (later Drogin Homes, led by Leonard Drogin), Larry Imig, Dass Construction, O.D. Arnold, Brock Construction, Clifford O. Boren Co., American Housing Guild, Bollenbacher-Kelton, Jackson & Scott, John H. Lovett, San Diego Associates, and Hubner Building Company. Of these builders, Chris Cosgrove and Leonard Drogin are among the more notable for their work on Midcentury Modern and Contemporary style tract housing; however, their work in Mid-City is characterized by more traditional Tract Ranch styles (**Figure 6 and Figure 7**).¹³

¹² City of San Diego, *San Diego Modernism Historic Context Statement* (2007), 36.

¹³ City of San Diego, *San Diego Modernism Historic Context Statement* (2007), 39.

NOW

THE DREAM HOME
YOU HAVE BEEN WAITING FOR
... IN BEAUTIFUL
IMIG PARK

At Long Last! That beautiful new home you have been waiting for is NOW AVAILABLE... and what a variety of them you have to select from! Each home has spacious rooms throughout... a large fireplace... floor furnace with thermostat control... elaborately tiled bathroom... 2-car garage... and patio. Some even have wooded and barbecue pit! They are all located in a beautifully landscaped area with a view that is positively breathtaking. Priced well within your income, most of them are available for immediate occupancy.

ACT NOW! VISIT IMIG PARK TODAY!

YOU MAY WIN A NEW \$25,000 HOME FREE

Register NOW at the model home in Imig Park for this lovely, modern home that Imig Enterprises is giving away. Presentation will be made when the last home in two tracts is sold... and we are meeting completion NOW!

REGISTRATION IS ABSOLUTELY FREE!

MODEL HOME NOW ON DISPLAY

We are proud to demonstrate the finest quality of modern living found in these lovely new homes in Imig Park. Our Model Home is open every day for your inspection. It is all new... completely new! Drive out today and see just how beautiful a home can be!

Make Your Selection Now...

While you select a home with all the modern conveniences you can designate your own color scheme, your choice of roof and three-bathroom homes in English and French. Large design or Southern and Dutch Colonial, Arts and Crafts, and Ranch type, as well as many other designs, for your selection.

Drive out Broadway to 20th Street, 2 blocks right to Federal Boulevard, then straight out to 47th Street.

ONLY THREE MORE HOMES from Downtown San Diego, you will find Imig Park for home the most and homeliest of the city. Schools, churches and modern shopping centers are conveniently close at hand.

ON FEDERAL BLVD. (BROADWAY EX.) JUST 10 MINUTES FROM DOWNTOWN

IMIG ENTERPRISES
FEDERAL BOULEVARD AT 47TH STREET
FRANKLIN 4720

CALL... WRITE... OR SEE

IMIG ENTERPRISES ABOUT THE NEW PACKAGE PLAN

NOW YOU CAN BUY

- YOUR NEW HOME
- YOUR NEW FURNITURE
- YOUR NEW CAR

ALL ON ONE LOAN

These three essentials to modern living can be yours today by taking advantage of this novel new plan.

FOR PARTICULARS SEE OR CALL
IMIG ENTERPRISES
Federal Boulevard at 47 St. Franklin 4720

IMIG PARK... HIGH AND DRY...

Always...
Healthy,
Clean
Pure Air

SAN DIEGO'S MOST IDEAL CLIMATE

OPEN DAILY
10:00 A. M.
TO
10:00 P. M.

Figure 7. Advertisement for Imig Park, developed and built by Larry Imig, which featured larger tract homes with some more expressive revival style features than are typically seen in other Postwar Minimal and Ranch tracts. Source: *San Diego Union*, September 21, 1947.

Evaluation Tiers

As part of this reconnaissance-level survey, 76 Master Planned Communities were identified for survey according to the definition criteria outlined in the "Definition & Scope" section above, and each community was evaluated to determine its potential historic significance, or lack thereof. Evaluation findings have been organized into three tiers based upon historic significance at this reconnaissance survey-level: (Tier 1) historically significant designated or potentially eligible historic districts, (Tier 2) mixed development history and/or historic significance is undetermined without additional future survey work including surveys for individually eligible resources, and (Tier 3) unlikely to rise to historic significance as a historic district and unlikely to contain individually eligible resources based upon a shared development history. These three tiers are defined below.

The tiered evaluation of Master Planned Communities aims to identify properties that are or are not potential historic resources eligible for future historic designation, which may also be taken into consideration in the Mid-City Community Plan Update efforts and individual project CEQA reviews.

Tier 1 – Designated or Potential Historic District

Tier 1 communities are historically significant as existing designated/listed historic districts or warrant future intensive-level survey to determine their historical significance as locally designated historic districts.

The following are reasons that Master Planned Communities were assigned to **Tier 1**:

- Community is a designated historic district; or
- Community has been identified as potentially eligible as a historic district, as outlined in the *Mid-City Historic Context Statement* registration requirements.

Tier 2 – Mixed Development History/May Warrant Further Research

Tier 2 communities have a mixed development history and character that would require further additional research beyond the scope of this focused reconnaissance survey to determine ineligibility (Tier 3). At the scale of the whole Master Planned Community, they do not appear to rise to a level of significance and/or convey sufficient integrity to be identified as a potential historic district (Tier 1).

The following are reasons that Master Planned Communities were assigned to **Tier 2**:

- Includes or has the potential to include individually eligible historic resources;
- Not visible (or minimally visible) during survey fieldwork to make an evaluation determination;
- Has a mixed development history—such as property type/use, architectural style, building typology, and/or year of construction—that suggests a lack of shared history for historic district eligibility;
- Lacks visual cohesion and/or architectural merit that might indicate historic district eligibility; and/or
- Requires further research that is beyond the scope of this focused reconnaissance survey to determine district eligibility or whether there might be a smaller eligible district within the Master Planned Community.

Tier 3 – Lacks Historic Eligibility

Tier 3 communities do not appear to rise to a level of historic significance and be eligible as historic districts and are highly unlikely to include any individually eligible historic resources. Archival research revealed minimal information and in some cases no information about

builders, architects, or developers associated with the communities under Tier 3 to suggest that they would rise to a level of significance under any adopted HRB criteria. A reconnaissance-level survey was conducted of all of these communities to determine the potential for architectural significance, but the communities under Tier 3 were found to be at least one of the following: largely altered, ubiquitous design, or lacking architectural merit. Notably, most of the communities assigned to Tier 3 had multiple reasons for a recommendation of historic ineligibility.

The following are reasons that Master Planned Communities were assigned to **Tier 3**:

- Lacks architectural merit or distinction;
- Ubiquitous architectural style(s) and/or typology(s);¹⁴
- No notable developer and/or builder;
- Notable developer and/or builder, but is not a significant or representative example of their work;
- No builder and/or architect was identified during the course of survey research;
- No innovation in architectural design or community planning was identified;
- No innovative building techniques, construction methodologies, or materials were utilized;
- No awards or accolades for architectural design or planning innovation;
- No evidence to suggest that the community is distinctly representative of, or was influential in shaping, broader patterns of development in San Diego, California, or the nation; and/or
- Extensive alterations have led to a lack of district integrity and/or lack of visual cohesion.

Only one architecture firm was identified as being associated with a post-World War II Master Planned Community in Mid-City—Drake, Sillman & Wyman, which designed the multi-family complex, Bayview Ridge, and has not been previously identified as a notable or master architect. As previously noted, it was much more common for builders to be responsible for the design and construction of post-World War II suburban tract and multi-family development in Mid-City.

It should also be noted that many of the homes within the post-World War II Master Planned Communities in Mid-City have been substantially altered over time (**Figure 8 and Figure 9**). As such, the original design of the tract models, original materials, and cohesiveness of the neighborhoods have lost integrity as a majority of the buildings have been altered with

¹⁴ “Ubiquitous” refers to homes in Master Planned Communities that reflect a period of high productivity of developers and builders. However, the work of these developers and firms may not be noted for any innovation or distinctive design qualities, but is rather reflective of typical post-World War II housing production and is unremarkable within this context.

additions and substantial exterior material changes. Typical alterations include garage additions, enclosure of carports, replacement of windows (often replacing wood or aluminum with vinyl), alteration of fenestration patterns, replacement of siding (often replacing wood or other materials with stucco), replacement of garage doors, and removal of the few original decorative details. Other alterations included vertical additions or new infill construction. For a tract to retain integrity, a substantial majority of buildings would need to retain sufficient materials and design details to convey the cohesive design and development of the tract at a particular period in time.



Figure 8. A generally intact example of a typical Postwar Minimal house in the Arnolds Park, subdivided in 1950 by O.D. Arnold. Arnolds Park was assigned to Tier 3 as the homes are modest, typical examples of suburban tract homes, and while Arnolds was prolific local builder, the tract does not exhibit any uniquely innovative design or planning qualities, and it did not receive any special awards or recognition.



Figure 9. An example of an altered Postwar Minimal tract home in Arnolds Park.

Tier 2 Parcels in Tier 3 MPCs: In several cases, a Master Planned Community (which could include one or more subdivisions) was surveyed because it was predominantly residential but had only select parcels with commercial and/or institutional properties. In these cases, the predominantly residential community was identified as Tier 3 (usually due to lack of architectural merit and/or ubiquitous architectural style/typology), but the select commercial or institutional property(s) would require further research to confirm potential historic eligibility or lack thereof. Rather than assign the whole Master Planned Community as Tier 2, the communities have been assigned Tier 3 status and these select parcels have been labeled as Tier 2 (Warrants Further Research) in the survey finding maps and tables and are listed by address and Assessor Parcel Number (APN). They include neighborhood churches, a union hall, and several neighborhood commercial properties.

6. Survey Findings

Mid-City has been identified as a single community planning area although the area has several distinct patterns of historical development that do not entirely align with the planning area boundary or the four communities delineated in the planning area. Mid-City also has many smaller neighborhoods that are defined in part by geographical boundaries, such as mesas and canyons and have been further shaped by transit corridors including early streetcar lines, automobile thoroughfares, and later new highways, as well as broader zoning, land use, and exclusionary housing policies. The three main commercial corridors that run through Mid-City east-west are Adams Avenue, El Cajon Boulevard, and University Avenue. Euclid and Fairmount avenues are secondary commercial corridors that run north-south.

The residential areas in Normal Heights and Kensington-Talmadge north of Adams Avenue Monroe and Adams Avenues retain their character as early twentieth century streetcar and automobile suburbs and have curvilinear streets that reflect the topography of the mesas and canyons. These portions of Normal Heights and Kensington-Talmadge have historically been continuously zoned for single-family and duplex residences, and as a result, have seen less infill development. Areas that were not subdivided and developed prior to World War II were generally developed by the 1950s. A particularly high degree of architectural distinction was found in Kensington-Talmadge.

Meanwhile, El Cajon Boulevard divides the Normal Heights and Kensington-Talmadge communities to the north and the City Heights and Eastern Area communities to the south, the development patterns several blocks north of El Cajon Boulevard are similar to the area to the south in City Heights, which include a mix of bungalows from the early twentieth century and later residential infill, as well as institutional properties. The mid-density residential infill, mostly from the mid- to late- twentieth century, includes additional units built on parcels with existing homes, small apartment buildings, and larger apartment complexes. The portions of Normal Heights and Kensington-Talmadge south of Adams Avenue and most of City Heights have a rectilinear street grid and were zoned for multi-family and commercial development by the 1950s. Eastern Area and portions of City Heights (south portion between approximately Home Avenue and Chollas Parkway) consist primarily of post-World War II Master Planned Communities, which include single-family tract homes and mid-rise apartment complexes constructed by the same developer and/or builder.

The findings of this focused reconnaissance survey reflect the broad patterns of development history as outlined in the *Mid-City Historic Context Statement*. A 1955 City of San Diego zoning map, included in the historic context statement (**Figure 10**), shows the zoning

of Mid-City with multi-family residential concentrated south of Adams Avenue and in City Heights, and commercial zoning along five corridors. Whereas the area north of Adams Avenue was zoned for single-family and duplex residential, along with the southern portion of City Heights and large swaths of Eastern Area. The 1965 Mid-City Community Plan notes that 75 percent of housing built in the area after 1960 was multi-unit housing, which reflects the trend of infill development following the rash of postwar tract development in Eastern Area.

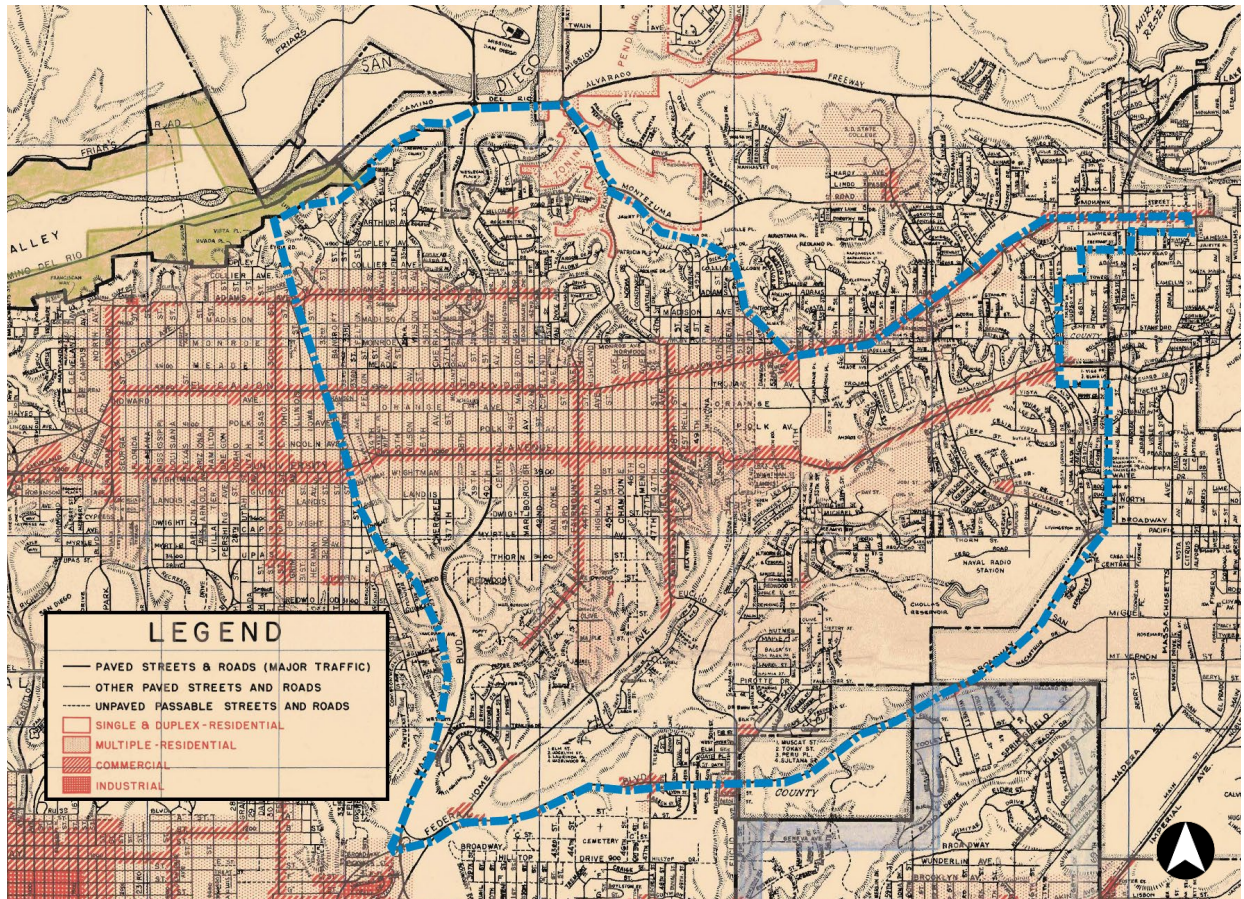


Figure 10. Detail of a 1955 City of San Diego Zoning Map showing the approximate boundaries of the Mid-City CPU with a dashed blue line. Source: San Diego City Clerk Archives.

The Little Saigon Cultural District is located on El Cajon Boulevard, spanning Kensington-Talmadge. A number of individual properties related to the diverse cultural communities of Mid-City, including those related to immigrant communities from Indochina, East Africa, and Central America, were added to the Study List (**Appendix A**). A variety of other individual commercial and institutional properties with potential individual significance were also added to the Study List.

Four (4) distinct historic districts were identified as potentially eligible for local listing in the survey—all of which are districts that were subdivided and generally built out before World War II and are located in Normal Heights and Kensington-Talmadge. A nomination and future intensive survey(s) will be needed to determine their historic significance under local designation criteria. These potential historic districts may also be determined to meet the significance and integrity thresholds for listing in the National Register and/or California Register at a local level of significance through future surveys; properties and districts may be eligible for the National Register and California Register at a local, state, or national level of significance.

None of the 76 post-World War II Master Planned Communities (comprised of 142 subdivisions) were identified as potential historic districts (Tier 1), and 62 were found likely ineligible for historic designation based on integrity loss or lack of architectural significance (Tier 3) (**Figure 11**). In general, the post-World War II Master Planned Communities in Mid-City did not have the involvement of notable architects and are typical examples of postwar suburban tract development, and many have a high level of property alteration throughout the neighborhood. Fourteen (14) Master Planned Communities have a mixed development history and/or appear to potentially include individually eligible historic resources (Tier 2). These Tier 2 communities would require additional research or intensive surveying to determine if they are fully ineligible, or if individual resources or smaller eligible districts exist. A table (**Table 8**) in the Summary of Findings below provides a summary of the Master Planned Community evaluation findings by tier.

Refer to **Appendix A** for a copy of the *Mid-City Historic Context Statement* Study List, which is a non-comprehensive Study List of individual properties that are potentially eligible historic resources, pending further intensive survey evaluation, based on the themes in the *Mid-City Historic Context Statement*. A full summary of survey findings extended tabular format are provided in **Appendix B**.

FIGURE 11 TO BE INSERTED AS PDF

Summary of Findings by Community

The following is a summary of findings by community; Normal Heights, Kensington-Talmadge, City Heights, Eastern Area.

Normal Heights

One potential historic district was identified in Normal Heights—a small mixed-use commercial and residential district along Adams Avenue, known as Carteri Center. No post-World War II Master Planned Communities were identified in Normal Heights.

Consistent with the 1984 Land Use Map, the area of Normal Heights north of Adams Avenue remains primarily single-family residential, while the area to the south has a wider mix of residential density, as well as commercial and institutional uses. The residential area north of Adams Avenue appears to consist of typical small bungalows on gridded streets with some larger homes along the curvilinear streets at the edge of the mesa. The area does not appear to rise to a level of significance as a historic district for architectural design or any unique planning or development history. The area south of Adams Avenue has a substantial amount of infill development, including small apartment buildings and additional units added on existing residential parcels, and has a more mixed development history. As such, this area did not appear to rise to a level of significance or integrity for a historic district. However, individual historic resources may be identified in future survey efforts.

TABLE 1. SUMMARY OF SURVEY FINDINGS IN NORMAL HEIGHTS

ID #	NAME	TYPE	SURVEY EVALUATION TIER
80	Carteri Center	Potential Historic District	Tier 1

Potential Carteri Center Historic District

Page & Turnbull has identified a potential Carteri Center Historic District. The district appears to be eligible for local listing in the San Diego Register under Criteria A (Elements of Development) and B (Persons), pending a future intensive-level survey. The district may also be found to be National Register and/or California Register-eligible. The district is significant for association with developer Bertram J. Carteri and as a rare concentration of mixed-use commercial and multi-family buildings within an adjoining single-family neighborhood that reflects the architectural trends of the 1920s. Carteri was responsible for the development of the long, narrow bungalow court at 3316 Adams Avenue, which includes commercial storefronts along Adams Avenue, as well as the Craftsman bungalows on either side. The period of significance appears to extend from 1922 to 1945 when Carteri Center was developed and is directly related to the Commercial and Transportation Development (1915-1945) theme under the *Mid-City Historic Context Statement*. A number of the storefronts have

been altered over the years, as is typical of commercial corridors, but the district appears to retain a sufficient level of historic integrity for designation.

Although Carteri Center includes several buildings designed by Master Architect Louis Gill, the overall architectural quality and integrity of the potential district is mixed and, as such, the historic district does not appear to be eligible for the San Diego Register under Criteria C (Design) or D (Work of Master). However, properties may be found individually eligible for their architectural design or as the work of a Master.

The boundary of the potential Carteri Center Historic District has been identified generally including the commercial properties fronting Adams Avenue between 33rd and 34th streets, and the commercial and residential properties on the east side of 33rd Street and the west side of Felton Street up to the mid-block alley north of Adams Avenue (**Figure 16**). The stretch of buildings on the south side of Adams Street between Felton Avenue and 34th Street as well as the building on the northeast corner of Felton Street and Adams Avenue are included in the district boundary as the primary commercial corridor developed by Carteri.

The proposed district boundary identified by Page & Turnbull is smaller than the area identified in the previous 1996 Survey. During the Mid-City Focused Reconnaissance Survey, it was observed that most of the block bounded by Felton, Adams, and 34th streets contain properties that have been substantially altered outside the district's period of significance with many of the lots redeveloped with apartment buildings, additions, or surface parking lots that disrupt the continuity and cohesiveness of the block. The courtyard apartment located at 4707 Felton Street was built in the 1940s according to Sanborn maps and aerials, and therefore falls outside the period of significance for the district and is not directly associated with Carteri. The post office, on the northwest corner of Adams Avenue and 33rd Street, is also excluded as it falls outside the period of significance and is not associated with Carteri. The commercial building at 3352 Adams Ave/4709 Felton Street appears to have been developed by Carteri but has since been extensively altered. Although the property is included in the potential historic district boundary due to its association with Carteri and key street corner location, a future intensive survey would need to determine whether it contains sufficient integrity to still contribute to the district.

Due to the potential historic district's significance under Criteria A (Elements of Development) and B (Persons), integrity of location, setting, feeling, and association are most important in determining contributors and non-contributors.

Preliminary Potential District Character-Defining Features¹⁵

- Mix of commercial and residential uses
- One- and two-part commercial block buildings
 - No setback along Adams Avenue
 - Flat roofs with parapets that may be flat, stepped, or include slopped, clay-tiled features
 - Architectural styles include Spanish Colonial Revival, other period revivals, Art Deco, and vernacular commercial
 - Stucco cladding
 - Rectangular storefront windows are common, often with recessed entrances and/or transom windows
 - Upper floors may have arched windows or other more ornamental features.
- Mixed-use bungalow court
 - Arcaded commercial storefronts set back from Adams Avenue
 - Long, narrow row of one-story residential bungalows fronting a central, landscaped interior courtyard
 - Two-story multi-unit building at rear
 - Spanish Colonial Revival style, including stucco cladding and sloped, clay tile roof parapets
- Single-family residences on either side of the bungalow court, fronting 33rd and Felton streets
 - One-story bungalows
 - Set back behind small front lawns
 - Gabled, hipped, or flat roof
 - Wood or stucco siding
 - Spanish Colonial Revival or Craftsman style
 - May include front porch or portico
- Normal Heights neon sign suspended over intersection of Adams Avenue and Felton Avenue
- Sidewalk planting strips with street trees
- Ornamental light standards.

¹⁵ Subject to review and refinement based on any future intensive-level survey.



Figure 11. 3285-3287 Adams Avenue (built c. 1925), designed by Louis Gill and developed by Carteri, is an individually designated resource and within the Potential Carteri Historic District.



Figure 12. El Sueño Court, a mixed-use bungalow court, by Louis Gill, built 1926.



Figure 13. Commercial buildings on the south side of Adams Avenue, developed by Carteri. Although the theater was built in 1924 in the Spanish Colonial Revival style, the building was fully remodeled to an Art Deco/Streamline Modern style in 1940, which was not uncommon for theaters of the era, and appears to have gained significance in its own right within the district period of significance.



Figure 14. Although some storefronts along Adams Avenue have been altered over time, the overall form and massing are retained and convey some association with commercial development spurred by Carteri.

Potential Carteri Center Historic District

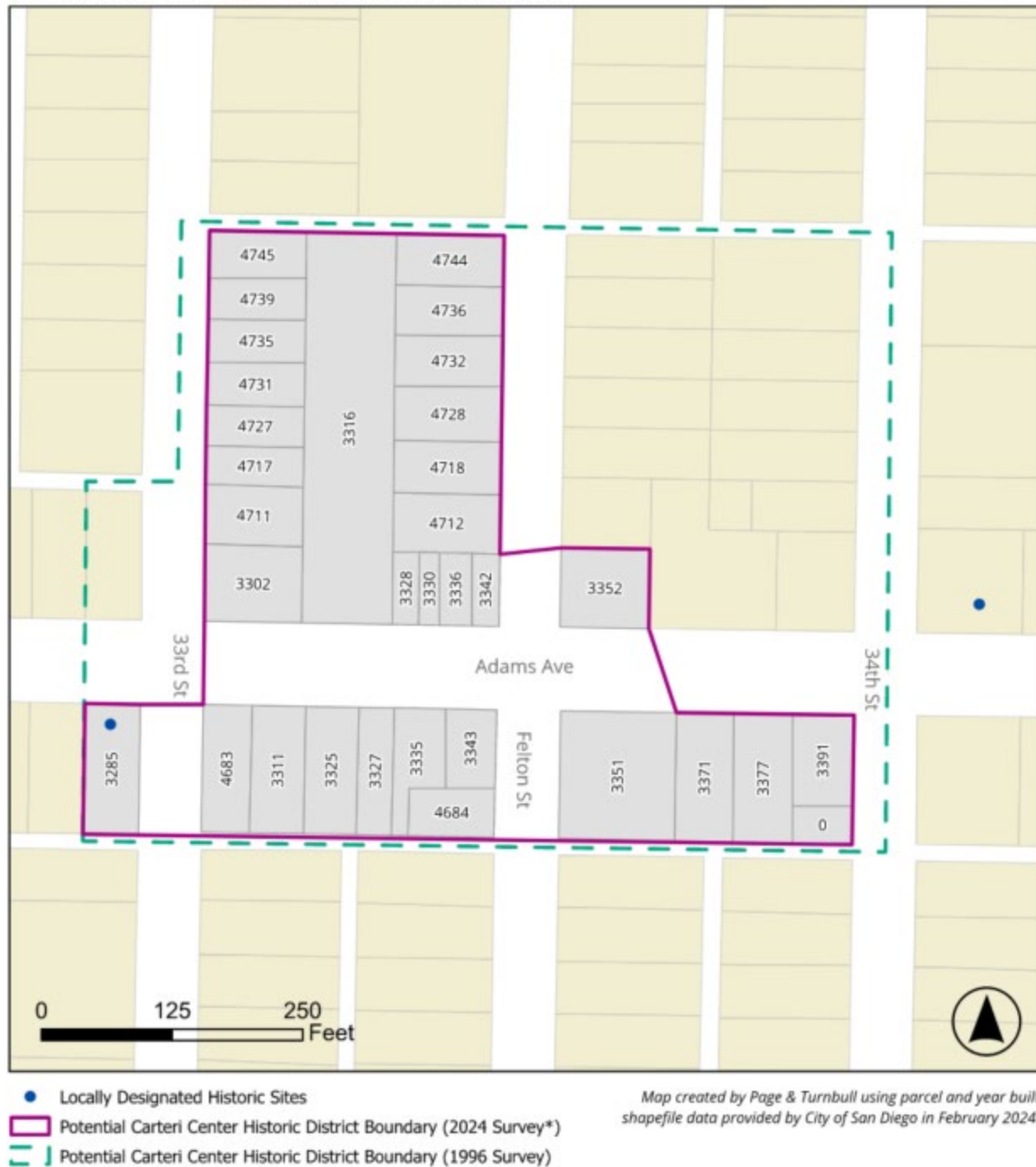


Figure 15. Map of Potential Carteri Center Historic District. *Boundary based on 2024 Mid-City Focused Reconnaissance Survey findings. An intensive survey would be required to refine the district boundary and identify contributors and non-contributors. Source: Page & Turnbull, January 2025.

Kensington-Talmadge

Three largely residential potential local historic districts were identified in Kensington-Talmadge which span much of the community north of Monroe Avenue and west of Aldine Drive. These three distinct potential historic districts—Talmadge Park, Kensington Park, and Kensington Manor & Heights—were identified based on their respective shared development history, planning characteristics, and architectural character. The residential areas east of Aldine Drive include more modest Minimal Traditional and post-World War II homes. Four Master Planned Communities were identified in Kensington-Talmadge, three of which were assigned Tier 2 (Mixed Development History/May Warrant Additional Research) status because they were not visible or had a mixed development history with potential for individual historic resources but did not appear to rise to a level of significance as an eligible historic district. The fourth Master Planned Community was assigned Tier 3 (Lacks Historic Eligibility) status as it appears ineligible.

Kensington Park and Kensington Manor & Heights were identified as separate potential historic districts based upon subdivision layout and original build dates. Based upon the 1996 Mid-City Survey, public comment, and the associated 2025 Mid-City Historic Context Statement, which details the themes and contexts that these areas share, these potential historic districts will be evaluated and intensively surveyed together to determine the appropriate district boundaries.

TABLE 2. SUMMARY OF SURVEY FINDINGS IN KENSINGTON-TALMADGE

ID #	NAME	TYPE	SURVEY EVALUATION TIER
51	Kensington Manor & Heights	Potential Historic District	Tier 1
52	Kensington Park	Potential Historic District	Tier 1
75	Talmadge Park (Units 1 & 2)	Potential Historic District	Tier 1
75A	Talmadge Park Estates Historic District (National Register) (Talmadge Park Unit 3, Talmadge Park Estates Unit 1)	Designated Historic District	Tier 1
29	Colony Point	Master Planned Community	Tier 2
53	Kensington Park Villas	Master Planned Community	Tier 2
76	Talmadge Park Estates Units 2-6	Master Planned Community	Tier 2
77	Talmadge Park Manor	Master Planned Community	Tier 3

Potential Talmadge Park Historic District

Page & Turnbull has identified a Potential Talmadge Park Historic District for local designation during the reconnaissance level survey effort.

The Potential Talmadge Park Historic District was identified based upon the 2024 reconnaissance level survey and Mid-City Historic Context Statement, along with the 1996 Mid-City Preservation Strategy. The reconnaissance survey findings indicate Talmadge Park Units 1, 2, and 3 are potentially eligible as a historic district at the local level. Due to the overlap with the Talmadge Park Estates National Register Historic District and local Talmadge Park Gates Historic District, and considering community input and feedback, Talmadge Park Estates (Unit 1) and the Talmadge Park gates have been included within the boundary proposed for future intensive survey and evaluation of the potential Talmadge Park Historic District. Due to the limitations of this reconnaissance-level survey report, all boundaries are considered tentative and subject to change in the future based on intensive-level evaluation.

Talmadge Park Estates (Unit 1) was subdivided in 1928 as the Talmadge Park Estates. It was sometimes referred to in archival material as Talmadge Park Four, or Unit 4. As other Talmadge Park Estates units were subdivided at later dates, this report refers to the original 1928 Talmadge Park Estates subdivision as Talmadge Park Estates (Unit 1).

The district appears to be eligible for listing on the San Diego Register under Criteria A (Elements of Development) and C (Design), pending a future intensive-level survey. The district appears to be significant for association with community planning movements popular in the late nineteenth and early twentieth centuries which promoted the vision of picturesque residential life away from the urban core of the city. Local real estate agents and brothers Roy C. and Guy Lichty were responsible for the early development and marketing of Talmadge Park, including paved roads, streetlights, and other improvements. The district is also significant as a substantial grouping of architectural styles and building typologies that characterize the early development of San Diego, including Spanish Colonial Revival, Tudor Revival, the small Ranch, and Minimal Traditional. The period of significance generally extends from 1925, the first date of subdivision, to 1950 when district buildout was largely complete. However, these dates may be refined in an intensive level survey. The district is directly related to the Residence Parks & Speculative Residential Development (1915-1945) theme under the *Mid-City Historic Context Statement*. Similarly, infill development that occurred post-1945 relates to the Post-WWII Residential Development (1945-1984) theme.

The boundary identified in this *Mid-City Focused Reconnaissance Survey* for the Potential Talmadge Park Historic District aligns with the original boundaries of the following subdivisions: Talmadge Park Unit 1 (1925), Talmadge Park Unit 2 (1926), and Talmadge Park Unit 3 (1926)) (Figure 18, P39). Adjoining Talmadge Park Estates (Unit 1) (1928) was platted

around the same time and was built out primarily during the Federal Housing Association (FHA) building boom that started in the mid-1930s, along with parts of Talmadge Park Unit 3.

All ~~three~~ Talmadge Park subdivisions (see Table 3) share a closely related development history and are potentially significant within a unified historic context. Each subdivision reflects the planning and marketing efforts of the Lichty brothers, and all exhibit curvilinear street and block patterns that follow local mesa topography. Architecturally, each subdivision contains distinctive examples of Period Revival and Minimal Traditional homes. Talmadge Park Unit 1 appears to have the most Spanish Colonial Revival homes, while Talmadge Park Estates (Unit 1) has the highest concentration of Minimal Traditional homes. However, all Talmadge subdivisions presented contribute to the area's overall architecture and historical character. Therefore, based upon the preliminary research and community feedback, Talmadge Park Estates (Unit 1) is included within the boundary proposed for future intensive survey and evaluation of the potential Talmadge Park Historic District.

¹⁶

As the potential historic district is eligible under Criterion C (Design), integrity of design, workmanship, and materials are important when evaluating district contributors, although the threshold of integrity may be somewhat lower than for an individual resource. Integrity of setting and feeling are also important aspects of integrity for the overall district under Criterion A (Elements of Development).

More research and analysis is needed to evaluate the shared context of the Talmadge Park subdivisions, Talmadge Park Estates (Unit 1), and Talmadge Park gates, which will occur during a future intensive level survey process.

Relationship to Talmadge Park Estates National Register District

For more information on the Talmadge Park Estates Historic District see "Existing Historic Districts" (P11).

The current National Register Talmadge Park Estates Historic District encompasses Talmadge Park Unit 3 and the adjacent Talmadge Park Estates (Unit 1) subdivision. This district may be processed separately from the potential local Talmadge Park Historic District for local designation. For purposes of this survey report, the discussion around a future potential Talmadge Park District is separate from the Talmadge Park Estates Historic District.

This survey report concludes a shared context among Talmadge Park Units 1-3 and Talmadge Park Estates (Unit 1), particularly due to their common development periods, association with the Lichty brothers, and similar lot and block patterns, and recommends

that all four subdivisions be researched and surveyed as part of an intensive level survey and evaluation of the potential Talmadge Park Historic District.

TABLE 3. TALMADGE SUBDIVISIONS REQUIRING INTENSIVE LEVEL SURVEY INCLUDED IN POTENTIAL TALMADGE PARK HISTORIC DISTRICT

SUBDIVISION MAP #	SUBDIVISION NAME	SUBDIVISION YEAR	DEVELOPER(S)
1869	TALMADGE PK UNIT #1	1925	Union Trust Company of San Diego
1878	TALMADGE PK UNIT #2	1926	Union Trust Company of San Diego
1900	TALMADGE PK UNIT #3	1926	Union Trust Company, San Diego Consolidated Gas and Electric Company, Pacific Southwest Trust and Savings Bank of LA, The Bank of California National Association of SF, Harris Trust and Savings Bank
<u>2104</u>	<u>TALMADGE PARK ESTATES (UNIT 1)</u>	<u>1928</u>	<u>Union Trust Company of San Diego, San Diego Consolidated Gas and Electric Company</u>

Preliminary Potential District Character-Defining Features¹⁶

- One- to two-story single-family residences
 - Period Revival and Minimal Traditional architectural styles with associated decorative detailing
 - Gabled and hipped roofs are most common (in some cases, the rear portion of the roof is flat)
 - Spanish clay tile roofing on Spanish Colonial, Monterey, and Mediterranean Revival style buildings
 - Stucco siding is the most common, but may include wood siding, brick cladding, and/or false timbering
 - May include attached garage, detached rear garage, or port-cochere
- Curvilinear streets follow contours of mesa tops
- Canyon Adjacency ~~Views oriented over the Fairmount Avenue canyon~~
- Front yard setbacks are typical, but not uniform due to topography and curvilinear streets
- Wrought-iron Talmadge Gates ~~(existing portion of existing local District and contributors~~ to National Register Historic District)
- Palm tree street trees in Talmadge Park Unit #1.

¹⁶ Subject to review and refinement based on any future intensive-level survey.



Figure 16. Examples of Period Revival and Minimal Traditional styles in the Potential Talmadge Park Historic District.

Figure 17. Map of Potential Talmadge Park Historic District. *Boundary based on 2024 Mid-City Focused Reconnaissance Survey findings. An intensive survey would be required to refine the district boundary and identify contributors and non-contributors. Source: Page & Turnbull, January 2025.

Map of Talmadge Subdivisions to be Intensively Surveyed

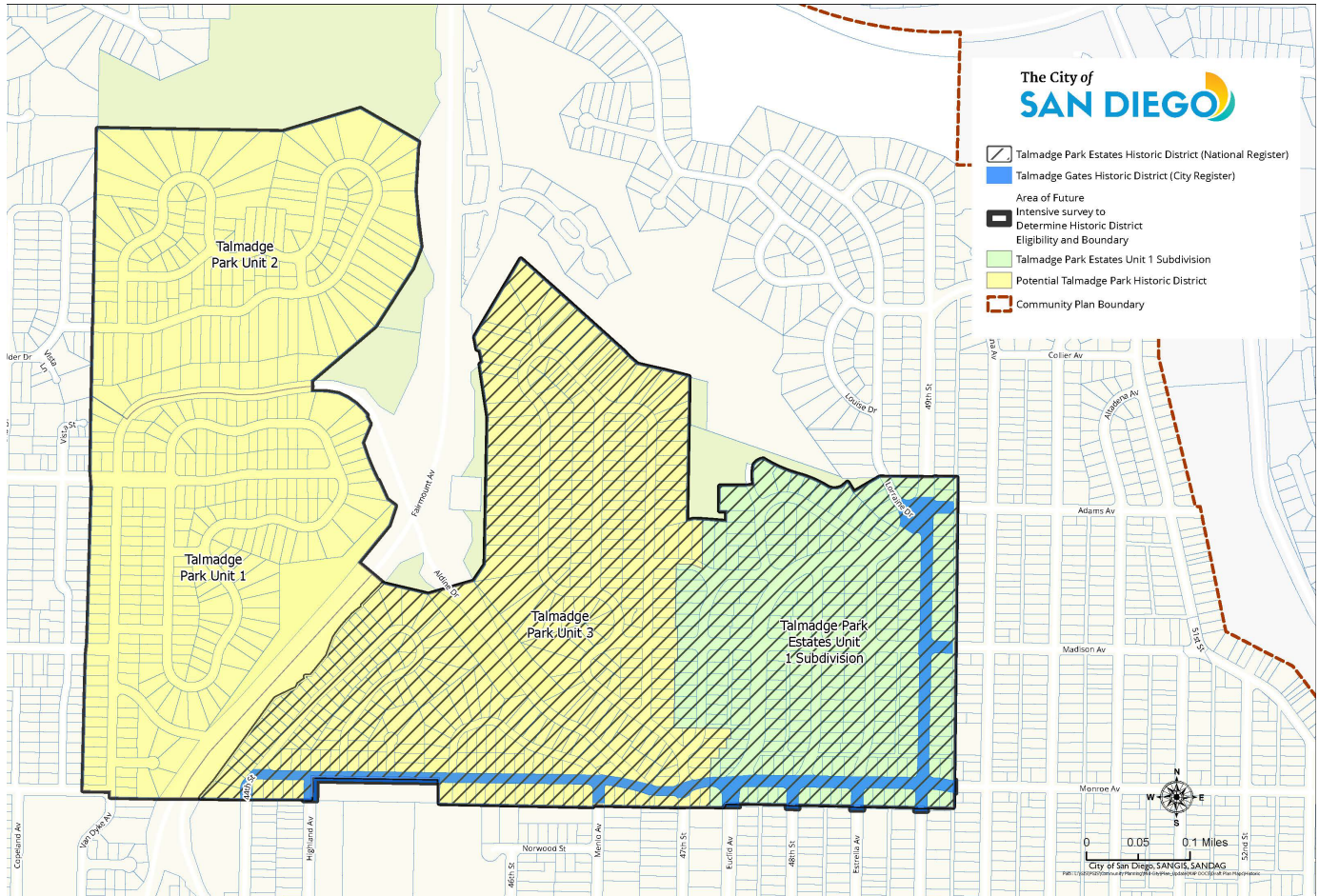


Figure 18: Map of Talmadge Subdivisions to be Intensively Surveyed Based on Survey Findings

Potential Kensington Park Historic District

Page & Turnbull has identified a Potential Kensington Historic District. The district appears to be eligible for listing on the San Diego Register under Criterion A (Elements of Development), pending a future intensive-level survey. The district may also be found to be National Register and/or California Register-eligible. The district appears to be significant as the first streetcar suburb in this area of Mid-City, as conceived and implemented by noted

developer, Aubrey Davidson (best known for his role in staging the Panama-California Exposition), along with land agent and promoter, William Douglas, of the Kensington Park Land Company. Extensive improvements including grading, sidewalks, water, gas lighting, a public park, and street trees were used to entice new owners, as well as transportation access. As common at the time, the subdivision included deed covenants with racial restrictions on property ownership. The Line 11 streetcar route along Adams Avenue started a shuttle between Kensington Park and University Heights from 1907 to 1917 (where riders could then transfer to connect to downtown) before being upgraded to through service to downtown through Balboa Park from 1917 to 1949.¹⁷ The district possesses a significant concentration of buildings and structures that were typical pre-World War I and pre-Panama-California Exposition dwellings, which were designed in typical styles of the era including Craftsman Bungalow, Mission Revival, and Tudor Revival. While Kensington Manor & Heights and Talmadge Park are characterized by a higher density of Spanish Colonial Revival and related styles, the Kensington Park area has a greater mix of styles, including some smaller and more modest bungalows, as well as some of the finer examples of Craftsman residences existing in Mid-City. While the building types and styles reflect its history as an early streetcar suburb, Kensington Park does not appear to have the distinctive and cohesive quality of architectural design or involvement of a particular developer(s) or builder(s) that would make it eligible under San Diego Register Criterion C (Design) or D (Work of Master).

The period of significance of the potential historic district extends from 1910, when the Kensington Park subdivision opened to the public, and ends in 1930 when much of the district buildout was complete. However, these dates may be refined in an intensive level survey. The historic district is related to the Residence Parks & Speculative Residential Development (1915-1945) theme under the *Mid-City Historic Context Statement*.

The proposed boundaries for the Potential Kensington Park Historic District include Interstate 15 to the west, Alder Drive to the north, the eastern boundary following the rear property lines of properties fronting Vista Street, and Monroe Avenue to the south (Figure 20). The historic riverstone entry pilasters demarcating the subdivision are located at Monroe Avenue and serve as an entrance into the district. South of Monroe Avenue, there is a significant change in architectural style and housing types with more post-World War II multi-family apartments and other infill disrupting the continuity of the single-family residential nature of Kensington Manor & Heights. Monroe Avenue was also the southern boundary of the original Kensington Park subdivision.

The Potential Kensington Park Historic District is characterized by a rectilinear street grid, which distinguishes it from adjacent potential Kensington Manor & Heights and Talmadge

¹⁷ Save Our Heritage, "The Adams Avenue Line 11 Historic Trolley Tour" (1992), accessed online October 2024, <https://www.sohosandiego.org/tourbooklets/1992adamsavenueline11historictrolleytour.pdf>.

Park historic districts, which were subdivided later with more curvilinear streets and with the involvement of distinct groups of developers and builders. Although named Kensington Park Extension, the subdivision that includes the looped street connecting Biona Drive and Vista Street appears to have a closer shared development history and character with the identified Potential Kensington Manor & Heights Historic District, discussed below; Kensington Park Extension was subdivided in 1925, around the time of other subdivisions in Kensington Manor & Heights, and is characterized by a curvilinear street pattern that is distinct from the grid of Kensington Park. The boundaries of the potential historic district, and it's association with the following Kensington Manor potential district will be evaluated with a future nomination for designation.

As the potential historic district is significant under Criteria A (Elements of Development), integrity of location, setting, and feeling, are most important in determining contributors and non-contributors.

TABLE 4. SUBDIVISIONS INCLUDED IN POTENTIAL KENSINGTON PARK HISTORIC DISTRICT

SUBDIVISION MAP #	SUBDIVISION NAME	SUBDIVISION YEAR	DEVELOPER(S)
1245	KENSINGTON PK	1910	Abbie Hitchcock, Mary Gleason, William Douglass
1644	EAST KENSINGTON PK	1914	George Welles, Alma Welles, Herbert Babcock, Charles Laubmayer
1780	KENSINGTON PK ANNEX	1924	Gager Davis, Emily Tyler Davis
1922	KENSINGTON VILLA	1926	F.C. Martin, Abbie Martin, Edward Walters
1953	KENSINGTON VILLA ANNEX	1926	Sidney Reeves, Union Trust Company of San Diego

Preliminary Potential District Character-Defining Features¹⁸

- One- to two-story residences, primarily single-family
 - Craftsman and Period Revival architectural styles with associated decorative detailing
 - Gabled and hipped roofs are most common, or flat roofs with a front gabled or pent clay tile roof feature
 - Stucco and wood siding are typical
- Commercial and institutional properties along Adams Avenue
- Rectilinear street grid with north-south mid-block alleys
- Detached garage and/or additional residential unit along rear alley
- Front yard setbacks with landscaped sidewalk strip between sidewalk and street
- Kensington neon sign, suspended above Adams Avenue between Kensington and Marlborough drives

¹⁸ Subject to review and refinement based on any future intensive-level survey.

- Riverstone entry pilasters along Monroe Avenue.



Figure 19. Examples of the variety of Queen Anne, Craftsman, and Period Revival residential architecture in Kensington Park, and the Adams Avenue commercial corridor.

Potential Kensington Park Local Historic District



Figure 20. Map of Potential Kensington Park Historic District. *Boundary based on 2024 Mid-City Focused Reconnaissance Survey findings. An intensive survey would be required to refine the district boundary and identify contributors and non-contributors. Source: Page & Turnbull, January 2025.

Potential Kensington Manor & Heights Historic District

Page & Turnbull has also identified a Potential Kensington Manor & Heights Historic District. The district appears to be eligible for listing on the San Diego Register under Criterion C (Design), pending a future intensive-level survey. The district may also be found to be National Register and/or California Register-eligible. The district appears to be significant as an area that possesses a significant concentration of buildings and structures that are architecturally cohesive, primarily Period Revival styles, with some examples of Minimal Traditional, and are united historically by both plan and physical development. The period of significance appears to extend from 1925, when the Kensington Manor and Kensington Heights subdivisions were first opened to the public, to c. 1950 when district buildout was substantially complete. However, these dates may be refined in an intensive level survey. The district directly related to the Residence Parks & Speculative Residential Development (1915-1945) theme under the *Mid-City Historic Context Statement*.

The proposed boundaries for the district follow the historic boundaries of the Kensington Heights and Kensington Manor subdivisions north of Alder Drive and the natural boundaries created by the mesa and valley topography. The proposed boundaries include Interstate 15 to the west, the natural topography providing the northern boundary, the eastern boundary following the rear property lines of properties fronting Vista Street, and the southern boundary following Alder Drive. The Potential Kensington Manor & Heights Historic District is characterized by curvilinear streets and development in the 1920s and onward in predominantly Period Revival styles, which distinguishes it from the adjacent Potential Kensington Historic District which has a rectilinear street grid and a mix of earlier architectural styles. The Potential Kensington Manor & Heights Historic District is also distinct from the development history of the Potential Talmage Park Historic District associated with the Lichty brothers.

As discussed above relative to the Potential Kensington Park Historic District, the Kensington Park Extension subdivision—despite its name—appears to have a closer shared development history and character with the identified Potential Kensington Manor & Heights Historic District because it was subdivided in 1925, around the time of other subdivisions in Kensington Manor & Heights and is characterized by a curvilinear street pattern that is distinct from the grid of Kensington Park. [The City of San Diego will evaluate both potential local Kensington historic districts together during the intensive level survey process.](#)

As the potential historic district is eligible under Criterion C (Design), integrity of design, workmanship, and materials are important for contributors, although the threshold of integrity may be somewhat lower than for an individual resource.

TABLE 5. SUBDIVISIONS INCLUDED IN POTENTIAL KENSINGTON MANOR & HEIGHTS HISTORIC DISTRICT

SUBDIVISION MAP #	SUBDIVISION NAME	SUBDIVISION YEAR	DEVELOPER(S)
2150	EVELYN COURT	1928	San Diego Consolidated Gas and Electric Co.
1875	KENSINGTON HEIGHTS UNIT #1	1925	Union Trust Company of San Diego
1912	KENSINGTON HEIGHTS UNIT #2	1926	Union Trust Company of San Diego
1948	KENSINGTON HEIGHTS UNIT #3	1926	Union Trust Company of San Diego
1848	KENSINGTON MANOR UNIT #1	1925	Kensington Park Land Company, Western American Realty Company, Union Title Insurance Company
1861	KENSINGTON MANOR UNIT #2	1925	Southern Title Guaranty Company
1838	KENSINGTON PK EXTENSION	1925	Mary Francisco
1633	KENSINGTON PK RESUB BLKS 4 & 11	1913	Kensington Park Land Company
2004	KENSINGTON POINT	1927	San Diego Consolidated Gas and Electric Co.
1503	RESUB OF BLK 10 KENSINGTON PK & OF POR TRACK K NORMAL HTS	1912	Union Title & Trust Company
<i>*The Potential Kensington Manor & Heights Historic District also includes the portion of the Kensington Park subdivision that extends north of Alder Drive.</i>			

Preliminary Potential District Character-Defining Features¹⁹

- One- to two-story residences, typically single-family
 - Period Revival and Minimal Traditional architectural styles with associated decorative detailing
 - Gabled and hipped roofs are most common (in some cases, the rear portion of the roof is flat)
 - Spanish clay tile roofing on Spanish Colonial, Monterey, and Mediterranean Revival style buildings
 - Stucco siding is the most common, but may include wood siding, brick cladding, and/or false timbering
 - May include attached garage, detached rear garage, or port-cochere
- Curvilinear streets follow contours of mesa tops
- Front yard setbacks are typical, but not uniform due to topography and curvilinear streets
- Landscaped sidewalk strip between sidewalk and street.

¹⁹ Subject to review and refinement based on any future intensive-level survey.



Figure 21. Examples of the predominantly Period Revival style residences in the Potential Kensington Manor & Heights Historic District.

Potential Kensington Manor & Heights Local Historic District

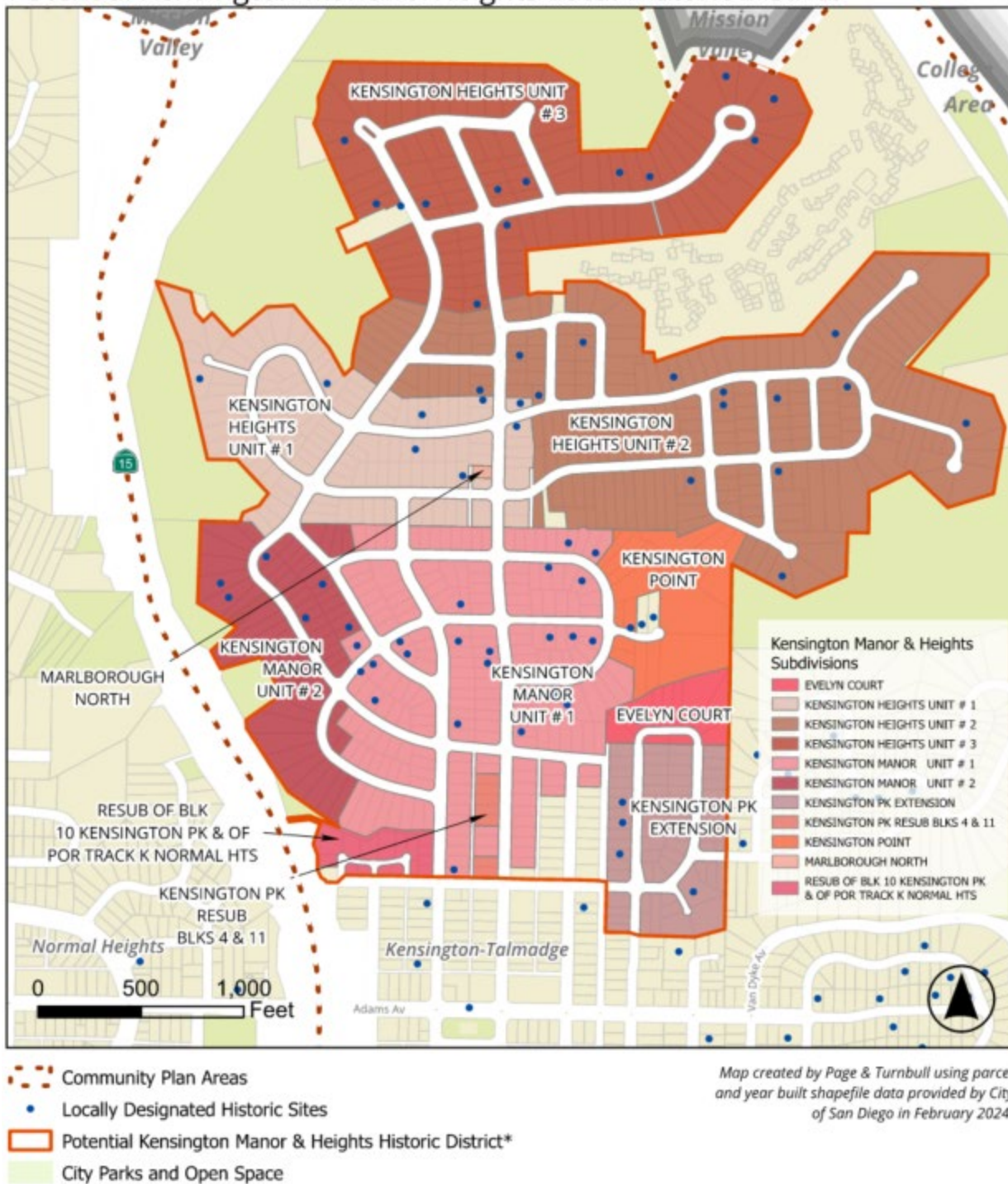


Figure 22. Map of Potential Kensington Manor & Heights Historic District. *Boundary based on 2024 Mid-City Focused Reconnaissance Survey findings. An intensive survey would be required to refine the district boundary and identify contributors and non-contributors. Source: Page & Turnbull, January 2025.

City Heights

As discussed above, the mixed development history of City Heights reflects long-standing land use and zoning which allowed for multi-family residential and commercial development and infill throughout most of City Heights. While many single-family residences in City Heights date to the earlier twentieth century, the development of City Heights occurred more organically with a wider mix of small or one-off developments and infill across the decades of the twentieth century, rather than cohesive subdivision tract development. The long-standing zoning and land uses of City Heights allowed for more redevelopment and new infill that has influenced the community character and historic integrity over time.

Several pre-World War II subdivisions, including Islenair Historic District and Oak Park and Lexington Park, have more curvilinear streets which are distinct from the rectilinear grid in much of City Heights. Oak Park and Lexington Park, however, also appear to have a wide mix of development eras, architectural styles, building types, and degree of alteration. Post-World War II suburban tract development in City Heights is clustered in the southern and eastern portion of the community.

Due to the mixed development history of City Heights, this focused reconnaissance survey did not identify any potential historic districts. However, a number of individual properties were added to the Study List. Future surveys and research could lead to the identification of other historic resources—individually or in smaller cohesive clusters or as multiple property documentations throughout the community.

Of the 15 post-World War II Master Planned Communities identified in City Heights, all were identified as Tier 3 (Lacks Historic Eligibility). The Master Planned Communities in City Heights reflect typical postwar patterns of suburban tract and multi-family housing development. Most homes are modest or typical expressions of Postwar Minimum and Tract Ranch styles and were not associated with significant developers or Master Architects. As discussed in **Section 5. Master Planned Communities**, most of the communities assigned to Tier 3 had multiple reasons for a recommendation of historic ineligibility.

TABLE 6. SUMMARY OF SURVEY FINDINGS IN CITY HEIGHTS

ID #	NAME	TYPE	SURVEY EVALUATION TIER
1	Alamo Villas	Master Planned Community	Tier 3
2	American Pie	Master Planned Community	Tier 3
6	Arnold Heights	Master Planned Community	Tier 3
17	Boyce Heights	Master Planned Community	Tier 3
18	Bright Side Estates	Master Planned Community	Tier 3
23	Clifford Point	Master Planned Community	Tier 3
34	Delta Heights	Master Planned Community	Tier 3
40	Fairmount Park	Master Planned Community	Tier 3

ID #	NAME	TYPE	SURVEY EVALUATION TIER
47	Hubner Estates	Master Planned Community	Tier 3
54	Knightsbridge	Master Planned Community	Tier 3
56	Melissa Park	Master Planned Community	Tier 3
57	Melissa Park Unit #2	Master Planned Community	Tier 3 ²⁰
63	Ridge View	Master Planned Community	Tier 3
64	Ridgeview Acres	Master Planned Community	Tier 3
73	Streamview Heights	Master Planned Community	Tier 3
47	Hubner Estates	Master Planned Community	Tier 3
54	Knightsbridge	Master Planned Community	Tier 3
81	Islenair Historic District	Designated Historic District	Tier 1

Eastern Area

The majority of residential development in Eastern Area consists of post-World War II Master Planned Communities. Of the 57 Master Planned Communities surveyed in Eastern Area, 11 were identified as Tier 2 (Mixed Development History/Warrants Further Research) and 46 were identified as Tier 3 (Lacks Historic Eligibility). Most of the Master Planned Communities in Eastern Area reflect typical postwar patterns of suburban tract and multi-family housing development, and most homes are modest or typical expressions of Postwar Minimum and Tract Ranch styles. Although some communities are associated with prolific local developers, none appeared to be particularly innovative, and many properties have been substantially altered. As discussed in **Section 5. Master Planned Communities**, most of the communities assigned to Tier 3 had multiple reasons for a recommendation of historic ineligibility.

The Master Planned Community of Rolando did not appear to have the level of distinctive architectural character or cohesion as communities identified as potential historic districts (Tier 1). However, the homes in Rolando are not as uniformly ubiquitous as in many of the other post-World War II Master Planned Communities, and it is possible that there may be individually eligible homes within Rolando. For example, the *San Diego Modernism Historic Context Statement* indicates that there may be rare, extant examples of early International Style residences in Rolando. As such, further research beyond the scope of this focused reconnaissance-level survey would be required to identify potential individually eligible homes or any smaller eligible historic district within the larger Master Planned Community, and Rolando was assigned Tier 2 status.

Balboa Vista, which was subdivided in 1928, but largely developed in the post-World War II period, was assigned Tier 2 status. Based on the reconnaissance survey, the mix of

²⁰ Tier 2 parcels: Laborers International Union #89 (4161 Home Ave, APN 5415702600) and San Diego Vietnamese Seventh-day Adventist Church (4185 Home Ave, APN 5415700300).

architectural styles and years of construction suggests that there was not just one builder responsible for development, but rather that lots were sold to individual buyers. The residences are mostly modest in terms of architectural design, but further research would be required to confirm whether there are any individually eligible properties.

Several post-World War II communities that were developed and designed by particularly notable builders—such as Cosgrove Park (Chris Cosgrove) and Imig Park (Larry Imig)—likewise do not appear to have sufficient significance or integrity for eligibility as historic districts, but several model homes have some potential to be individually eligible given that intact examples associated with these notable builders are increasingly rare in Mid-City. However, further research and comparative analysis would be required to determine whether any single model homes within post-World War II suburban housing tracts would be individually eligible historic resources.



Figure 23. One of only a few intact examples of the typical Tract Ranch homes in Cosgrove Park, subdivided by Chris Cosgrove in 1950.



Figure 24. One of many examples of altered homes in Cosgrove Park.



Figure 25. One of the more architectural detailed model homes in Imig Park (subdivided 1946 by Larry Imig) fronting Federal Boulevard which includes Tudor Revival style details.



Figure 26. The homes in the cul-de-sacs of the Imig Park subdivision tend to have less architectural detailing expressive of period revival styles, and many have been altered.

TABLE 7. SUMMARY OF SURVEY FINDINGS IN EASTERN AREA

ID #	NAME	TYPE	SURVEY EVALUATION TIER
3	Ansell Glen	Master Planned Community	Tier 3
4	Aragon Heights Unit #1	Master Planned Community	Tier 3 ²¹
5	Aragon Heights Unit #2	Master Planned Community	Tier 3
7	Arnold Park	Master Planned Community	Tier 3
8	Autumn Ridge	Master Planned Community	Tier 3
9	Balboa Vista	Master Planned Community	Tier 2
10	Bayview Heights	Master Planned Community	Tier 3
11	Bayview Mobile Home Park	Master Planned Community	Tier 2
12	Bayview Ridge	Master Planned Community	Tier 3
13	Bellevue Center	Master Planned Community	Tier 3
14	Bellevue Estates	Master Planned Community	Tier 3
15	Bellevue Heights	Master Planned Community	Tier 3
16	Bellevue Heights Unit #7	Master Planned Community	Tier 3
19	Campus Heights	Master Planned Community	Tier 2
20	Cindy Manor	Master Planned Community	Tier 3
21	Clearview	Master Planned Community	Tier 3
22	Clearview Manor	Master Planned Community	Tier 3
24	College Avenue	Master Planned Community	Tier 3
25	College Grove Center	Master Planned Community	Tier 3
26	College Grove Condominiums	Master Planned Community	Tier 3
27	College Park Towne Homes	Master Planned Community	Tier 2
28	College Verde	Master Planned Community	Tier 3
30	Conrad Terrace	Master Planned Community	Tier 3
31	Cosgrove Heights	Master Planned Community	Tier 3
32	Cosgrove Park	Master Planned Community	Tier 2
33	Darnall	Master Planned Community	Tier 3
35	Dennstedt Heights	Master Planned Community	Tier 3
36	Don Terrace	Master Planned Community	Tier 3
37	El Cerrito Terrace	Master Planned Community	Tier 2
38	Euclid Mesa	Master Planned Community	Tier 3
39	Euclid View	Master Planned Community	Tier 3
41	Federal Boulevard	Master Planned Community	Tier 3 ²²
42	Furlow Heights	Master Planned Community	Tier 3

²¹ Tier 2 Parcels: 4240 Aragon Dr (APN 4741300700)

²² Tier 2 parcels: 4711 Federal Blvd (APN 5413300400), 4715 Federal Blvd (APN 5413300300), 4725 Federal Blvd (APN 5413300400), and 1515 47th St (APN 5413300200).

ID #	NAME	TYPE	SURVEY EVALUATION TIER
43	Furlow Heights Unit #3	Master Planned Community	Tier 3 ²³
44	Harbor Vista	Master Planned Community	Tier 3
45	Hazelwood Heights	Master Planned Community	Tier 3
46	Horton Park	Master Planned Community	Tier 3
48	Hubner Knolls	Master Planned Community	Tier 3
49	Imig Park	Master Planned Community	Tier 2
50	Jackson & Scott Add	Master Planned Community	Tier 3
55	Kolgra Manor	Master Planned Community	Tier 3
58	Morrisons Terrace	Master Planned Community	Tier 3
59	Park Vista	Master Planned Community	Tier 3
60	Parkman Estates	Master Planned Community	Tier 2
61	Rancho Chollas	Master Planned Community	Tier 3
62	Redwood Village	Master Planned Community	Tier 3 ²⁴
65	Rolando	Master Planned Community	Tier 2
66	Rolando Glen	Master Planned Community	Tier 3
67	Rolando Park	Master Planned Community	Tier 3
68	Rolando Park Unit #4	Master Planned Community	Tier 2
69	Rosberry Park	Master Planned Community	Tier 3
70	Russell Heights	Master Planned Community	Tier 2
71	Ryan Manor	Master Planned Community	Tier 3
72	Seminole Terrace	Master Planned Community	Tier 3
74	Sun-Kist Estates	Master Planned Community	Tier 3
78	Valley Park Estates	Master Planned Community	Tier 3
79	Westwood Hills	Master Planned Community	Tier 3

²³ Tier 2 parcels: 2953 54th St (APN 4773410500).

²⁴ Tier 2 parcels: 3635 College Ave (APN 4735713100) and 3619 College Ave (APN 4735713100).

Summary of Findings by Evaluation Tier

The following table provides a summary of survey findings that includes potential historic districts and post-World War II Master Planned Community evaluation tiers. Each historic district and Master Planned Community was assigned an identification number (ID #) for the purposes of the findings maps and summary tables.

Note: Each potential historic district and Master Planned Community may contain one or more subdivisions. All related subdivisions, subdivision map numbers, year of subdivision, developers, and builders are listed in an extended tabular format in **Appendix B**. Additional detailed summary maps of the potential historic districts and Master Planned Communities are included in **Appendix C**.

TABLE 8. SUMMARY OF SURVEY FINDINGS BY EVALUATION TIER

ID #	NAME	COMMUNITY	SURVEY EVALUATION TIER
TIER 1 – Designated or Potential Historic District			
51	Kensington Manor & Heights	Kensington-Talmadge	Tier 1 - Potential HD
52	Kensington Park	Kensington-Talmadge	Tier 1 - Potential HD
75	Talmadge Park (Units 1 & 2)	Kensington-Talmadge	Tier 1 - Potential HD
75A	Talmadge Park Estates Historic District (NR), (Talmadge Park Unit 3, Talmadge Park Estates Unit 1)	Kensington-Talmadge	Tier 1 - Designated HD
80	Carteri Center	Normal Heights	Tier 1 – Potential HD
81	Islenair Historic District	City Heights	Tier 1 – Designated HD
TIER 2 – Mixed Development History/May Warrant Further Research			
9	Balboa Vista	Eastern Area	Tier 2
11	Bayview Mobile Home Park	Eastern Area	Tier 2
19	Campus Heights	Eastern Area	Tier 2
27	College Park Towne Homes	Eastern Area	Tier 2
29	Colony Point	Kensington-Talmadge	Tier 2
32	Cosgrove Park	Eastern Area	Tier 2
37	El Cerrito Terrace	Eastern Area	Tier 2
49	Imig Park	Eastern Area	Tier 2
53	Kensington Park Villas	Kensington-Talmadge	Tier 2
60	Parkman Estates	Eastern Area	Tier 2
65	Rolando	Eastern Area	Tier 2
68	Rolando Park Unit #4	Eastern Area	Tier 2
70	Russell Heights	Eastern Area	Tier 2
76	Talmadge Park Estates Units 2-6	Kensington-Talmadge	Tier 2

ID #	NAME	COMMUNITY	SURVEY EVALUATION TIER
TIER 3 – Lacks Historic Eligibility			
1	Alamo Villas	City Heights	Tier 3
2	American Pie	City Heights	Tier 3
3	Ansell Glen	Eastern Area	Tier 3
4	Aragon Heights Unit #1	Eastern Area	Tier 3 ²⁵
5	Aragon Heights Unit #2	Eastern Area	Tier 3
6	Arnold Heights	City Heights	Tier 3
7	Arnold Park	Eastern Area	Tier 3
8	Autumn Ridge	Eastern Area	Tier 3
10	Bayview Heights	Eastern Area	Tier 3
12	Bayview Ridge	Eastern Area	Tier 3
13	Bellevue Center	Eastern Area	Tier 3
14	Bellevue Estates	Eastern Area	Tier 3
15	Bellevue Heights	Eastern Area	Tier 3
16	Bellevue Heights Unit #7	Eastern Area	Tier 3
17	Boyce Heights	City Heights	Tier 3
18	Bright Side Estates	City Heights	Tier 3
20	Cindy Manor	Eastern Area	Tier 3
21	Clearview	Eastern Area	Tier 3
22	Clearview Manor	Eastern Area	Tier 3
23	Clifford Point	City Heights	Tier 3
24	College Avenue	Eastern Area	Tier 3
25	College Grove Center	Eastern Area	Tier 3
26	College Grove Condominiums	Eastern Area	Tier 3
28	College Verde	Eastern Area	Tier 3
30	Conrad Terrace	Eastern Area	Tier 3
31	Cosgrove Heights	Eastern Area	Tier 3
33	Darnall	Eastern Area	Tier 3
34	Delta Heights	City Heights	Tier 3
35	Dennstedt Heights	Eastern Area	Tier 3
36	Don Terrace	Eastern Area	Tier 3
38	Euclid Mesa	Eastern Area	Tier 3
39	Euclid View	Eastern Area	Tier 3
40	Fairmount Park	City Heights	Tier 3
41	Federal Boulevard	Eastern Area	Tier 3 ²⁶

²⁵ Tier 2 Parcels: 4240 Aragon Dr (APN 4741300700)

²⁶ Tier 2 parcels: 4711 Federal Blvd (APN 5413300400), 4715 Federal Blvd (APN 5413300300), 4725 Federal Blvd (APN 5413300400), and 1515 47th St (APN 5413300200).

ID #	NAME	COMMUNITY	SURVEY EVALUATION TIER
42	Furlow Heights	Eastern Area	Tier 3
43	Furlow Heights Unit #3	Eastern Area	Tier 3 ²⁷
44	Harbor Vista	Eastern Area	Tier 3
45	Hazelwood Heights	Eastern Area	Tier 3
46	Horton Park	Eastern Area	Tier 3
47	Hubner Estates	City Heights	Tier 3
48	Hubner Knolls	Eastern Area	Tier 3
50	Jackson & Scott Add	Eastern Area	Tier 3
54	Knightsbridge	City Heights	Tier 3
55	Kolgra Manor	Eastern Area	Tier 3
56	Melissa Park	City Heights	Tier 3
57	Melissa Park Unit #2	City Heights	Tier 3 ²⁸
58	Morrisons Terrace	Eastern Area	Tier 3
59	Park Vista	Eastern Area	Tier 3
61	Rancho Chollas	Eastern Area	Tier 3
62	Redwood Village	Eastern Area	Tier 3 ²⁹
63	Ridge View	City Heights	Tier 3
64	Ridgeview Acres	City Heights	Tier 3 ³⁰
66	Rolando Glen	Eastern Area	Tier 3
67	Rolando Park	Eastern Area	Tier 3
69	Rosberry Park	Eastern Area	Tier 3
71	Ryan Manor	Eastern Area	Tier 3
72	Seminole Terrace	Eastern Area	Tier 3
73	Streamview Heights	City Heights	Tier 3
74	Sun-Kist Estates	Eastern Area	Tier 3
77	Talmadge Park Manor	Kensington-Talmadge	Tier 3
78	Valley Park Estates	Eastern Area	Tier 3
79	Westwood Hills	Eastern Area	Tier 3

²⁷ Tier 2 parcels: 2953 54th St (APN 4773410500).

²⁸ Tier 2 parcels: Laborers International Union #89 (4161 Home Ave, APN 5415702600) and San Diego Vietnamese Seventh-day Adventist Church (4185 Home Ave, APN 5415700300).

²⁹ Tier 2 parcels: 3635 College Ave (APN 4735713100) and 3619 College Ave (APN 4735713100).

³⁰ Tier 2 parcels: New Creation Church (3115 Altadena Ave, APN 4763430100).

7. Preservation Goals and Priorities

Based on the *Mid-City Historic Context Statement* and this Mid-City Focused Reconnaissance Survey, the following recommendations are offered to further preservation efforts in the Mid-City Communities:

Recommendation 1: Consider Actions to Exempt all Tier 3 Master Planned Communities in Mid-City from Historical Review

Consider adoption of a resolution to exempt all Tier 3 Master Planned Communities from future historic review under SDMC §143.0212 based on the findings of this survey as outlined in Section 5 of this report.

Based upon similar survey methodology in other communities, the City has previously exempted areas that appeared ineligible for historic designation from future historic review under San Diego Municipal Code Section §143.0212 based upon findings of previous reconnaissance surveys. This municipal code section requires review of ministerial and discretionary permit applications for projects on parcels that contain buildings 45 years old or older to determine whether or not the project has the potential to significantly impact a historical resource that may be eligible for listing on the local register.³¹ The Tier 3 communities identified in this Survey include large post-World War II suburban housing tracts that have development patterns that are typical across San Diego and California more broadly, do not have distinctive architectural merit, and/or have diminished historic integrity. Exempting Tier 3 Master Planned Communities which have been found ineligible for historic designation would help streamline project and environmental review and remove the constraint of individual historical resource evaluation from property owners during project review.

Recommendation 2: Conduct Intensive-Level Surveys of the Identified Potential Historic Districts

Conduct surveys and prepare nominations to designate the four potential local historic districts identified by this survey: Carteri Center, Talmadge Park, Kensington Park, and Kensington Manor & Heights.

This survey identified potential historic district boundaries and reason(s) for significance. However, intensive-level surveys are required to confirm eligibility, district boundaries, period of significance, and district character-defining features, as well as to identify district contributors and non-contributors. An intensive-level survey should include a current

³¹ A property would need to be officially designated, or otherwise officially recognized as an eligible historic resource, to trigger historic project review after being exempted.

photograph of each property in the potential historic district as well as property-specific research to confirm any alterations, historic integrity, and determine status as a contributor or non-contributor.

Given the geographic distribution and types of resources of currently designated historic resources in Mid-City, Carteri Center is recommended as a priority amongst the four identified historic districts. There are currently no historic districts designated in Normal Heights and very few commercial properties designated in Mid-City. Sites in Carteri Center also have a greater potential to be redeveloped.

Recommendation 3: Prioritize Identification and Evaluation of Early and Rare Post-World War II Commercial Properties in Mid-City

Prioritize survey evaluation of early or rare commercial properties in order to identify significant examples that may be eligible for designation. Incorporate community plan policies that incentivize preservation through adaptive re-use and preservation of distinctive architectural features.

Few early, pre-World War II commercial properties remain on the El Cajon Boulevard and University Avenue commercial corridors and some post-World War II property types such as auto courts, motels, and drive-in restaurants are becoming increasingly rare. Some properties may be eligible for listing in the San Diego Register, such as the Potential Carteri Center Historic District in Normal Heights and the Egyptian Garage (4749 University Avenue, 1925), Silverado Ballroom (4752 University Avenue, 1931), and Euclid Tower (4757 University Avenue, 1931) all developed by David H. Ryan in City Heights. Prioritizing designation of eligible commercial properties in Normal Heights, City Heights, and Eastern Area would help balance the current geographic distribution and types of resources designated in Mid-City as well as listed on the San Diego Register. However, other early commercial and rare post-World War II commercial property types may be modest or substantially altered and, thus, not individually eligible as historic resources. For example, many of the auto courts and motels have been altered with new materials and/or removal of original distinctive neon signs and themed decorative features. However, when heavily altered buildings still have intact signs and decorative features, evaluation and preservation of these features as historical resources should be considered.

Thus, the City may want to consider other planning policies that seek to protect or encourage the retention and adaptive reuse of early pre-World War II and comparatively rare post-World War II commercial properties in Mid-City. Development along the commercial corridors is expected to intensify and these commercial properties may become redevelopment opportunities. For example, the development of a new multi-unit building at 3586 Adams Avenue could serve as an example where density and new development was

introduced to a site which includes preservation of a small, Streamline Moderne style former beauty shop within the site.

Recommendation 4: Engage Community Members to Recognize and Celebrate Cultural Resources

Prepare social and cultural histories of Mid-City through active community engagement and utilize incentives to facilitate preservation of important historical resources and commemorate local history.

Mid-City is a large and diverse collection of communities, neighborhoods and social and cultural groups and their many stories and histories are underrepresented within currently designated historical resources in San Diego. These diverse histories need to be documented and formally recognized. For example, the Little Saigon Cultural and Commercial District along El Cajon Boulevard recognizes a commercial, social, and institutional hub of the local Vietnamese community, and Mid-City is home to numerous other immigrant communities. However, a historic context and intensive-level survey have not yet been prepared to identify significant historical resources associated with Little Saigon and other immigrant communities. While research is important to compiling these histories, community engagement is a key part of identifying and preserving the community's social and cultural history. Through public engagement with community members and local organizations, the City could develop innovative means of sharing histories and stories in greater detail and with a wider audience. Platforms could include temporary or permanent signs or plaques; interpretative elements and art installations within storefronts and streetscapes that can also be linked to web applications with written narratives, photographs, story maps, and/or oral histories; or other creative means of commemorating and sharing history.

The historical resources important to commemorate the community's cultural history may take a variety of forms with differing eligibility requirements. Many properties with significant physical historical resources will be eligible for their associations with important people, organizations, events or patterns or events, or cultural and social traditions. Some properties that are recognized as culturally significant may not meet eligibility requirements for local designation associated with design and integrity of design, or age-eligibility. Instead, their integrity is based upon their ability to convey their cultural association during the period of significance.

Property owners may not always be proponents of historic designation even if they recognize a cultural significance to a property. The City should explore incentives for historic designation of significant buildings as well as explore other means of recognition such as preservation of important architectural features or historical commemoration of the site. The City could also explore lowering financial, administrative, and other constraints to

facilitate local designation of culturally significant historical resources and support adaptive reuse of historic sites. A local “multiple property listing” approach (akin to the National Park Service Multiple Property Documentation Form) could aid in designation of cultural heritage sites associated with traditionally underrepresented communities. A multiple property listing is a thematically related grouping of historical resources and can preserve related resources regardless of their geographic proximity.

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9. Appendices

Appendix A – Historic Context Statement Study List

The following is a non-comprehensive “Study List” of properties that may be eligible historical resources, pending further intensive survey evaluation. The Study List is based on the themes in the *Mid-City Historic Context Statement* and is a compilation of research and field investigations in developing the historic context statement and this survey.

Properties in this Study List should be evaluated in the future to determine whether they are significant; however, their inclusion in a Study List does not mean that these properties have been determined significant by this survey. Likewise, properties not included in the Study Lists may nevertheless be eligible for designation and should be evaluated if it appears that the property could be significant under one or more of the San Diego Register, California Register, or National Register designation criteria.

Address	Year Built	Community	Property Type	Style	Name and Comments
Theme: Early Development of Streetcar Suburbs (1885-1915)					
4602 Marlborough Dr	1910	Kensington-Talmadge	Residential - Single-Family	Craftsman	Within the Kensington Park subdivision
4644 Edgeware Road	1911	Kensington-Talmadge	Residential - Single-Family	Mission Revival	Within the Kensington Park subdivision
4601 Terrace Drive	1912	Kensington-Talmadge	Residential - Single-Family	Mission Revival/ Craftsman elements	Within the Kensington Park subdivision
4752 Felton St	1912	Normal Heights	Residential - Single-Family	Vernacular	Wahrenbrock Residence
3805 Merivale Ave	1912	Normal Heights	Residential - Single-Family	Craftsman – Pebble Stone	Brenkert House
Theme: The Independent City of East San Deigo (1912-1923)					
4290 Polk Ave	c.1922	Normal Heights	Institutional – Religious	Classical Revival	Former East San Diego Presbyterian Church. Now Mid-City Community Clinic.
4250-66 University Ave	1916	City Heights	Civic	Mission Revival	Former East San Deigo City Hall. Substantially altered.
4287 University Ave	c.1915	City Heights	Commercial	Prairie elements	Ground floor and storefronts altered. Vertical addition.
Theme: Residence Parks & Speculative Residential Development (1915-1945)					
4129 Fairmount Ave	Unknown (By 1920)	City Heights	Residential - Single-Family	Transitional Craftsman	“Blue House”

Address	Year Built	Community	Property Type	Style	Name and Comments
4851 Felton St	c.1910s	Normal Heights	Residential - Single-Family	Bungalow	Residence of Bertram Carteri.
4704-4706 E Mountain View Dr	1925	Normal Heights	Residential - Multi-Family	Vernacular	
3285-3287 Adams Ave	c.1925	Normal Heights	Commercial - Mixed Use	Mediterranean Revival	Developed by Bertram Carteri, designed by Louis J. Gill.
3318 Adams Avenue	1926	Normal Heights	Residential - Bungalow Court	Spanish Colonial Revival	El Sueño Court. Mixed-use bungalow court developed by Bertram Carteri, designed by Louis J. Gill.
4203 Landis St	1926	City Heights	Residential - Single-Family	Castle	One of at least two 'castle' style homes designed by Frank Stemen.
4675 E Talmadge Dr	1926	Talmadge Park	Residential - Single-Family	Mediterranean Revival	
4294 Landis St	1927	City Heights	Residential - Single-Family	Castle	Stemen Residence. One of at least two 'castle' style homes designed by Frank Stemen, who also designed homes in other styles. Stemen resided here from 1927 to 1931.
5320 Wilshire Drive	1927	Kensington-Talmadge	Residential - Single-Family	Spanish Colonial Revival	Steward Speculation House No. 1
5200 Marlborough Dr	1927	Kensington-Talmadge	Residential - Single-Family	Monterey Revival	
3453 Cromwell Place	1933	Normal Heights	Residential - Single-Family	Tudor Revival	
4265 Euclid Ave	1940	City Heights	Residential - Bungalow Court	Minimal Traditional	Unique stepped V-shape bungalow court.
Theme: Early Commercial & Transportation Development (1915-1945)					
3534-3538 University Ave	c.1920s	City Heights	Commercial	Mission Revival	Wilson Block. Early City Heights neighborhood commercial building.

Address	Year Built	Community	Property Type	Style	Name and Comments
4749 University Ave	c.1923-25	City Heights	Commercial	Egyptian Revival	Egyptian Garage. Built 1923 as a streetcar substation and remodeled in 1925 by David H. Ryan as an auto garage.
3325 Adams Ave	1924	Normal Heights	Commercial	Art Deco/ Streamline Moderne	Carteri Theater, opened in 1926, designed by Louis J. Gill in Spanish Colonial Style for Bertram Carteri. 1934 renamed Adams Theater, remodeled 1940 by Clifford A. Balch to Art Deco/Streamline Moderne.
4202-4206 University Ave	c.1925	City Heights	Commercial	Spanish Colonial Revival	Early City Heights neighborhood commercial building.
4246 University Ave	1927	City Heights	Commercial	Classical Revival	Black Cat Bar. Built as San Deigo's second Bank of America.
4222 Adams Ave	c.1930	Kensington-Talmadge	Commercial	Mediterranean Revival	Early Kensington-Talmadge neighborhood commercial building.
4003 Wabash Ave	c.1930	City Heights	Commercial – Mixed Use	Art Deco/ Streamline Moderne	Ground-floor offices and apartments of the second floor.
4752 University Ave	1931	City Heights	Commercial	Art Deco/ Streamline Moderne	Silverado Ballroom. Built by David H. Ryan with ground-floor retail and offices and a ballroom on the second floor.
4757 University Ave	1932	City Heights	Commercial	Art Deco	Euclid Tower (Tower Bar). Built by David H. Ryan; tower spire partly reconstructed.
4079 Adams Ave	c.1935	Kensington-Talmadge	Commercial	Spanish Colonial Revival	Kensington Club.
4980 El Cajon Blvd	c.1935	Kensington-Talmadge	Commercial	Minimal Traditional	La Cresta Motor Court. Has post-World War II neon sign.

Address	Year Built	Community	Property Type	Style	Name and Comments
4288-4298 University Ave	c.1930s	City Heights	Commercial	Art Deco/ Streamline Moderne	Neighborhood commercial building with several retail units.
5100 Marlborough Dr	c.1930s	Kensington-Talmadge	Commercial	Spanish Colonial Revival	Neighborhood commercial building with several retail units.
4989 El Cajon Blvd	c.1940	Kensington-Talmadge	Commercial	Minimal Traditional	Sea Breeze Motel. Auto/Tourist Court typology with enclosed garages between rooms. Has post-World War II neon sign.
Theme: Post-World War II Commercial & Automobile Development (1945-1984)					
5115 El Cajon Blvd	c.1948	Kensington-Talmadge	Commercial	Spanish/ Monterey Revival	Morgan's Motel. Labeled as "auto court" on 1950 Sanborn.
4061 Adams Ave	1947	Kensington-Talmadge	Commercial	Mid-Century Modern	Ken Theater. Designed by prolific theater designer S. Charles Lee. Adjacent retail storefronts have been altered.
4275 El Cajon Blvd	1948	City Heights	Commercial	Streamline Moderne	Formerly Lloyd's Furniture
3441 Adams Ave	1949	Normal Heights	Commercial	Streamline Moderne	Smitty's Service – est. 1945 at Adams & Oregon. Moved to current location in 1949, serving Richfield gas. Claims to be oldest family-run auto service in San Diego.
3672 El Cajon Blvd	c.1950s	City Heights	Commercial	Googie	Ace Furniture Store. Labeled as "laundry" on 1956 Sanborn.
Adams Ave & Felton St	1951	Normal Heights	Commercial	Neon Sign	Normal Heights Adams Avenue Neon Sign. Installed by Adams Avenue Business Association.

Address	Year Built	Community	Property Type	Style	Name and Comments
5721 El Cajon Blvd	c.1950-56	Kensington-Talmadge	Commercial	Minimal Traditional	Navajo Lodge. Minimal Traditional architecture, once had a teepee structure over the carport and two themed neon signs.
4441 El Cajon Blvd	c.1953-64	City Heights	Commercial	Mid-Century Modern	Drive-thru dry cleaner with triangular canopy.
4530 El Cajon Blvd	c.1953-65	City Heights	Commercial	A-Frame	Wienerschnitzel drive-thru restaurant using the brand's signature A-frame building typology. Signage has been updated.
4685 Vista St	c.1980s	City Heights	Commercial – Mixed Use	Postmodern	Unusual Postmodern office addition to an existing Spanish Colonial Revival house at corner with Adams Ave.
Theme: Post-World War II Residential Development (1945-1984)					
4601 East Talmadge Dr	1955	Kensington-Talmadge	Residential - Single-Family	Ranch	Ranch style home amongst Spanish Colonial Revival homes
6250-6265 Stanley Ave	c.1950-56	Eastern Area	Residential – Bungalow Court	Mid-century Modern	Four rows of four bungalows, arranged around two narrow courts.
6245 Stanley Ave	1958	Eastern Area	Residential - Apartment	Mid-century Modern	Villa Nova Apartments
Theme: Civic & Institutional Development (1900-1984)					
Transmitter Road	c.1916-1960s	Eastern Area	Institutional – Military	Spanish Colonial Revival	Chollas Heights Naval Radio Transmitting Facility. Antennas have been removed but several residential buildings remain. Previously identified as a potential historic district, but not reevaluated since residential redevelopment of site.

Address	Year Built	Community	Property Type	Style	Name and Comments
4650 Mansfield St	c.1920s	Normal Heights	Institutional - Religious	Spanish Colonial Revival	Normal Heights United Church. Designed by Rollin S. Tuttle.
4772 Felton St	1927	Normal Heights	Institutional - Religious	Spanish Colonial Revival	St. Didacus Roman Catholic Church
5158 Hawley Blvd	1932	Normal Heights	Institutional - Religious	Spanish Colonial Revival	Carmelite Monastery. Designed by Frank L. Hope & Assoc.
4193 University Ave	1940	City Heights	Institutional - Post Office	Late Moderne	City Heights Post Office
4177 Marlborough Ave	1948	City Heights	Institutional - Religious	Spanish Colonial Revival	Our Lady of the Sacred Heart
3901 Landis St	c.1953-64	City Heights	Institutional - Recreational	Mid-Century Modern	Park De La Cruz Community Center
3251 Juanita Street	1955	Eastern Area	Institutional - School	Mid-Century Modern	Carver Elementary School
3288 Adams Ave	1956	Normal Heights	Institutional - Post Office	Mid-Century Modern	John Adams Station Post Office.
5310 Orange Avenue	1959	City Heights	Institutional - Religious	Mid-Century Modern	Faith Lutheran Church (now the New Vision Church). Designed by James Bernard.
5319 Orange Ave	1961	City Heights	Institutional - Recreational	Mid-Century Modern	Colina del Sol Park Recreation Center
5299 Trojan Ave	1962	City Heights	Institutional - Religious	Mid-Century Modern	Church of Jesus Christ of Latter-day Saints. Designed by Deems & Martin.
4089 Fairmount Ave	1965	City Heights	Institutional - Library	Mid-Century Modern	Former East San Diego Branch Library. Designed by John Lareau & Associates.
4605 62 nd Street	1977	Eastern Area	Institutional - Fire Station	Late Modern	Fire Station 10
Theme: Immigration to Mid-City (1975-1990)*					
<i>(*Year listed under this theme corresponds to the date of the beginning of the building's association with an organization/community and does not necessarily reflect the year of construction)</i>					
3864 52 nd Street	c.1982*	City Heights	Institutional - Religious	Cambodian/Laotian influences	Wat Sovannkiri Buddhist Temple - one of two buildings associated with this temple.

Address	Year Built	Community	Property Type	Style	Name and Comments
3861 52 nd Street	c.1982*	City Heights	Institutional - Religious	Cambodian/Laotian influences	Wat Sovannkiri Buddhist Temple – one of two buildings associated with this temple; formerly a church.
3340-3342 Central Ave	c.1990*	City Heights	Institutional - Religious	Vietnamese influences	Như Lai Thiền Tự - Vietnamese Buddhist Temple
3872 50th Street	c.1990*	City Heights	Institutional - Religious	Vernacular	Masjid An-Nur (the Islamic Center of Mid-City). Adaptive reuse of c.1924 building.
4077 Fairmount Ave	1995*	City Heights	Institutional	Neo-Spanish Colonial Revival	Southern Sudanese Community Center of San Diego. Building constructed c.1964.
4660 El Cajon Blvd	c.2000	Kensington-Talmadge	Commercial	Neo-Asian Traditional	Asia Business Center - within Little Saigon Cultural District
3800 43rd Street	TBD	City Heights	Institutional	Not applicable	City Heights Community Garden – associated with the Somali community.
3681 Roselawn Ave	TBD	City Heights	Institutional - Religious	Craftsman Bungalow with new decoration	Quan The Am Thien Vien Vietnamese Buddhist Temple located in a former residence.
4434 Dawson Ave	TBD	Kensington-Talmadge	Institutional - Religious	Vietnamese influences	San Diego Hmong Church serving the Vietnamese community.

Community Study List

(The following properties were identified by members of the public during public comment whether in writing or at workshops and meetings.)

Normal Heights north of Adams Avenue, residences (potential multiple property listing)	Pre-1920	Normal Heights	Residential	Various	Public comment about potential grouping of older homes.
4538 University Avenue	TBD	City Heights	Institutional-Religious	Various	Thien Hau Temple: Associated with a large lunar new year festival in the community

Address	Year Built	Community	Property Type	Style	Name and Comments
Area of Normal Heights between Meade and Adams, west of Bancroft.	TBD	Normal Heights	Residential	Craftsman	Public comment about potential grouping of older homes.
5801-5802 Adelaide Avenue	TBD	Eastern Area	Residential	Spanish-Colonial Revival	Public comment about potential significance
3110 Euclid Avenue	TBD	City Heights	Commercial	Vernacular	City Farmers Nursery- Potential A significance
4406 47 th Street	TBD	City Heights	Institutional-Religious	Vernacular	Quan Am Monastery: Public comment about potential AAPI significance
4221 47 th Street	TBD	City Heights	Institutional-Religious	Vernacular	Tu Vien Vien Duc: Potential AAPI significance
4027 Marlborough Avenue	TBD	City Heights	Institutional-Religious	Vernacular	Potential AAPI significance as an elderly Chinese association
3782 46 th Street	TBD	City Heights	Institutional-Religious	Vernacular	Tinh Xa Ngoc Minh: Potential AAPI significance
4465 University Avenue	TBD	City Heights	Commercial	TBD	Fukien Association: Potential AAPI significance
3776 46 th Street	TBD	City Heights	Institutional-Religious	Vernacular	Bhikkuni Buddhist Congregation
3303 45 th Street	TBD	City Heights	Institutional-Religious	Vernacular	Wat Champourukha Vanaram
3876 50 th Street	TBD	City Heights	Institutional-Religious	Vernacular	Chinese Friendship Association
5018 Monroe Avenue	TBD	City Heights	Residential	Vernacular	From public comment: Woman who developed children's game "Candyland" lived here.
4694 51 st Street	TBD	Kensington-Talmadge	Residential	Minimal Traditional	From public comment: Primary rehearsal space for San Diego formed band "Iron Butterfly".

Appendix B – Historic District & Post-World War II Master Planned Community Survey Findings Table

ID #	NAME	SUBDIVISION	SUB. MAP #	SUB. YEAR	DEVELOPER	BUILDER	TIER	TIER 2 PARCELS IN TIER 3 MPC	REASON FOR TIER	ARCHITECTURAL STYLE	NOTES
1	Alamo Villas	ALAMO VILLAS	3489	1956	Modern Developing Company, Land Title Insurance Company	Arnold Home Builders	TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Split-Level Ranch	Arnold Home Builders is a distinct company from O.D. Arnold & Sons. "Alamo Tract to Open Soon" <i>San Diego Union</i> , July 7, 1957. "Realty Roundup: Realtors Study Area Growth Problems," <i>San Diego Union</i> , April 28, 1957.
2	American Pie	AMERICAN PIE	9118	1979	Financial Scene Incorporation, Pacific Scene Inc., T.M.C., Inc.		TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Neo-Traditional/Neo-Eclectic	
3	Ansell Glen	ANSELL GLEN	4488	1960	Lewis Ansel Lewis, Lily Lewis, Henry Kutner, Carol Kunter, Security Title Insurance Company	Lewis Ansel Lewis	TIER 3		Lacks architectural merit, Ubiquitous typology/style, Heavily Altered	Tract Ranch	Altered examples of Birdhouse-style Tract Ranch homes, of which there are many more distinctive examples throughout Southern California.
4	Aragon Heights Unit #1	ARAGON HEIGHTS UNIT #1	4227	1959	Loma Properties, Alex Wise, Land title Insurance Company, Helix Irrigation District		TIER 3	4240 Aragon Dr (APN 4741300700)	Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Midcentury Modern	
5	Aragon Heights Unit #2	ARAGON HEIGHTS UNIT #2	4577	1960	Allied Contractors, Inc. Security Title Insurance Co.	Bollenbacher & Kelton	TIER 3		Heavily altered, Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Tract Ranch	"Bollenbacher and Kelton's Aragon Heights," <i>San Diego Union</i> , October 19, 1960.
6	Arnold Heights	ARNOLD HEIGHTS UNIT #1	2924	1952	O.D. Arnold and Sons (O.D. Arnold, W.D. Arnold, C.L. Arnold, Jack E. Arnold)	O.D. Arnold & Sons	TIER 3		Lacks architectural merit, Ubiquitous typology/style, Notable developer/builder, but not a significant example of their work	Postwar Minimal	
		ARNOLD O D HEIGHTS UNIT #2	4241	1959	O.D. Arnold and Sons	O.D. Arnold & Sons	TIER 3				
		ARNOLD O D HEIGHTS UNIT #2 ANNEX	5394	1964	O.D. Arnold and Sons Partnership	O.D. Arnold & Sons	TIER 3				
7	Arnold Park	ARNOLDS PK	2700	1950	O.D. Arnold, Ethel Arnold	O.D. Arnold & Sons	TIER 3		Lacks architectural merit, Ubiquitous typology/style, Notable developer/builder, but not a significant example of their work	Postwar Minimal	
8	Autumn Ridge	AUTUMN RIDGE	10913	1984	Autumn Hill Development, Inc.		TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Neo-Traditional/Neo-Eclectic	

ID #	NAME	SUBDIVISION	SUB. MAP #	SUB. YEAR	DEVELOPER	BUILDER	TIER	TIER 2 PARCELS IN TIER 3 MPC	REASON FOR TIER	ARCHITECTURAL STYLE	NOTES
9	Balboa Vista	BALBOA VISTA	2142	1928	First National Trust & Savings Bank of San Diego		TIER 2		Lacks visual cohesion, Mixed development history, No notable developer/builder, Needs further research	Neo-Traditional/Neo-Eclectic, Postwar Minimal, Tract Ranch	Balboa Vista was subdivided in 1928, but largely developed in the post-World War II period. Mix of architectural styles and years of construction suggests that there was not just one builder was responsible for development, but rather that lots were sold to individual buyers. Proximity to the Emerald Hills Golf Club (est. 1929, closed c. 1958) was part of marketing of lots for sale in Balboa Vista. Mostly modest, but further research would be required to confirm whether there are any individually eligible properties. "Developer of Balboa Vista Opens Home Building Drive," <i>San Diego Union</i> , May 25, 1930.
10	Bayview Heights	BAYVIEW HEIGHTS UNIT #1	5289	1963	Sam C Harris- Bayview Heights Partnership by Darleen Land Co, Denis Co., Smoke Tree Development Co.		TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Late Modern	
11	Bayview Mobile Home Park	BAYVIEW PARK #1	6588	1970	Swan Constructors, Inc., Grant Pawling, Ellen Pawing, Louisville Title Company		TIER 2		Minimal/no visibility	Mobile Home Park, Mobile Home Park	
12	Bayview Ridge	BAYVIEW RIDGE	9546	1979	Bayview Apartments Partnership	Drake, Sillman & Wyman (architect)	TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Late Modern	<i>San Diego Union</i> , May 27, 1979.
13	Bellevue Center	BELLEVUE CENTER UNIT #1	2895	1952	Bellevue Properties Inc, Union Title Insurance and Trust Company, Seaboard Securities Company	San Diego Associates	TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	No Identifiable Style	Simple Modernist block apartments with minimal ornamentation; porticos and wood shutters may have been added. "Second Unit of Bellevue Underway" <i>San Diego Union</i> , Aug 30, 1953.
		BELLEVUE CENTER UNIT #2	3010	1953	Bellevue Properties South Inc.	San Diego Associates	TIER 3				
14	Bellevue Estates	BELLEVUE ESTS UNIT #1	4578	1960	Brock Construction Company	Brock Construction Company	TIER 3		Lacks architectural merit, Ubiquitous typology/style, Not a significant example of work by notable developer/builder	Tract Ranch	
		BELLEVUE ESTS UNIT #2	5048	1962	Brock Construction Company, San Diego Imperial Corporation	Brock Construction Company	TIER 3				

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15	Bellevue Heights	BELLEVUE HEIGHTS UNIT #1	2394	1947	San Diego Associates Incorporated	San Diego Associates	TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Postwar Minimal, Tract Ranch	Mix of single-family tracts and multi-family apartments in Unit #6; apartments along Olympic and 58th are Modernist blocks with minimal ornamentation, including porticos and wood shutters that may have been added later.
		BELLEVUE HEIGHTS UNIT #3	2525	1948	San Diego Associates Incorporated	San Diego Associates	TIER 3				
		BELLEVUE HEIGHTS UNIT #2	2466	1948	San Diego Associates Incorporated	San Diego Associates	TIER 3				
		BELLEVUE HEIGHTS UNIT #4	2598	1949	San Diego Associates Incorporated	San Diego Associates	TIER 3				
		BELLEVUE HEIGHTS UNIT #5	2670	1950	Union Title Insurance and Trust Company, San Diego Associates, Inc.	San Diego Associates	TIER 3				
		BELLEVUE HEIGHTS UNIT #6	2817	1951	Union Title Insurance and Trust, San Diego Associates, Inc.	San Diego Associates	TIER 3				
16	Bellevue Heights Unit #7	BELLEVUE HEIGHTS UNIT #7	4658	1960	D.O. Fuller, Ruth Fuller, Harold Vetter, Bernice Vetter		TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Postwar Minimal, Tract Ranch	Developed nearly a decade after Bellevue Heights Units 1-6.
17	Boyce Heights	BOYCE HEIGHTS	4503	1960	Security Title Insurance Company, Evelyn Andes, Rosabelle Davis	Davco Inc. (George K. and Clyde W. Davis)	TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Tract Ranch	"Roundup: Permits, Home Sales Reported," <i>San Diego Union</i> , May 1, 1960
18	Bright Side Estates	BRIGHT SIDE ESTATES	9236	1979	V&V Development Inc., Title Insurance and Trust Co.		TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Neo-Traditional/Neo-Eclectic	
		BRIGHT SIDE ESTATES	10313	1981	Sumitomo Bank		TIER 3				
19	Campus Heights	CAMPUS HEIGHTS	2910	1952	Guy Lichty, Fern Lichty, Leopold Fellner, Clara Fellner		TIER 2		Mix of property types, Mixed development history, Possible individual historic resources	Midcentury Modern, Tract Ranch	Several Mid-century Modern apartments and a bungalow court that have been added to the HCS Study List and may be individually eligible.
20	Cindy Manor	CINDY MANOR	3590	1957	Brown and Woolery, Security Title Insurance Co.	Brown and Woolery Construction Co.	TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Postwar Minimal, Tract Ranch	"Seaview Estates: 90 Homes Reserved In Tract," <i>San Diego Union</i> , May 10, 1959. `
21	Clearview	CLEARVIEW	2703	1950	Clearview Corporation		TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Postwar Minimal	
22	Clearview Manor	CLEARVIEW MANOR	2876	1952	Clearview Manor (Partnership), Union Title Insurance and Trust		TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Tract Ranch	

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23	Clifford Point	CLIFFORD POINT	3171	1954	Clifford O. Boren Contracting Inc.	Clifford O. Boren Contracting Inc.	TIER 3		Lacks architectural merit, Ubiquitous typology/style, Not a significant example of work by notable developer/builder	Postwar Minimal	
24	College Avenue	COLLEGE AVENUE TRACT #2	2429	1947	La Mesa, Lemon Grove, Spring Valley Irrigation District	Chris Cosgrove	TIER 3		Heavily altered, Lacks architectural merit, No awards/accolades, Ubiquitous typology/style, Not a significant example of work by notable developer/builder	Postwar Minimal, Tract Ranch	"Tract Lead Centers in East San Diego," <i>San Diego Union</i> , May 28, 1950.
		COLLEGE AVENUE TRACT #1	2398	1947	La Mesa, Lemon Grove, Spring Valley Irrigation District	Chris Cosgrove	TIER 3				
		COLLEGE AVENUE TRACT #3	2518	1948	W.P. Odom, Ruth Odom, La Mesa Lemon Grove and Spring Valley Irrigation District	Chris Cosgrove	TIER 3				
25	College Grove Center	COLLEGE GROVE CENTER	3589	1956	Title Insurance and Trust Company		TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Neo-Traditional/Neo-Eclectic	
26	College Grove Condominiums	COLLEGE GROVE CONDOMINIUMS	9213	1979	Paul Herbert, Bud Wilbur Hanlon, Gwendoln Hanlon, Stewart Title Co.		TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Neo-Traditional/Neo-Eclectic	
27	College Park Towne Homes	COLLEGE PARK TOWNE HOMES	9285	1979	Degen-Hall Development Company		TIER 2		Minimal/no visibility	Late Modern	
28	College Verde	COLLEGE VERDE	5194	1963	W.C. Hubbard and Alberta Hubbard, Raymond Bass and Jeanne Bass, Streamview Gardens Inc.	Ray Bass and W. C. "Cy" Hubbard	TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Tract Ranch	"Prestige Apartments Open Today," <i>San Diego Union</i> , November 10, 1963
29	Colony Point	COLONY POINT	11056	1984	Colony Point, Limited		TIER 2		Lacks architectural merit, Lacks visual cohesion, No notable developer/builder, Mixed development history	Neo-Traditional/Neo-Eclectic, Tract Ranch	Small cul-de-sac appears to have a mix of scales and styles that may appear to be the work of different builders.
30	Conrad Terrace	CONRAD TERRACE UNIT #1	2985	1953	Conrad Development Company, Union Title Insurance, La Mesa, Lemon Grove and Spring Valley Irrigation District	American Housing Guild	TIER 3		Lacks architectural merit, Ubiquitous typology/style, Not a significant example of work by notable developer/builder	Postwar Minimal	"Notice: An Open Letter to The Public," <i>San Diego Union</i> , November 8, 1953
		CONRAD TERRACE UNIT #2	3060	1954	Conrad Development Co, Security Title Insurance; La Mesa, Lemon Grove and Spring Valley Irrigation District	American Housing Guild	TIER 3				
		CONRAD TERRACE UNIT #1 RESUB #1	4163	1958	John Turrin, Esther Morelle, San Diego Gas & Electric	American Housing Guild	TIER 3				

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31	Cosgrove Heights	COSGROVE HEIGHTS	2595	1949	Southern Title and Trust Company, Chris Cosgrove, Celia Cosgrove, La Mesa Lemon Grove and Spring Valley Irrigation District	Chris Cosgrove	TIER 3		Lacks architectural merit, Ubiquitous typology/style, Not a significant example of work by notable developer/builder, No awards/accolades, Heavily altered	Postwar Minimal, Tract Ranch	
		COSGROVE HEIGHTS ANNEX #1	2645	1950	Chris Cosgrove, Sylvie Cosgrove, Southern Title and Trust Company, La Mesa Lemon Grove and Spring Valley Irrigation District	Chris Cosgrove	TIER 3				
		COSGROVE HEIGHTS ANNEX #2	2762	1951	Chris Cosgrove, Sylvie Cosgrove, Roy Brockbank, Dorothy Brockbank, Howard Mueller, Mary Mueller, La Mesa Lemon Grove and Spring Valley Irrigation District	Chris Cosgrove	TIER 3				
32	Cosgrove Park	COSGROVE PK	2617	1950	Chris Cosgrove, Sylvie Cosgrove, Southern Title and Trust Company	Chris Cosgrove	TIER 2		Heavily altered, Notable Developer/Builder, Possible individual historic resources	Postwar Minimal	Tract by notable developer/builder Chris Cosgrove does not have any awards/accolades and many homes have been heavily altered, but select intact house may be rare examples of Cosgrove's tract housing in Mid-City.
33	Darnall	DARNALL	10583	1983	Financial Scene Incorporation, Pacific Scene Inc., T.M.C., Inc.		TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Neo-Traditional/Neo-Eclectic	
34	Delta Heights	DELTA HEIGHTS	3000	1953	Clifford O. Boren Contracting Inc.	Clifford O. Boren Contracting Inc.	TIER 3		Lacks architectural merit, Ubiquitous typology/style, Heavily Altered	Postwar Minimal	
		DELTA HEIGHTS ANNEX UNIT #2	3049	1954	Clifford O. Boren Contracting Inc.	Clifford O. Boren Contracting Inc.	TIER 3				
		DELTA HEIGHTS ANNEX UNIT #1	3101	1953	Clifford O. Boren Contracting Inc.	Clifford O. Boren Contracting Inc.	TIER 3				
35	Dennstedt Heights	DENNSTEDT HEIGHTS	2710	1950	The Dennstedt Investment Co, Union Title Insurance and Trust Company	Dennstedt Building Co.	TIER 3		Heavily altered, Lacks architectural merit, Ubiquitous typology/style	Postwar Minimal, Tract Ranch	
36	Don Terrace	DON TERRACE	2908	1952	Emmet Ries, Neva Ries		TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Postwar Minimal	
		DON TERRACE UNIT #2	3005	1953	Emmet Ries, Neva Ries, Emma May Nightingale		TIER 3				
37	El Cerrito Terrace	EL CERRITO TERRACE UNIT #1	2713	1950	Josephine King		TIER 2				Subdivision has a mix of property types and styles which indicate a

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		EL CERRITO TERRACE UNIT #2	2835	1951	Josephine King		TIER 2		Lacks architectural merit, Lacks visual cohesion, Mix of property types, Mixed development history	Commercial, Postwar Minimal, Various	mixed development history; no single builder identified.
38	Euclid Mesa	EUCLID MESA	3366	1956	Euclid Mesa Company, Security Title Insurance Company	Harmony Homes (Leonard Drogin, pres.)	TIER 3		Lacks architectural merit, Ubiquitous typology/style, Not a significant example of work by notable developer/builder, No awards/accolades	Tract Ranch	"Euclid Mesa Open," <i>San Diego Union</i> , March 25, 1956
39	Euclid View	EUCLID VIEW	2950	1953	Donald Morrison, Margaret Morrison, Security Title Insurance Co		TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Postwar Minimal, Tract Ranch	
		EUCLID VIEW ANNEX	3118	1954	Donald Morrison, Margaret Morrison, Security Title Insurance Co, San Diego Gas & Electric		TIER 3				
		EUCLID VIEW ANNEX #2	3270	1955	Donald Morrison, Margaret Morrison, Security Title Insurance Co, San Diego Gas & Electric		TIER 3				
40	Fairmount Park	FAIRMOUNT PK	2874	1952	Birmingham Development Co.	Birmingham Development Co.	TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Postwar Minimal	"Fairmount Park Rapidly Fills With Houses; Models Open," <i>San Diego Union</i> , September 20, 1953
41	Federal Boulevard	FEDERAL BOULEVARD SUB UNIT #1	2260	1941	Charles Leighty, Elizabeth Leighty	Larry H. Imig	TIER 3	4711 Federal Blvd (APN 5413300400), 4715 Federal Blvd (APN 5413300300), 4725 Federal Blvd (APN 5413300400), and 1515 47th St (APN 5413300200)	Heavily altered, Lacks architectural merit, Ubiquitous typology/style	Minimal Traditional, Postwar Minimal	Subdivisions are named Federal Boulevard Sub Units #1 and #2, but referred to as Imig Park in contemporary advertisements. "Imig Park," <i>San Diego Union</i> , October 3, 1943.
		FEDERAL BOULEVARD SUB UNIT #2	2272	1942	Charles Leighty, Elizabeth Leighty	Larry H. Imig	TIER 3				

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42	Furlow Heights	FURLOW HEIGHTS UNIT #1	2504	1948	Furlow and Associates	Dennstedt Building Co., L. B. Butterfield, and Navy Home Builders Cooperative was	TIER 3		Lacks architectural merit, Ubiquitous typology/style, Heavily Altered	Commercial Modern, Postwar Minimal	News article notes that Dennstedt developed commercial sites to serve the residential tract that they were building. "Tract Lead Centers in East San Diego," <i>San Diego Union</i> , May 28, 1950; and <i>San Diego Union</i> , September 12, 1948.
		FURLOW HEIGHTS UNIT #2	2565	1949	Furlow and Associates, Dennstedt Investment Co.	Dennstedt Building Co.	TIER 3				
43	Furlow Heights Unit #3	FURLOW HEIGHTS UNIT #3	2863	1952	Luie Butterfield, Edna Butterfield, Furlow and Associates, Bank of America National Trust and Savings, Security Trust and Savings	Riverside Building Co.	TIER 3	2953 54th St (APN 4773410500)"	Lacks architectural merit, Ubiquitous typology/style, No notable developer/builder	Postwar Minimal	Different developers and builders than Furlow Heights Units 1 & 2.
44	Harbor Vista	HARBOR VISTA	8801	1977	Rudy Bukich, Center Associates, Inc.		TIER 3		Lacks architectural merit, No notable developer/builder	Late Modern	
45	Hazelwood Heights	HAZELWOOD HEIGHTS UNIT #1	3025	1953	O.D. Arnold and Sons (O.D. Arnold, W.D. Arnold, C.L. Arnold, Jack E. Arnold)	O.D. Arnold & Sons	TIER 3		Lacks architectural merit, Ubiquitous typology/style, Heavily Altered, No awards/accolades	Postwar Minimal, Tract Ranch	
		HAZELWOOD HEIGHTS UNIT #3	3155	1954	O.D. Arnold and Sons, San Diego Gas & Electric	O.D. Arnold & Sons	TIER 3				
		HAZELWOOD HEIGHTS UNIT #2	3097	1954	O.D. Arnold and Sons, San Diego Gas & Electric	O.D. Arnold & Sons	TIER 3				
		HAZELWOOD HTS UNIT #2 RESUB #1	3819	1958	O.D. Arnold and Sons, Alvis Isom, W. Berniece Isom	O.D. Arnold & Sons	TIER 3				
46	Horton Park	HORTON PK	2827	1951	Dale Horton, Rose Horton, Art Leitch, Dorothy Leitch, Francis Curry, Evelyn Curry		TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Postwar Minimal	
47	Hubner Estates	HUBNER ESTS	2680	1950	Hubner Building Company	Hubner Building Co, Clifford Boren (contractor)	TIER 3		Lacks architectural merit, Ubiquitous typology/style, Heavily Altered, No awards/accolades	Postwar Minimal	"Tract Lead Centers in East San Diego," <i>San Diego Union</i> , May 28, 1950.
48	Hubner Knolls	HUBNER PK	2695	1950	Hubner Building Company	Hubner Building Co, Clifford Boren (contractor)	TIER 3		Lacks architectural merit, Ubiquitous typology/style, Heavily Altered, No awards/accolades	Postwar Minimal	"Tract Lead Centers in East San Diego," <i>San Diego Union</i> , May 28, 1950.
		HUBNER KNOLLS ANNEX	2668	1950	Hubner Building Company, Southern Title and Trust Company	Hubner Building Co, Clifford Boren (contractor)	TIER 3				
		HUBNER KNOLLS	2640	1951	Hubner Building Company, Southern Title and Trust Company	Hubner Building Co, Clifford Boren (contractor)	TIER 3				

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		HUBNER KNOLLS ANNEX #2	2784	1950	Hubner Building Company	Hubner Building Co, Clifford Boren (contractor)	TIER 3				
49	Imig Park	IMIG PK #2	2363	1946	Larry Imig, William Maddox, Mary Maddox, Arthur Cloninger, Cecile Cloninger, Mary Cook, Union Title Insurance and Trust Co.	Larry Imig	TIER 2		Mix of property types, Mixed development history, Needs further research	Postwar Minimal	Mix of commercial and single-family properties by a notable developer (Imig). Some homes are more modest and/or altered, but model homes fronting Federal Blvd with more expressive revival style features may warrant further research. Developed separately from Federal Boulevard subdivisions by Imig. "Imig Park," <i>San Diego Union</i> , September 21, 1947.
50	Jackson & Scott Add	JACKSON & SCOTT ADD #1	2543	1949	Jackson and Scott, Inc (Stanley Scott, Richard Jackson)	Jackson and Scott	TIER 3		Lacks architectural merit, Ubiquitous typology/style, Heavily Altered, No awards/accolades	Postwar Minimal	
		JACKSON & SCOTT ADD #2	2580	1949	Jackson and Scott, Inc (Stanley Scott, Richard Jackson)	Jackson and Scott	TIER 3				
51	Kensington Manor & Heights	RESUB OF BLK 10 KENSINGTON PK & OF POR TRACK K NORMAL HTS	1503	1912	Union Title & Trust Company		TIER 1 – Potential Historic District		Identified as Potential Kensington Manor & Heights Historic District	Minimal Traditional, Spanish Colonial Revival, Other Revival Styles,	Predominantly single-family with a few multi-family properties.
		KENSINGTON PK RESUB BLKS 4 & 11	1633	1913	Kensington Park Land Company		TIER 1 – Potential Historic District				
		KENSINGTON HEIGHTS UNIT # 1	1875	1925	Union Trust Company of San Diego		TIER 1 – Potential Historic District				
		KENSINGTON MANOR UNIT # 1	1848	1925	Kensington Park Land Company, Western American Realty Company, Union Title Insurance Company		TIER 1 – Potential Historic District				
		KENSINGTON PK EXTENSION	1838	1925	Mary Francisco		TIER 1 – Potential Historic District				
		KENSINGTON MANOR UNIT # 2	1861	1925	Southern Title Guaranty Company		TIER 1 – Potential Historic District				
		KENSINGTON HEIGHTS UNIT # 3	1948	1926	Union Trust Company of San Diego		TIER 1 – Potential Historic District				
		KENSINGTON HEIGHTS UNIT # 2	1912	1926	Union Trust Company of San Diego		TIER 1 – Potential Historic District				
		KENSINGTON POINT	2004	1927	San Diego Consolidated Gas and Electric Company		TIER 1 – Potential Historic District				

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		EVELYN COURT	2150	1928	San Diego Consolidated Gas and Electric Company		TIER 1 – Potential Historic District				
52	Kensington Park	KENSINGTON PK	1245	1910	Abbie Hitchcock, Mary Gleason, William Douglass		TIER 1 – Potential Historic District		Identified as Potential Kensington Park Historic District	Craftsman, Minimal Traditional, Queen Anne, Various Revival Styles	Predominantly single-family with commercial along Adams Ave.
		EAST KENSINGTON PK	1644	1914	George Welles, Alma Welles, Herbert Babcock, Charles Laubmayer		TIER 1 – Potential Historic District				
		KENSINGTON PK ANNEX	1780	1924	Gager Davis, Emily Tyler Davis		TIER 1 – Potential Historic District				
		KENSINGTON VILLA	1922	1926	F.C. Martin, Abbie Martin, Edward Walters		TIER 1 – Potential Historic District				
		KENSINGTON VILLA ANNEX	1953	1926	Sidney Reeves, Union Trust Company of San Diego		TIER 1 – Potential Historic District				
53	Kensington Park Villas	MISSION VILLA AMENDED MAP OF	8284	1976	Kensington Park Villas Venture, Layla Maxwell, Richard Schonfeld, Patricia Schonfeld	Henry Maxwell	TIER 2		Minimal/no visibility	Not Visible	
54	Knightsbridge	KNIGHTSBRIDGE SUB	11103	1984	Cheyenne Realty, Inc, T.D. Service Company		TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Neo-Traditional/Neo-Eclectic	
55	Kolgra Manor	KOLGRA MANOR	3317	1955	Dass Construction Company, Union Title Insurance and Co	Dass Construction Co.	TIER 3		Lacks architectural merit, Ubiquitous typology/style, Heavily Altered, No awards/accolades	Tract Ranch	"Canyon Plan Stirs Fight," <i>San Diego Union</i> , August 4, 1974
56	Melissa Park	MELISSA PK	3483	1956	Brown & Woolery, Union Title and Insurance Co.	Brown and Woolery Construction Co.	TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Postwar Minimal	"Seaview Estates: 90 Homes Reserved in Tract," <i>San Diego Union</i> , May 10, 1959.
57	Melissa Park Unit #2	MELISSA PK UNIT #2	4263	1959	Brown, Joehn, and Hixon Investment Co, Security Title Insurance Co, Home Deed and Escrow Co of San Diego	E.L. Brown Construction Co.	TIER 3	Laborers International Union #89 (4161 Home Ave, APN 5415702600) and San Diego Vietnamese Seventh-day Adventist Church (4185 Home Ave, APN 5415700300)	Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Postwar Minimal	"Now Open--Beautiful Melissa Park," <i>San Diego Union</i> , November 15, 1959.
58	Morrisons Terrace	MORRISONS TERRACE	3737	1957	Donald Morrison, Margaret Morrison, Security Title Insurance Company		TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Tract Ranch	

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59	Park Vista	PARK VISTA UNIT #2	2900	1952	Security Title Insurance Company, La Mesa, Lemon Grove and Spring Valley Irrigation District, Vista Park Land Co.		TIER 3		Lacks architectural merit, Ubiquitous typology/style, No notable developer/builder	Postwar Minimal	
		PARK VISTA UNIT #1	2850	1952	Southern Title and Title Co, La Mesa, Lemon Grove and Spring Valley Irrigation District, Vista Park Land Co.		TIER 3				
60	Parkman Estates	PARKMAN ESTS	4550	1960	Point Loma Development Corporation, Real Property Trust Deed Corporation		TIER 2		Lacks visual cohesion, Mix of property types, Mixed development history, Possible individual historic resources	Midcentury Modern, Tract Ranch	Mix of property types and styles suggesting a mixed development history with various builders, including a property(s) on the HCS Study List.
61	Rancho Chollas	RANCHO CHOLLAS	4629	1959	Justin Associates, Syracuse Construction Co., Union Title Insurance	Justin Contracting	TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style, No notable architect identified, Heavily altered	Tract Ranch	Newspaper article notes that homes are "architect-designed" but does not name an architect. "28-Home Unit Started," <i>San Diego Union</i> , March 26, 1961.
62	Redwood Village	REDWOOD VILLAGE UNIT #01	2714	1950	Hubner Building Company, Southern Title and Trust Company	Hubner Building Co	TIER 3		Heavily altered, Lacks architectural merit, Ubiquitous typology/style, No awards/accolades	Postwar Minimal	Predominantly single-family except the block fronting College Avenue between Newsome Dr and Billman St, which has several apartments and a religious building. "Tracts to Add More Hundreds of New Houses," <i>San Diego Union</i> , Nov 26, 1950.
		REDWOOD VILLAGE UNIT #02	2722	1950	Hubner Building Company, Southern Title and Trust Company	Hubner Building Co	TIER 3				
		REDWOOD VILLAGE UNIT #03	2735	1950	Hubner Building Company, La Mesa, Lemon Grove, and Spring Valley Irrigation District	Hubner Building Co	TIER 3				
		REDWOOD VILLAGE UNIT #04	2748	1951	Hubner Building Company, Southern Title and Trust Company	Hubner Building Co	TIER 3				
		REDWOOD VILLAGE UNIT #05	2753	1951	Hubner Building Company, Southern Title and Trust Company	Hubner Building Co	TIER 3				
		REDWOOD VILLAGE UNIT #06	2772	1951	Hubner Building Company, Southern Title and Trust Company	Hubner Building Co	TIER 3				

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		REDWOOD VILLAGE UNIT #07	2767	1951	Hubner Building Company, Southern Title and Trust Company	Hubner Building Co	TIER 3				
		REDWOOD VILLAGE UNIT #08	2788	1951	Hubner Building Company, Southern Title and Trust Company	Hubner Building Co	TIER 3	3635 College Ave (APN 4735713100) and 3619 College Ave (APN 4735713100)			
		REDWOOD VILLAGE UNIT #09	2806	1951	Southern Title and Trust Company	Hubner Building Co	TIER 3				
63	Ridge View	RIDGE VIEW UNIT #1	2816	1951	Jackson and Scott, Inc (Stanley Scott, Richard Jackson)	Jackson and Scott	TIER 3		Lacks architectural merit, Ubiquitous typology/style, Heavily Altered, No awards/accolades	Postwar Minimal, Tract Ranch	
		RIDGE VIEW ANNEX	2860	1953	Jackson and Scott, Inc.	Jackson and Scott	TIER 3				
		RIDGE VIEW UNIT #2	3022	1952	Jackson and Scott, Inc	Jackson and Scott	TIER 3				
		RIDGE VIEW MANOR	3336	1955	Josiah W. Smith, Vivian Smith, Robert West, Clara West	Jackson and Scott	TIER 3				
64	Ridgeview Acres	RIDGEVIEW ACRES UNIT #1	4136	1958	Frank Morgan, Ola Wolfenbarger, Harry Morgan, Vivian Wolfenbarger	St. John Engineering Co.	TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Postwar Minimal, Tract Ranch	"Ridgeview Acres: Low Terms Offered," <i>San Diego Union</i> , May 29, 1960.
		RIDGEVIEW ACRES UNIT #2	4296	1959	The First Church of the Nazarene of San Diego, St. John Engineering Co, Union Title Insurance Company Ernest Alcaraz, Gertrude Alcaraz	St. John Engineering Co.	TIER 3	New Creation Church, 3115 Altadena Ave (APN 4763430100)"			
		RIDGEVIEW ACRES UNIT #3	4434	1959	St. John Engineering Co. Inc, Union Title Insurance Company	St. John Engineering Co.	TIER 3				
65	Rolando	ROLANDO UNIT #01	1932	1926	Union Trust Company of San Diego	Various, incl: Brock & Brady, Co; V. R. Houston; Hayes and Jackson; John Weiss; A. L. & A. E. Dennstedt Co.; Donald McKillop; Tifal & King; Jenkins Const. Co.	TIER 2		Lacks visual cohesion, Mixed development history, Possible individual historic resources	Minimal Traditional, Various Revival Styles	Rolando does not have the same high level of architectural quality and character, or overall visual cohesion as other neighborhoods that have been identified as potential historic districts. While the Master Planned Community does not appear to rise to the level of a potential historic district and most of the residences appear to be modest expressions of Period Revival styles or Minimal
		ROLANDO UNIT #02	1947	1926	Union Trust Company of San Diego	Various	TIER 2				

ID #	NAME	SUBDIVISION	SUB. MAP #	SUB. YEAR	DEVELOPER	BUILDER	TIER	TIER 2 PARCELS IN TIER 3 MPC	REASON FOR TIER	ARCHITECTURAL STYLE	NOTES
		ROLANDO UNIT #03	1965	1926	Union Trust Company of San Diego	Various	TIER 2				Traditional, given the variety of different builders involved and architectural styles represented there is a possibility that some individual resources could be identified. Modernism HCS indicates possible rare examples of early International Style residences. Therefore, further research and survey may be warranted. "Rolando Village," <i>San Diego Union</i> , March 26, 1939.
		ROLANDO UNIT #04	2015	1927	Union Trust Company of San Diego	Various	TIER 2				
		ROLANDO UNIT #05	2016	1927	Union Trust Company of San Diego	Various	TIER 2				
66	Rolando Glen	ROLANDO GLEN	4966	1962	R.W. White, Allison McCloskey Escrow Company	Whico Construction Co.	TIER 3		Lacks architectural merit, No awards/accolades, No notable developer/builder, Ubiquitous typology/style, No notable architect identified	Midcentury Modern, Postwar Minimal	
67	Rolando Park	ROLANDO PK	2612	1949	B.B. Margolis, Iris Margolis, La Mesa Lemon Grove and Spring Valley irrigation District	Rolando Homes Inc.	TIER 3		Heavily altered, Lacks architectural merit, Ubiquitous typology/style, No notable developer/builder	Postwar Minimal, Tract Ranch	"Another Tract Opened: 127 Homes Built," <i>San Diego Union</i> , March 12, 1950.
		ROLANDO PK UNIT #2	2644	1950	Dana McEwen, Margaret McEwen, Katherine Robinson Judson, La Mesa Lemon Grove and Spring Valley Irrigation District, Southern Title & Trust Co.	Rolando Homes Inc.	TIER 3				
		ROLANDO PK UNIT #3	2749	1951	Southern Title & Trust Company, La Mesa, Lemon Grove and Spring Valley Irrigation District	Rolando Homes Inc.	TIER 3				
68	Rolando Park Unit #4	ROLANDO PK UNIT #4	2831	1951	Joseph Levikow	Various, incl. Lincoln Homes, Inc. (Ben B. Margolis and Donald I. McKillop)	TIER 2		Lacks architectural merit, Lacks visual cohesion, Mix of property types, Mixed development history	Late Modern, Postwar Minimal, Tract Ranch	"Lincoln Homes To Build Tract," <i>Evening Tribune</i> , February 20, 1952.
69	Rosberry Park	ROSEBERRY PK	2428	1947	Union Title Insurance and Trust Company, La Mesa Lemon Grove and Spring Valley Irrigation District, Fidelity and Guaranty Company, San Diego Gas and Electric		TIER 3		Lacks architectural merit, Ubiquitous typology/style, No notable developer/builder	Tract Ranch	

ID #	NAME	SUBDIVISION	SUB. MAP #	SUB. YEAR	DEVELOPER	BUILDER	TIER	TIER 2 PARCELS IN TIER 3 MPC	REASON FOR TIER	ARCHITECTURAL STYLE	NOTES
70	Russell Heights	RUSSELL HEIGHTS TRACT #1	2583	1949	Union Title Insurance and Trust Company, La Mesa Lemon Grove and Spring Valley Irrigation District		TIER 2		Lacks architectural merit, Lacks visual cohesion, Mix of property types, Mixed development history	Midcentury Modern, Postwar Minimal, Tract Ranch	James L. Russell was listed as "owner and subdivider" and seems to have sold the lots to various builders, including for apartment buildings, single-family homes, and a Catholic school. "Russell Heights," <i>San Diego Union</i> , October 16, 1949, and "More Building Sites Opening on College Ave.," <i>San Diego Union</i> October 9, 1949.
		RUSSELL HEIGHTS TRACT #2	2665	1950	James Russell, Helen Russell, Union Title Insurance and Trust Company, La Mesa Lemon Grove and Spring Valley Irrigation District		TIER 2				
		RUSSELL HEIGHTS TRACT #3	2922	1952	Russell Investment Company, Union Title Insurance and Trust Company, La Mesa, Lemon Grove, Spring Valley Irrigation District		TIER 2				
		RUSSELL HEIGHTS TRACT #4	3067	1954	La Mesa, Lemon Grove and Spring Valley Irrigation District; James Russell, Helen Russell, Edwin Schlehuber, Dolores Schlehuber		TIER 2				
71	Ryan Manor	RYAN MANOR	7164	1971	Jo-Van Homes, Inc., Sun-Kist Plaza, Co.		TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Neo-Traditional/Neo-Eclectic	
72	Seminole Terrace	SEMINOLE TERRACE	2606	1949	Jackson and Scott, Inc (Stanley Scott, Richard Jackson)	Jackson and Scott	TIER 3		Lacks architectural merit, Ubiquitous typology/style, Not a significant example of work by notable developer/builder	Postwar Minimal, Tract Ranch	
		SEMINOLE TERRACE UNIT #2	2630	1950	Jackson and Scott, Inc (Stanley Scott, Richard Jackson)	Jackson and Scott	TIER 3				
73	Streamview Heights	STREAMVIEW HEIGHTS	5449	1964	C.W. McGrath, Inc		TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Tract Ranch	
74	Sun-Kist Estates	SUN-KIST ESTS	8505	1976	Central Capital Corporation		TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Neo-Traditional/Neo-Eclectic	
75	Talmadge Park	TALMADGE PK	1869	1925	Union Trust Company of San Diego		TIER 1 – Potential Historic District		Identified as Potential Local Talmadge Park Historic District	Minimal Traditional, Other Revival Styles, Spanish Colonial Revival, Tudor Revival	Identified as part of the locally eligible Potential Talmadge Park Historic District
		TALMADGE PK UNIT 2	1878	1926	Union Trust Company of San Diego		TIER 1 – Potential Historic District				

ID #	NAME	SUBDIVISION	SUB. MAP #	SUB. YEAR	DEVELOPER	BUILDER	TIER	TIER 2 PARCELS IN TIER 3 MPC	REASON FOR TIER	ARCHITECTURAL STYLE	NOTES
75A	Talmadge Park Estates NR District	TALMADGE PK UNIT 3	1900	1926	Union Trust Company, San Diego Consolidated Gas and Electric Company, Pacific Southwest Trust and Savings Bank of LA, The Bank of California National Association of SF, Harris Trust and Savings Bank		TIER 1 – Designated Historic District		National Register-listed Talmadge Park Estates Historic District. Identified as Potential Local Talmadge Park Historic District.	Spanish Colonial Revival, Minimal Traditional, Other Revival Styles	Identified as part of the locally eligible Potential Talmadge Park Historic District
		TALMADGE PK ESTS	2104	1928	Union Trust Company of San Diego, San Diego Consolidated Gas and Electric Company		TIER 1 – Designated Historic District		National Register-listed Talmadge Park Estates Historic District.	Minimal Traditional, Spanish Colonial Revival, Other Revival Styles	
76	Talmadge Park Estates	TALMADGE PK ESTS UNIT 2	2306	1953	Bank of American National Trust and Savings, Dennstedt Investment Co, San Diego Gas and electric, Ronald Brock, Pearle Brock, John Lovett, Lucille Lovett, TJ Lords, Louise Lords	Dennstedt Building Co., Roland Brock, T. J. Lords, John H. Lovett	TIER 2		Mixed development history, Possible individual historic resources	Postwar Minimal, Tract Ranch	Overall, the Talmadge Park Estates (Units #2-6) do not appear to have architectural merit as a potential historic district. Homes are mostly fairly typical examples of Postwar Minimal and Tract Ranch houses. However, multiple builders appear to have been involved and there are at least a few properties that may be older (pre-WWII) and/or custom homes. Clyde Smith, "Subdivision Developments Pace Residential Growth," San Diego Union, October 31, 1948; and "Four Builders Share Tract," San Diego Union, February 25, 1951.
		TALMADGE PK ESTS UNIT 3	2392	1945	Bank of American National Trust and Savings, Dennstedt Investment Co, San Diego Gas and electric, Ronald Brock, Pearle Brock, John Lovett, Lucille Lovett, TJ Lords, Louise Lords	Dennstedt Building Co., Roland Brock, T. J. Lords, John H. Lovett	TIER 2				
		TALMADGE PK ESTS UNIT 5	2524	1947	John H. Lovett, Lucille Lovett	John H. Lovett	TIER 2				
		TALMADGE PK ESTS UNIT 4	2750	1951	J.A. Donnelley, Drusilla E. Donnelley, Bank of America National Trust and Savings	T. J. Lords, Dennstedt Co., Ronald Brock, John Lovett	TIER 2				
		TALMADGE PK ESTS UNIT #6	3029	1948	John H. Lovett, Lucille Lovett, Ronald Brock, Pearle Brock, J. Donnelley, Drusilla Donnelley, Union Title Insurance and Trust	John H. Lovett, Ronald Brock	TIER 2				
77	Talmadge Park Manor	TALMADGE PK MANOR UNIT 1	2283	1944	Palmer-Bilt Homes	Palmer-Bilt Homes	TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Postwar Minimal	
		TALMADGE PK MANOR UNIT 2	2284	1944	Palmer-Bilt Homes	Palmer-Bilt Homes	TIER 3				

ID #	NAME	SUBDIVISION	SUB. MAP #	SUB. YEAR	DEVELOPER	BUILDER	TIER	TIER 2 PARCELS IN TIER 3 MPC	REASON FOR TIER	ARCHITECTURAL STYLE	NOTES
78	Valley Park Estates	VALLEY PARK ESTS	8263	1975	John L. Kies, Co.		TIER 3		Lacks architectural merit, No notable developer/builder, Ubiquitous typology/style	Neo-Traditional/Neo-Eclectic	
79	Westwood Hills	WESTWOOD HILLS UNIT #1	2505	1949	O.D. Arnold, Ethel Arnold	O.D. Arnold & Sons	TIER 3		Lacks architectural merit, Ubiquitous typology/style, Heavily Altered, No awards/accolades	Postwar Minimal	
		WESTWOOD HILLS ANNEX #1	2603	1948	O.D. Arnold, Ethel Arnold, Jack Arnold. C.L. Arnold, Martha Arnold, Eleanor Arnold, W.D. Arnold, Mary Arnold	O.D. Arnold & Sons	TIER 3				
		WESTWOOD HILLS UNIT #2	2621	1949	O.D. Arnold, Ethel Arnold	O.D. Arnold & Sons	TIER 3				
		WESTWOOD HILLS UNIT #3	2596	1950	O.D. Arnold, Ethel Arnold, Jack Arnold. C.L. Arnold, Martha Arnold, Eleanor Arnold, W.D. Arnold, Mary Arnold	O.D. Arnold & Sons	TIER 3				
		WESTWOOD HILLS UNIT #4	2688	1950	O.D. Arnold, Ethel Arnold	O.D. Arnold & Sons	TIER 3				
		WESTWOOD HILLS UNIT #5	2786	1951	O.D. Arnold, Ethel Arnold	O.D. Arnold & Sons	TIER 3				
		WESTWOOD HILLS UNIT #6	2855	1952	O.D. Arnold and Sons (O.D. Arnold, W.D. Arnold, C.L. Arnold, Jack E. Arnold)	O.D. Arnold & Sons	TIER 3				
80	Carteri Center	NORMAL HEIGHTS	985	1906	Bertram J. Carteri	Bertram J. Carteri, Louis Gill (architect)	TIER 1 – Potential Historic District		Identified as Potential Local Carteri Center Historic District.	Spanish Colonial Revival, Mediterranean Revival, Art Deco, Craftsman, Early 20 th Century Commercial	Mixed use commercial and residential potential historic district along Adams Avenue, which is a small portion of the larger Normal Heights subdivision.

Appendix C – Additional Survey Finding Maps

The following maps illustrate the boundaries of the potential historic districts and post-World War II Master Planned Communities that were surveyed in the 2024 Mid-City Focused Reconnaissance Survey.

Fig. X: Potential Historic Districts in Kensington-Talmadge

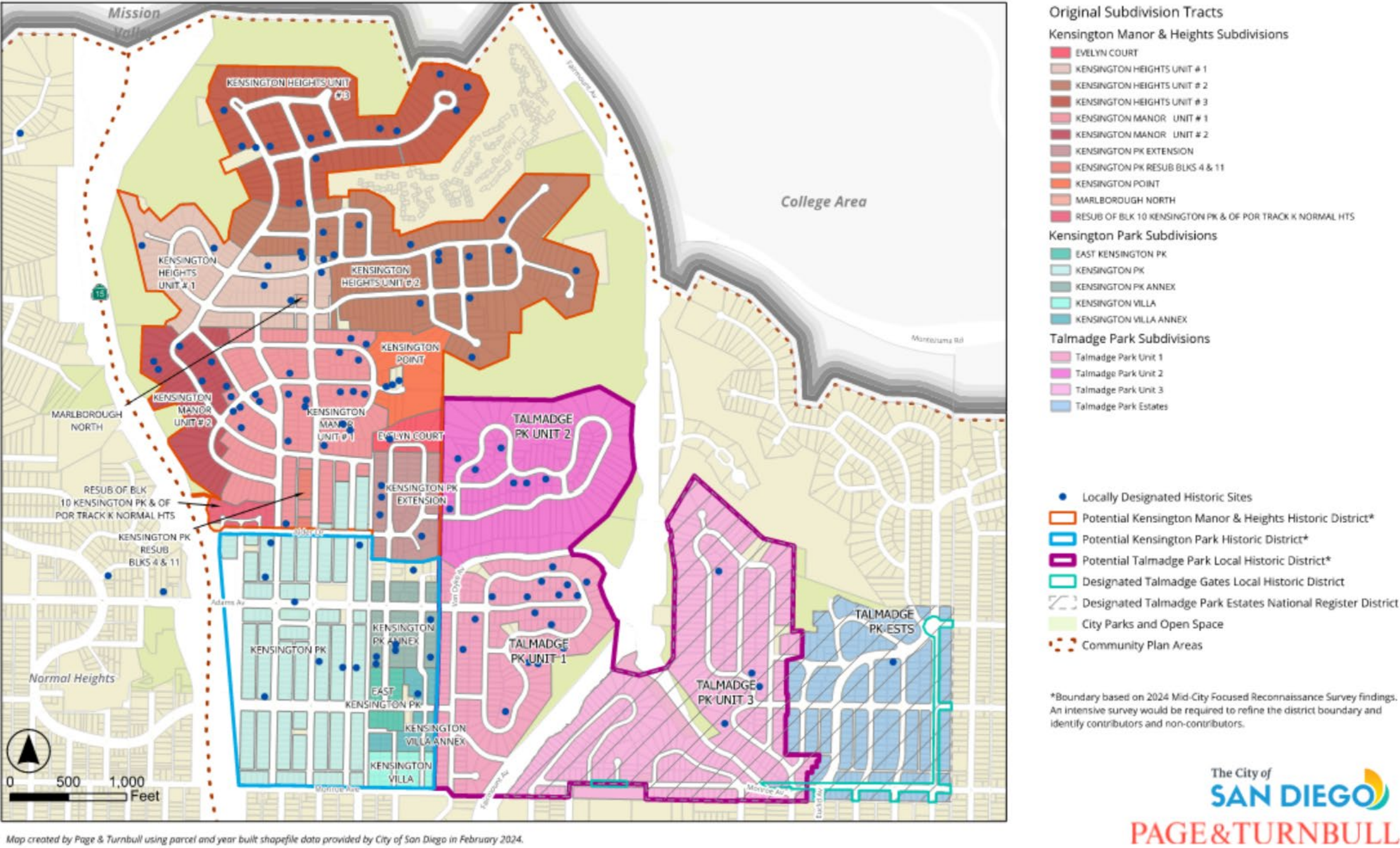
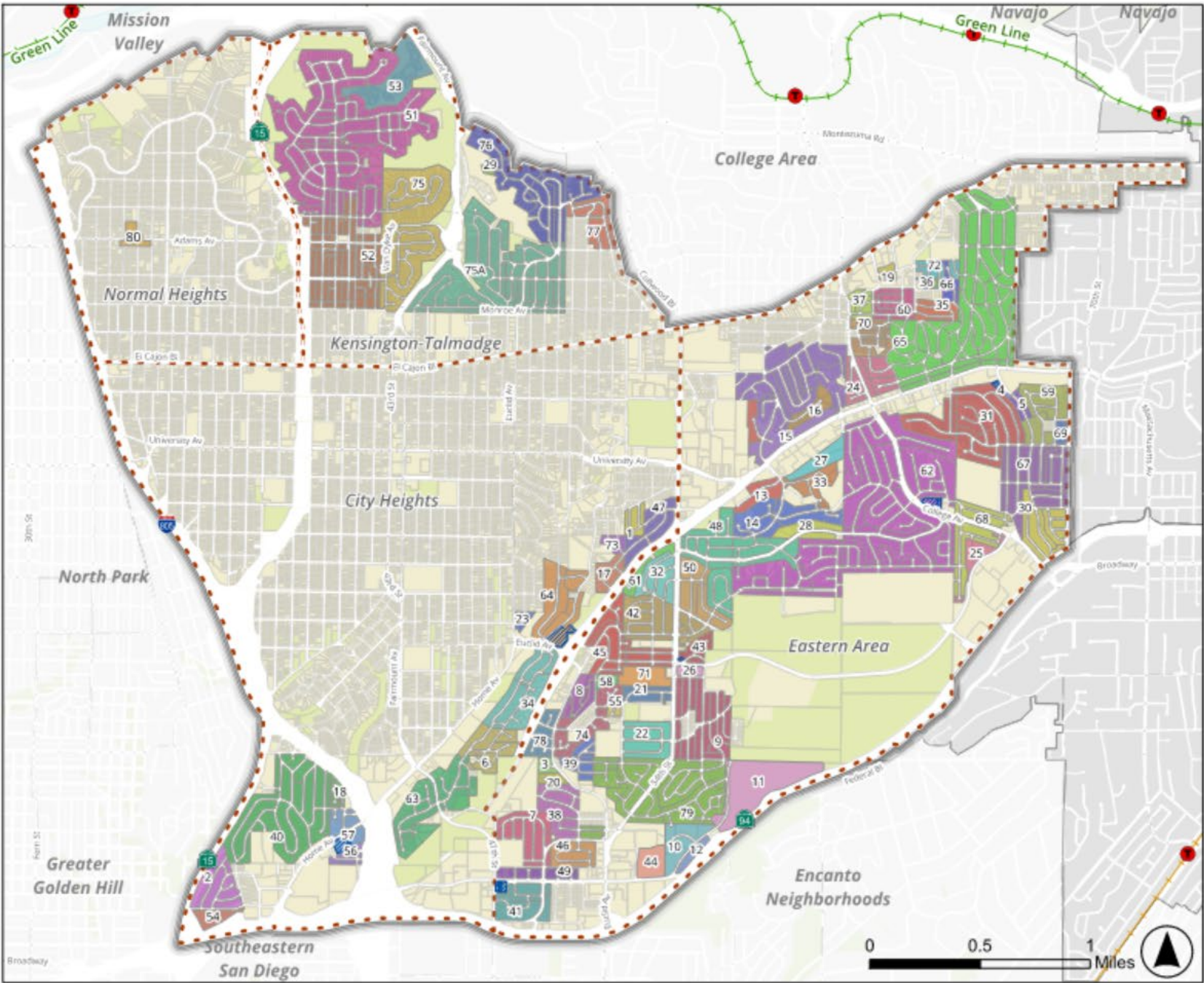


Figure 27. WILL BE REPLACED WITH 11x17 PDF MAP

Fig. X: Survey Findings by Community: Mid-City Overall



Map created by Page & Turnbull using parcel and year built shapefile data provided by City of San Diego in February 2024.

Mid-Cities Focused Reconnaissance Survey Report
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ID#	NAME	TIER	ID#	NAME	TIER
1	Alamo Villas	3	42	Furrow Heights	3
2	American Pic	3	43	Furrow Heights Unit #3 *	3
3	Arroyo Glen	3	44	Harbor Vista	3
4	Aragon Heights Unit #1 *	3	45	Hazewood Heights	3
5	Aragon Heights Unit #2	3	46	Horton Park	3
6	Arnold Heights	3	47	Hubner Estates	3
7	Arnold Park	3	48	Hubner Knolls	3
8	Autumn Ridge	3	49	Insg Park	2
9	Belboa Vista	2	50	Jackson & Scott Add	3
10	Bayview Heights	3	51	Kensington (Upper)	1
11	Bayview Mobile Home Park	2	52	Kensington Park	1
12	Bayview Ridge	3	53	Kensington Park Villas	2
13	Bellevue Center	3	54	Knightsbridge	3
14	Bellevue Estates	3	55	Kolga Manor	3
15	Bellevue Heights	3	56	Melissa Park	3
16	Bellevue Heights Unit #7	3	57	Melissa Park Unit #2 *	3
17	Boyce Heights	3	58	Morrisons Terrace	3
18	Bright Side Estates	3	59	Parlman Estates	2
19	Campus Heights	2	60	Park Vista	3
20	Cindy Manor	3	61	Rancho Chollas	3
21	Clearview	3	62	Redwood Village *	3
22	Clearview Manor	3	63	Ridge View	3
23	Clifford Point	3	64	Ridgeview Acres *	3
24	College Avenue	3	65	Rolando	2
25	College Grove Center	3	66	Rolando Glen	3
26	College Grove Condominiums	3	67	Rolando Park	3
27	College Park Towne Homes	2	68	Rolando Park Unit #4	2
28	College Verde	3	69	Roseberry Park	3
29	Colony Point	2	70	Russell Heights	2
30	Conrad Terrace	3	71	Ryan Manor	3
31	Cosgrove Heights	3	72	Seminole Terrace	3
32	Cosgrove Park	2	73	Streamview Heights	3
33	Danell	3	74	San-Kat Estates	3
34	Delta Heights	3	75	Talmadge Park	1
35	Devonshire Heights	3	75A	Talmadge Park Estates NR District	1
36	Don Terrace	3	76	Talmadge Park Estates	2
37	El Centro Terrace	2	77	Talmadge Park Manor	3
38	Eudist Mesa	3	78	Valley Park Estates	3
39	Eudist View	3	79	Westwood Hills	3
40	Fairmount Park	3	80	Carter Center	1
41	Federal Boulevard *	3			

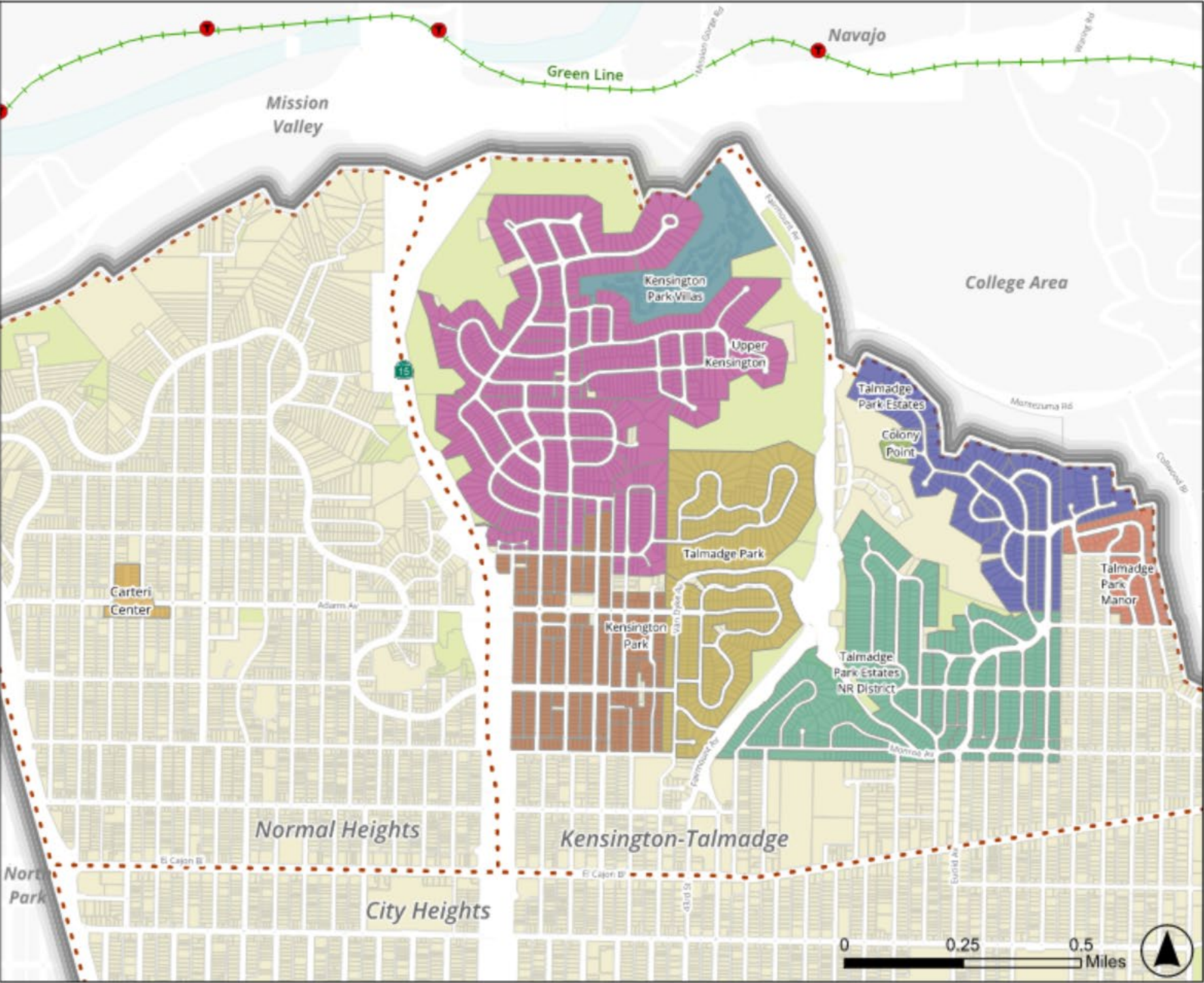
Tier 1 = Listed or Potential Historic District
Tier 2 = Mixed Development History/May Warrant Future Research
Tier 3 = Lacks Historic Eligibility

*Tier 2 Parcels
MPC#4 - Aragon Heights Unit #1: 4240 Aragon Drive (APN 4741300700)
MPC#41 - Federal Boulevard: 4711 Federal Blvd (APN 5013300400), 4715 Federal Blvd (APN 5413300300), 4725 Federal Blvd (APN 5413300400), and 1515 47th St (APN 5413300200)
MPC#43 - Furrow Heights Unit #3: 2953 54th St (APN 4773410500)
MPC#57 - Melissa Park Unit #2: Laborers International Union #89 (4161 Home Ave, APN 5415702400) and San Diego Vietnamese Seventh-day Adventist Church (4185 Home Ave, APN 5415702300)
MPC#62 - Redwood Village Unit #4 - 3635 College Ave (APN 4735713100) and 3619 College Ave (APN 4735713100)
MPC#64 - Ridgeview Acres Unit #2 - New Creation Church (3115 Alabaster Ave, APN 4763430100)

- Tier 2 Parcel in Tier 3 Master Planned Community
- City Parks and Open Space
- Community Plan Areas

Figure 28. WILL BE REPLACED WITH 11x17 PDF MAP

Fig. X: Survey Findings by Community: Normal Heights & Kensington-Talmadge



Map created by Page & Turnbull using parcel and year built shapefile data provided by City of San Diego in February 2024.

ID#	NAME	TIER	ID#	NAME	TIER
1	Alamo Villas	3	42	Furrow Heights	3
2	American Pie	3	43	Furrow Heights Unit #3 *	3
3	Ansell Glen	3	44	Harbor Vista	3
4	Aragon Heights Unit #1 *	3	45	Hazelwood Heights	3
5	Aragon Heights Unit #2	3	46	Horton Park	3
6	Arnold Heights	3	47	Hubner Estates	3
7	Arnold Park	3	48	Hubner Knolls	3
8	Autumn Ridge	3	49	Inrig Park	2
9	Balboa Vista	2	50	Jackson & Scott Add	3
10	Bayview Heights	3	51	Kensington (Upper)	1
11	Bayview Mobile Home Park	2	52	Kensington Park	1
12	Bayview Ridge	3	53	Kensington Park Villas	2
13	Bellevue Center	3	54	Knightbridge	3
14	Bellevue Estates	3	55	Kolga Manor	3
15	Bellevue Heights	3	56	Melissa Park	3
16	Bellevue Heights Unit #7	3	57	Melissa Park Unit #2 *	3
17	Boyer Heights	3	58	Morrison Terrace	3
18	Bright Side Estates	3	59	Parkman Estates	2
19	Campus Heights	2	59	Park Vista	3
20	Cindy Manor	3	61	Rancho Chollas	3
21	Cloverline	3	62	Ridgewood Village *	3
22	Cloverline Manor	3	63	Ridge View	3
23	Clifford Point	3	64	Ridgeview Acres *	3
24	College Avenue	3	65	Rolando	2
25	College Grove Center	3	66	Rolando Glen	3
26	College Grove Condominiums	3	67	Rolando Park	3
27	College Park Town Homes	2	68	Rolando Park Unit #4	2
28	College Verde	3	69	Rosberry Park	3
29	Colony Point	2	70	Russell Heights	2
30	Conrad Terrace	3	71	Ryan Manor	3
31	Cosgrove Heights	3	72	Seminole Terrace	3
32	Cosgrove Park	2	73	Streamview Heights	3
33	Danville	3	74	Sun-Kist Estates	3
34	Delta Heights	3	75	Talmadge Park	1
35	Demarest Heights	3	75A	Talmadge Park Estates NR District	1
36	Dan Terrace	3	76	Talmadge Park Estates	2
37	El Comito Terrace	2	77	Talmadge Park Manor	3
38	Eulid Mesa	3	78	Valley Park Estates	3
39	Eulid View	3	79	Westwood Hills	3
40	Farmington Park	3	80	Cartier Center	1
41	Federal Boulevard *	3			

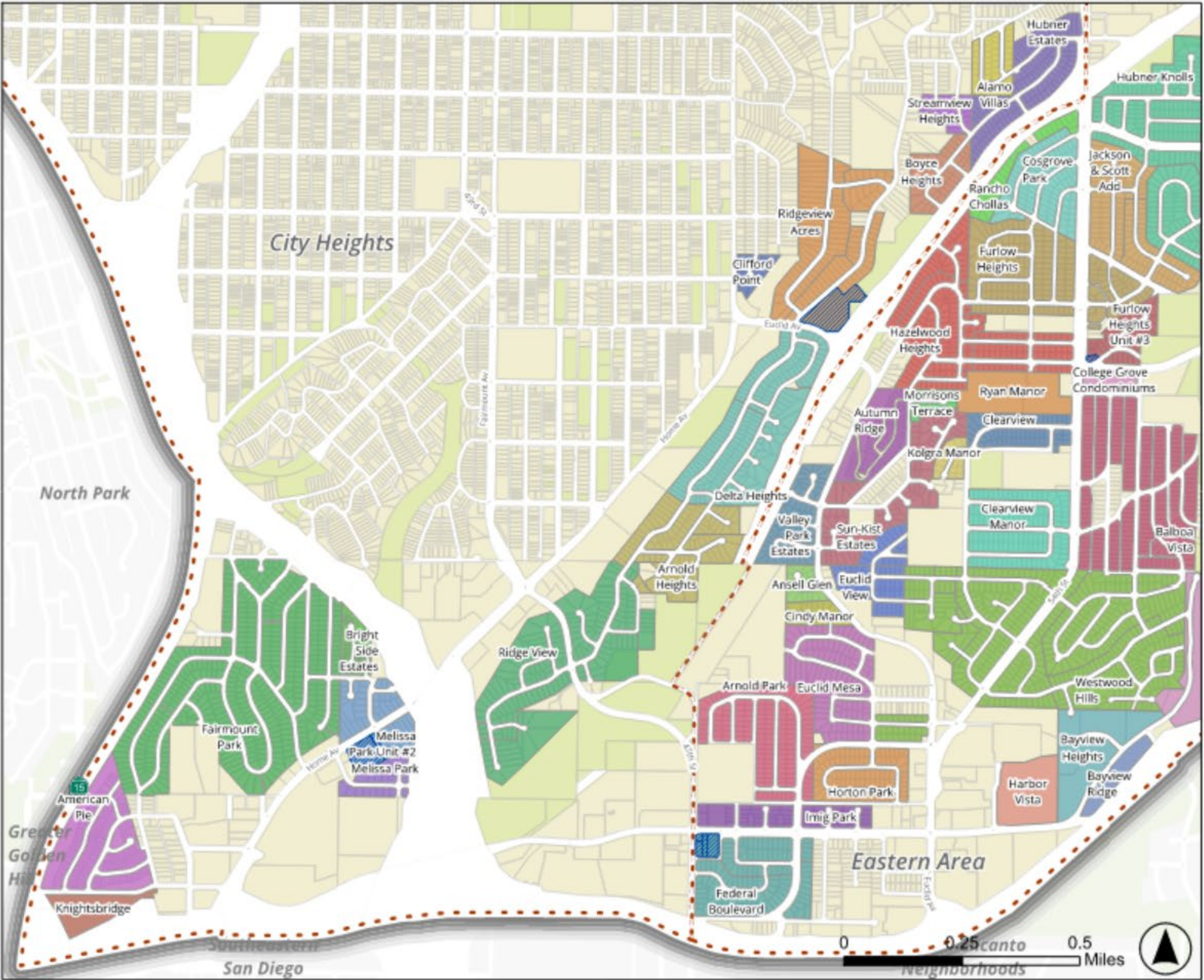
Tier 1 = Listed or Potential Historic District
Tier 2 = Mixed Development History/May Warrant Future Research
Tier 3 = Lacks Historic Eligibility

*Tier 2 Parcels
MPC#4 - Aragon Heights Unit #1: 4240 Aragon Drive (APN 4741300700)
MPC#41 - Federal Boulevard: 4711 Federal Blvd (APN 5413300400), 4715 Federal Blvd (APN 5413300300), 4725 Federal Blvd (APN 5413300400), and 1515 47th St (APN 5413300200)
MPC#43 - Furrow Heights Unit #3: 2953 54th St (APN 4773410500)
MPC#57 - Melissa Park Unit #2: Laborers International Union #89 (8161 Home Ave, APN 5415702600) and San Diego Vietnamese Seventh-day Adventist Church (4185 Home Ave, APN 5415700300)
MPC#62 - Ridgewood Village Unit #4 - 3635 College Ave (APN 4735713100) and 3619 College Ave (APN 4735713100)
MPC#64 - Ridgeview Acres Unit #2 - New Creation Church (3115 Abadeno Ave, APN 4763480100)

Tier 2 Parcel in Tier 3 Master Planned Community
City Parks and Open Space
Community Plan Areas

Figure 29. WILL BE REPLACED WITH 11x17 PDF MAP

Fig. X: Survey Findings by Community: City Heights



Map created by Page & Turnbull using parcel and year built shapefile data provided by City of San Diego in February 2024.

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ID#	NAME	TIER	ID#	NAME	TIER
1	Alamo Villas	3	42	Furrow Heights	3
2	American Pie	3	43	Furrow Heights Unit #3 *	3
3	Ansell Glen	3	44	Harbor Vista	3
4	Aragon Heights Unit #1 *	3	45	Hazelwood Heights	3
5	Aragon Heights Unit #2	3	46	Horton Park	3
6	Arnold Heights	3	47	Hubner Estates	3
7	Arnold Park	3	48	Hubner Knolls	3
8	Autumn Ridge	3	49	Imig Park	2
9	Balboa Vista	2	50	Jackson & Scott Add	3
10	Bayview Heights	3	51	Kensington (Upper)	1
11	Bayview Mobile Home Park	2	52	Kensington Park	1
12	Bayview Ridge	3	53	Kensington Park Villas	2
13	Bellevue Center	3	54	Knightbridge	3
14	Bellevue Estates	3	55	Kolgra Manor	3
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18	Bright Side Estates	3	59	Parkman Estates	2
19	Campus Heights	2	60	Park Vista	3
20	Cindy Manor	3	61	Rancho Chollas	3
21	Clearview	3	62	Ridgewood Village *	3
22	Clearview Manor	3	63	Ridge View	3
23	Clifford Point	3	64	Ridgeview Acres *	3
24	College Avenue	3	65	Rolando	2
25	College Grove Center	3	66	Rolando Glen	3
26	College Grove Condominiums	3	67	Rolando Park	3
27	College Park Towne Homes	2	68	Rolando Park Unit #4	2
28	College Verde	3	69	Rosberry Park	3
29	Colony Point	2	70	Russell Heights	2
30	Conrad Terrace	3	71	Ryan Manor	3
31	Cosgrove Heights	3	72	Seminole Terrace	3
32	Cosgrove Park	2	73	Streamview Heights	3
33	Danville	3	74	Sun-Kist Estates	3
34	Delta Heights	3	75	Talmadge Park	1
35	Dennist Heights	3	75A	Talmadge Park Estates NR District	1
36	Dan Terrace	3	76	Talmadge Park Estates	2
37	El Comito Terrace	2	77	Talmadge Park Manor	3
38	Euclid Mesa	3	78	Valley Park Estates	3
39	Euclid View	3	79	Westwood Hills	3
40	Fairmount Park	3	80	Cartier Center	1
41	Federal Boulevard *	3			

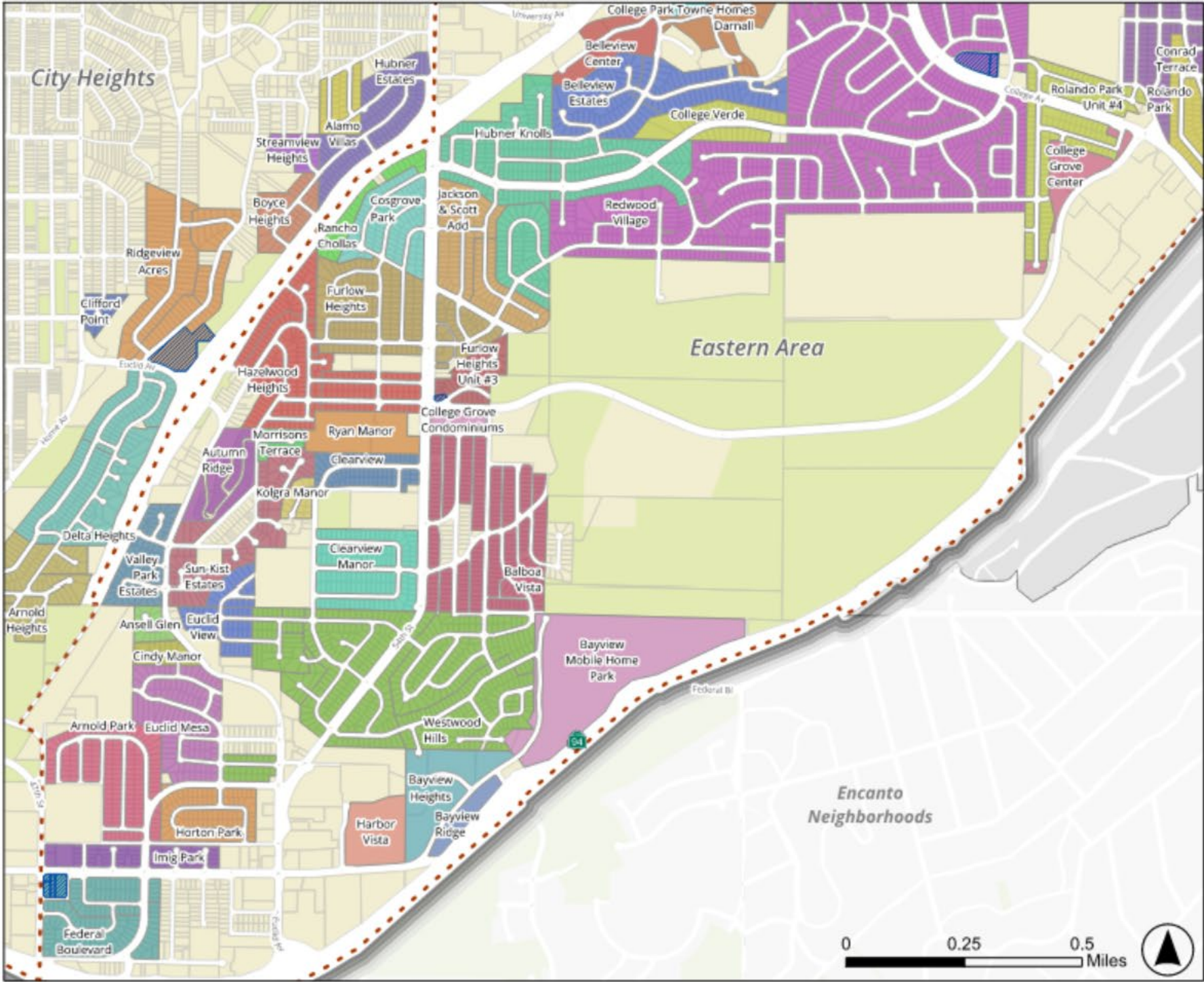
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MPC#43 - Furrow Heights Unit #3: 2953 54th St (APN 4773410500)
MPC#57 - Melissa Park Unit #2: Laborers International Union (889) (8161 Home Ave, APN 5415702400) and San Diego Vietnamese Seventh-day Adventist Church (4185 Home Ave, APN 5415700300)
MPC#62 - Westwood Village Unit #4 - 3635 College Ave (APN 4735713100) and 3619 College Ave (APN 4735713100)
MPC#64 - Ridgeview Acres Unit #2 - New Creation Church (3115 Abaderna Ave, APN 4763480100)

Tier 2 Parcel in Tier 3 Master Planned Community
City Parks and Open Space
Community Plan Areas

Figure 30. WILL BE REPLACED WITH 11x17 PDF MAP

Fig. X: Survey Findings by Community: Eastern Area (1)



Map created by Page & Turnbull using parcel and year built shapefile data provided by City of San Diego in February 2024.

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ID#	NAME	TIER	ID#	NAME	TIER
1	Alamo Villas	3	42	Furlow Heights	3
2	American Pie	3	43	Furlow Heights Unit #3 *	3
3	Ansel Glen	3	44	Harbor Vista	3
4	Aragon Heights Unit #1 *	3	45	Hazelwood Heights	3
5	Aragon Heights Unit #2	3	46	Horton Park	3
6	Arnold Heights	3	47	Hubner Estates	3
7	Arnold Park	3	48	Hubner Knolls	3
8	Autumn Ridge	3	49	Imig Park	2
9	Balboa Vista	2	50	Jackson & Scott Add	3
10	Bayview Heights	3	51	Kensington (Upper)	1
11	Bayview Mobile Home Park	2	52	Kensington Park	1
12	Bayview Ridge	3	53	Kensington Park Villas	2
13	Bellevue Center	3	54	Knightbridge	3
14	Bellevue Estates	3	55	Kolga Manor	3
15	Bellevue Heights	3	56	Melissa Park	3
16	Bellevue Heights Unit #7	3	57	Melissa Park Unit #2 *	3
17	Boyce Heights	3	58	Morrison Terrace	3
18	Bright Side Estates	3	59	Parkman Estates	2
19	Campus Heights	2	60	Park Vista	3
20	Cindy Manor	3	61	Rancho Chollas	3
21	Clearview	3	62	Redwood Village *	3
22	Clearview Manor	3	63	Ridge View	3
23	Clifford Point	3	64	Ridgeview Acres *	3
24	College Avenue	3	65	Rolando	2
25	College Grove Center	3	66	Rolando Glen	3
26	College Grove Condominiums	3	67	Rolando Park	3
27	College Park Towne Homes	2	68	Rolando Park Unit #4	2
28	College Verde	3	69	Rosberry Park	3
29	Colony Point	2	70	Russell Heights	2
30	Conrad Terrace	3	71	Ryan Manor	3
31	Cosgrove Heights	3	72	Seminole Terrace	3
32	Cosgrove Park	2	73	Streamview Heights	3
33	Darnall	3	74	Sun-Kist Estates	3
34	Delta Heights	3	75	Talmadge Park	1
35	Dennistadt Heights	3	75A	Talmadge Park Estates NR District	1
36	Dan Terrace	3	76	Talmadge Park Estates	2
37	El Comito Terrace	2	77	Talmadge Park Manor	3
38	Euclid Mesa	3	78	Valley Park Estates	3
39	Euclid View	3	79	Westwood Hills	3
40	Fairmount Park	3	80	Cartier Center	1
41	Federal Boulevard *	3			

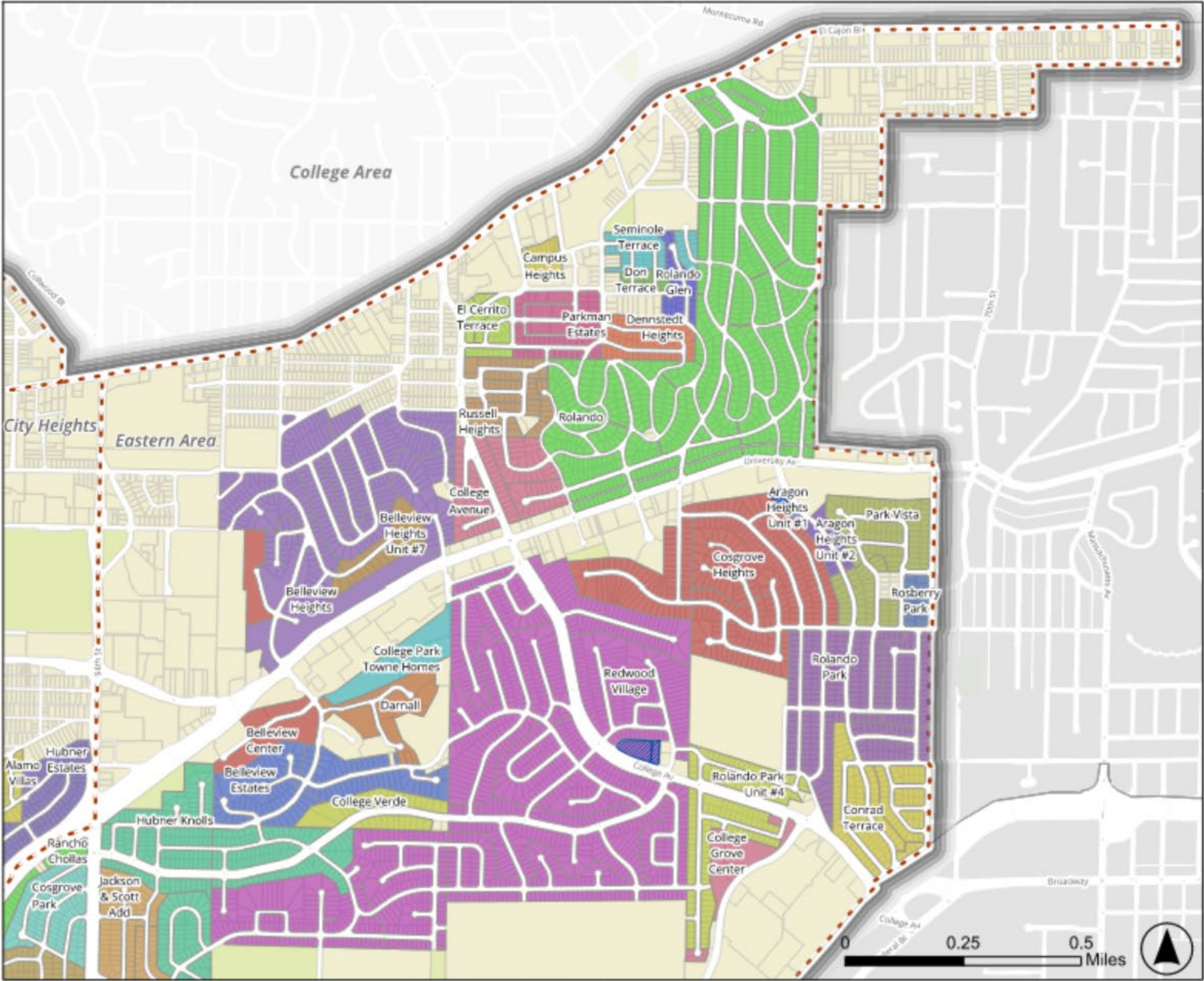
Tier 1 = Listed or Potential Historic District
Tier 2 = Mixed Development History/May Warrant Future Research
Tier 3 = Lacks Historic Eligibility

*Tier 2 Parcels
MPC#44 - Aragon Heights Unit #1: 4240 Aragon Drive (APN 4741300700)
MPC#41 - Federal Boulevard: 4711 Federal Blvd (APN 5413300400), 4715 Federal Blvd (APN 5413300300), 4725 Federal Blvd (APN 5413300400), and 1515 47th St (APN 5413300200)
MPC#43 - Furlow Heights Unit #3: 2953 54th St (APN 4773410500)
MPC#57 - Melissa Park Unit #2: Laborers International Union #89 (4161 Home Ave, APN 5415702600) and San Diego Vietnamese Seventh-day Adventist Church (4185 Home Ave, APN 5415702000)
MPC#62 - Redwood Village Unit #4 - 3635 College Ave (APN 4735713100) and 3619 College Ave (APN 4735713100)
MPC#64 - Ridgeview Acres Unit #2 - New Creation Church (3115 Albadena Ave, APN 4763430100)

 Tier 2 Parcel in Tier 3 Master Planned Community
 City Parks and Open Space
 Community Plan Areas

Figure 31. WILL BE REPLACED WITH 11x17 PDF MAP

Fig. X: Survey Findings by Community: Eastern Area (2)



Map created by Page & Turnbull using parcel and year built shapefile data provided by City of San Diego in February 2024.

Mid-Cities Focused Reconnaissance Survey Report
Final Draft - January 2025

ID#	NAME	TIER	ID#	NAME	TIER
1	Alamo Villas	3	42	Furrow Heights	3
2	American Pie	3	43	Furrow Heights Unit #3 *	3
3	Anawil Glen	3	44	Harbor Vista	3
4	Aragon Heights Unit #1 *	3	45	Hazlewood Heights	3
5	Aragon Heights Unit #2	3	46	Horton Park	3
6	Arnold Heights	3	47	Hubner Estates	3
7	Arnold Park	3	48	Hubner Knolls	3
8	Asturn Ridge	3	49	Irreg Park	2
9	Barboa Vista	2	50	Jackson & Scott Add	3
10	Bayview Heights	3	51	Kensington (Upper)	1
11	Bayview Mobile Home Park	2	52	Kensington Park	1
12	Bayview Ridge	3	53	Kensington Park Villas	2
13	Bellevue Center	3	54	Knightsbridge	3
14	Bellevue Estates	3	55	Kolga Manor	3
15	Bellevue Heights	3	56	Melissa Park	3
16	Bellevue Heights Unit #7	3	57	Melissa Park Unit #2 *	3
17	Boyes Heights	3	58	Morrison Terrace	3
18	Bright Side Estates	3	59	Parkman Estates	2
19	Campus Heights	2	60	Park Vista	3
20	Cindy Manor	3	61	Rancho Chollas	3
21	Clayville	3	62	Rosewood Village *	3
22	Clayville Manor	3	63	Ridge View	3
23	Clifford Point	3	64	Ridgeview Acres *	3
24	College Avenue	3	65	Rolando	2
25	College Grove Center	3	66	Rolando Glen	3
26	College Grove Condominiums	3	67	Rolando Park	3
27	College Park Towne Homes	2	68	Rolando Park Unit #4	2
28	College Verde	3	69	Rosberry Park	3
29	Colony Point	2	70	Russell Heights	2
30	Conrad Terrace	3	71	Ryan Manor	3
31	Cosgrove Heights	3	72	Seminole Terrace	3
32	Cosgrove Park	2	73	Streamview Heights	3
33	Darnall	3	74	Sun-Kist Estates	3
34	Delta Heights	3	75	Talmadge Park	1
35	Dennstedt Heights	3	75A	Talmadge Park Estates NR District	1
36	Dan Terrace	3	76	Talmadge Park Estates	2
37	El Comito Terrace	2	77	Talmadge Park Manor	3
38	Eudiel Mesa	3	78	Valley Park Estates	3
39	Eudiel View	3	79	Westwood Hills	3
40	Fairmount Park	3	80	Cartel Center	1
41	Federal Boulevard *	3			

Tier 1 = Listed or Potential Historic District
Tier 2 = Mixed Development History/May Warrant Future Research
Tier 3 = Lacks Historic Eligibility

*Tier 2 Parcels
MPC#4 - Aragon Heights Unit #1: 4240 Aragon Drive (APN 4741300700)
MPC#41 - Federal Boulevard: 4711 Federal Blvd (APN 5413300400), 4715 Federal Blvd (APN 5413300300), 4725 Federal Blvd (APN 5413300400), and 1515-47th St (APN 5413300200)
MPC#43 - Furrow Heights Unit #3: 2953 54th St (APN 4773410500)
MPC#57 - Melissa Park Unit #2: Lubbers International Union #89 (8161 Home Ave, APN 5415702600) and San Diego Vietnamese Seventh-day Adventist Church (4185 Home Ave, APN 5415700300)
MPC#62 - Redwood Village Unit #4 - 3635 College Ave (APN 4735713100) and 3619 College Ave (APN 4735713100)
MPC#64 - Ridgeview Acres Unit #2 - New Creation Church (3115 Alabaster Ave, APN 4763430100)

Blue hatched box = Tier 2 Parcel in Tier 3 Master Planned Community
Green box = City Parks and Open Space
Orange dashed box = Community Plan Areas



Figure 32. WILL BE REPLACED WITH 11x17 PDF MAP