

# HISTORICAL RESOURCE TECHNICAL REPORT

for the

**EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING  
2906-2912 UNIVERSITY AVE & 3911 KANSAS ST**



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**EXECUTIVE SUMMARY**

The proposed Sunset Temple development project consists of the façade preservation and restoration of the Edward and Emma Newman Building, also referred to as the Sunset Temple Building, in the community of North Park. The project proposes to substantially alter the Edward and Emma Newman/Sunset Temple Building by removing most of the building, but retaining and rehabilitating its south and west façades on University Avenue and Kansas Street. Development also includes demolition of the adjacent, non-historic east building at 2920 University Avenue and construction of a new, seven-story, mixed-use multifamily residential structure with 92 dwelling units and a subterranean parking garage.

Heritage Architecture & Planning was hired to provide a Historical Resources Technical Report (HRTR) for the Edward and Emma Newman/Sunset Temple Building. The purpose of this HRTR is to evaluate the potential eligibility of resources located within the project study area for listing in the National, State, and/or Local Register of historic resources. In addition, the HRTR will address proposed project effects on identified historic resources in accordance with local, state, and national regulatory requirements.

This Historical Resources Technical Report has identified the Edward and Emma Newman/Sunset Temple Building, located at 2906-2912 University Avenue and 3911 Kansas Street in San Diego, as significant at the local level and eligible for listing in the National Register under Criterion A and California Register Criterion 1 for its association with the early commercial developments that have made significant contributions to the broad patterns of North Park community and San Diego's historical and economic heritage. The resource represents the early commercial development of North Park that occurred along University Avenue as a result of the streetcar line expansion and subsequent residential growth. The commercial center at 30th and University developed into the community's primary commercial core and the Edward and Emma Newman Building housed the community's first department store, the Mudd Department store, from 1929-1932.

The building is also significant at the local level and eligible for listing in the National Register under Criterion C and the California Register Criterion 3 for its Spanish Colonial Revival architectural style and One-Part Commercial Block building type. Specifically, the resource encompasses the entire parcel, retains a boxed form, features a large expanse of wall above the storefront intended for signage and large glass display windows to illustrate its use as a commercial space. Additionally, the building continues to convey the historic significance of the Spanish Colonial style by embodying the historic characteristics associated with the style including an undulating stucco exterior, pilasters with scroll-like capitals, Mission tile roof, decorative wrought iron, corner tower, arched transom windows, accent tiles, and clay attic vents.

The building is listed in the City of San Diego Historical Resources Register (HRB #1482) under local Criterion A and C. The Edward and Emma Newman/Sunset Temple Building appears to retain sufficient integrity to convey its historical significance. The commercial building was found to retain its integrity of location, setting, design, materials, workmanship, feeling, and association.

The proposed Sunset Temple development project would result in a significant direct impact to the historical resource due to the proposed subterranean garage that will be constructed at the project site

and the interior and rear walls of the existing building will be removed. The exterior south and west facades of the Edward and Emma Newman Building, with its recessed entries, will be retained and rehabilitated in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards)*. Mitigation measures and adherence to *SOI Standards* will be followed on the exterior rehabilitation of the resource which will enable the building to continue to convey its architecture, retaining a sufficient degree of its integrity of location, setting, design, workmanship, materials, feeling, and association, for which the property received its local designation under Criterion A and C.

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## **SECTION I INTRODUCTION**

The proposed project (Project) is located at 2906-2912 University Avenue and 3911 Kansas Street in the community of North Park, San Diego. The project site includes the Edward and Emma Newman Building, also known as the Sunset Temple Building, a City of San Diego historically designated property (HRB #1482).

The purpose of this Historical Resources Technical Report (HRTR) is to evaluate the potential eligibility of resources located within the project study area for listing in the National, State, and/or Local register of historic resources. In addition, this HRTR will address proposed project effects on identified historic resources in accordance with local, state, and national regulatory requirements.

This report contains the following information:

- Review of the existing exterior conditions of the property.
- Review of the history of the property and its physical development.
- Review of the subject property’s eligibility under local, state, and national register designation criteria.
- An analysis of the effects of the proposed project on historic resources.

### **A. REPORT ORGANIZATION**

This HRTR has been prepared in compliance with the City of San Diego Historical Resources Board Historical Resource Technical Report Guidelines and Requirements. This report is organized into seven sections. The first section is the Introduction, providing purpose and overview of the report and resource location information. The Introduction is followed by the Project Setting, which describes the current environment as well its historical development. The third section, Methods and Results, details the work that was completed, such as research and field assessments, and provides a description of all resources within the project study area. The Significance Evaluations section provides an analysis of the significance of the resource against local, state, and national designation criteria. Section five, Findings and Conclusions, summarizes the results of the study and includes a potential impact discussion on identified historic resources. Next, the Bibliography notes all citations made in the document. Lastly, the Appendices includes necessary background information regarding the resources including building development information, ownership and occupancy information, maps, DPR forms, and preparer’s qualifications.

### **B. PROJECT STUDY AREA**

The project study area and Area of Potential Effect (APE) have been limited to the existing Edward and Emma Newman/Sunset Temple Building parcel (APN 4464121000) with City of San Diego staff approval. (Figure 1) The subject property is located in the City of San Diego North Park Community Plan (NCP) area, within the City of San Diego, California.

Current Property Name:	Sunset Temple Building
Property Address:	2906-2912 University Avenue and 3911 Kansas Street
Current Assessor Parcel Number:	4464121000
Community Planning Area:	North Park Community Plan

Legal Description:

The west 90 feet of Lots 21, 22, 23 and 24 inclusive of Block 206 of University Heights, in the City of San Diego, County of San Diego, State of California, according to the amended map thereof made by G.A. D’Hemecourt recorded in the office of the Recorder of San Diego County, in Book 8, Page 36, et.seq. of Lis Pendens.



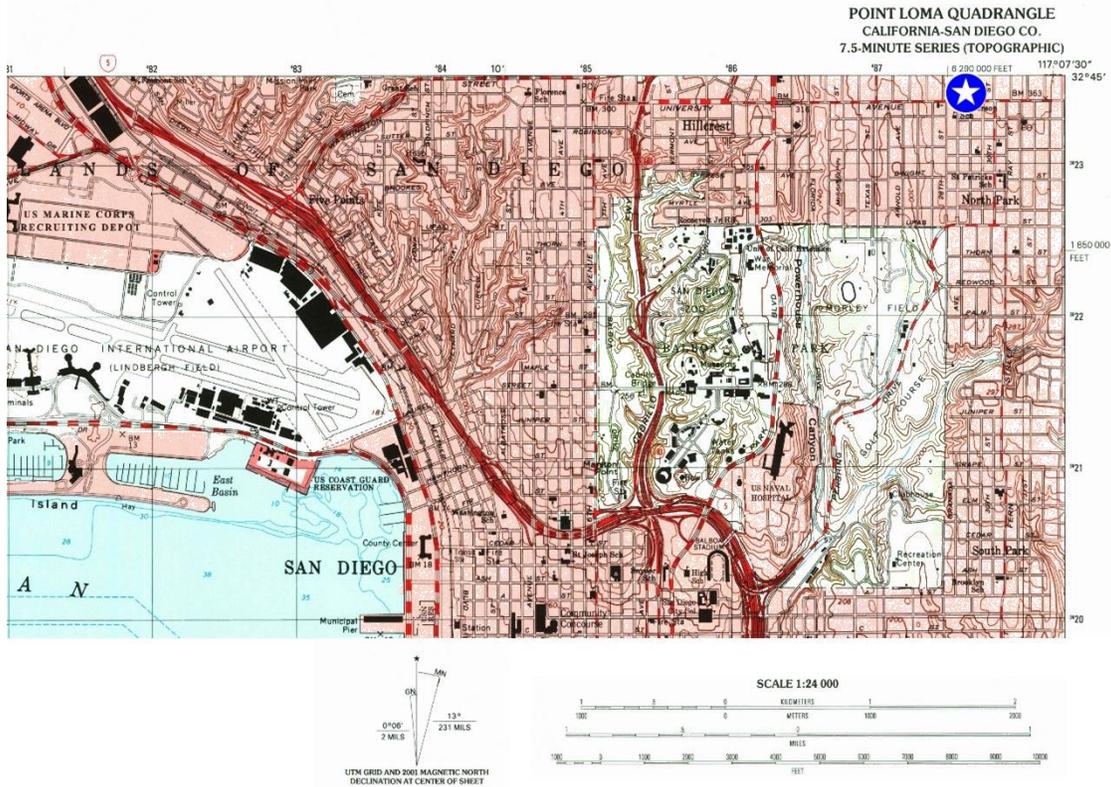


Figure 2: Location Map. Source: USGS, Point Loma, CA, 1996



Figure 3: Project Study Area and Area of Potential Effect (APE). Source: Google maps.

**C. PROJECT PERSONNEL**

Eileen Magno, Principal Historian/Architectural Historian, is the primary investigator for the project with assistance from Stuart Sawasaki, Project Architect, and oversight by David Marshall, AIA, NCARB, Principal. Heritage personnel qualifications meet or exceed *The Secretary of the Interior's Qualification Standards* as published in the Code of Federal Regulations, 36 CFR Part 61.

## SECTION II PROJECT SETTING

### A. PHYSICAL PROJECT SETTING

The Edward and Emma Newman/Sunset Temple Building (project) is located at 2906-2912 University Avenue and 3911 Kansas Street in the North Park community of San Diego. The project site consists of a 0.50-acre property on Assessor's Parcel Number 4464121000, bound by apartment building to the immediate north, Kansas Street to the east, University Avenue to the south, and 2920 University Avenue commercial building and alley to the immediate west.

The property is within the City of San Diego North Park Community Plan Area (NPCPA), which designates the project site for commercial and residential use. The site is zoned as CPLU (Community Commercial-Residential). The project site was developed as a two-story plus basement structure which is only partially occupied.

### B. HISTORICAL OVERVIEW<sup>1</sup>

#### Historic Commercial Development of North Park 30<sup>th</sup> and University: 1907-1929

The commercial core in North Park emerged at the beginning of 1909 after the completion of three streetcar lines in the area and a new water supply system bringing water to the neighborhood. The opening of the University Ave streetcar line brought immediate development to the surrounding area which had previously been cattle pastures and citrus groves. The San Diego Union reported that 37 homes had been built in the area since the start of construction on the line in early 1907.<sup>2</sup> Real estate firms began to see the potential for suburban development and started purchasing land around Balboa Park which they would then subdivide to create residential tracts. One of the real estate firms who was instrumental in the commercial development along University Avenue was Stevens & Hartley, run by Jack Hartley and William Stevens (Hartley's brother-in-law). The Hartley family was one of the pioneer families who purchased 40 acres of land at the end of the 19th century in North Park before its urban development.

By 1910 there were over a dozen residential tracts established in North Park, lots were sold, and residential properties were being constructed. With the boom of residential construction and expanding population, Stevens & Hartley had prophesied that the corner of 30th and University would someday become one of the busiest corners in the city.<sup>3</sup> In 1910 Stevens & Hartley decided they would develop the family's former lemon grove into commercial and residential properties.<sup>4</sup> In order to pay for future commercial development, they parceled off 20 acres of land to be subdivided for residential lots and named it Hartley's North Park Tract. Shortly after establishing the residential tract, they began clearing the rest of the land at the corner of 30th and University. The first commercial building constructed at

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<sup>1</sup> Heritage Architecture & Planning, "Historical Resource Research Report for the Edward W. Newman/I.O.O.F. Building, 2906-2912 University Avenue & 3911 Kansas Street." December 5, 2022. The resource was officially listed in January 26, 2023 as the Edward and Emma Newman Building, HRB #1482.

<sup>2</sup> P. Covington, *North Park: A San Diego Urban Village, 1896-1946*. (San Diego, CA: Hon Consulting for the North Park Community Association, 2007).

<sup>3</sup> Covington, *North Park*.

<sup>4</sup> Covington, *North Park*.

the junction was a small wooden building which would become Stevens & Hartley's North Park branch for their real estate firm; it was completed in 1909.

The first significant commercial development at 30th and University began in 1912 when Stevens & Hartley commissioned a three-story mixed-use building<sup>5</sup> on the northwest corner of 30th and University. The building housed their new real estate office headquarters, a pharmacy, a barber shop, and on the second and third floor there were a total of six apartments containing 22 rooms. In the same year, the real estate partners built a small building on the southeast corner which would become the first grocery store in the area. On the southwest side of 30th across the street from the grocery store, four single-story buildings were constructed for a man named William Younkin. The four buildings would be occupied by businesses to support the home building industry in the area, such as two plumbing shops, a hardware store, and a furniture store.<sup>6</sup> By 1917 there were more than a dozen buildings that had been constructed. Among some of the businesses that occupied the buildings were a bakery, laundry services, an auto-mechanic garage, a fire station, doctors' offices, and a lumber company.

There was an economic decline starting in 1917 when the US entered WW1 and most construction in the area came to a halt. The first signs of commercial development at the junction after WWI occurred in 1921 when the economy started to recover. Entrepreneurs who had businesses in downtown San Diego became aware of the fast-paced growth in North Park and began to open new shops at 30th and University, expanding the commercial core several blocks to the south, east, and west sides of the junction. Some of the new buildings were constructed with concrete, brick, exposed steel and adorned with tile which was considered to be modern. Stevens & Hartley commissioned seven concrete buildings and the area would be called "Hartley's Row." Hartley's Row included several grocery stores, a shoemaker, restaurant, poultry shop, billiard hall, and bakery.<sup>7</sup>

The commercial district continued to grow and by 1927 the dynamic growth of North Park resulted in more civic improvements in the area, the single-track streetcar lines turned into double tracks, a power substation was built, the post office constructed a branch on Ray Street, and the streetlights lined University Ave.

Towards the end of the 1920s Stevens & Hartley began to remodel the individual shops on Hartley's Row by unifying the facades integrating them into one architectural unit.<sup>8</sup> This was a new architectural typology for North Park and became the precursor to the shopping center. In the following years several shopping centers began to emerge. The shopping center buildings were larger than previous commercial buildings. They were designed by renowned local architects and in the Mediterranean Revival style, which was popularized by the 1915 Panama-California Exposition buildings in Balboa Park.<sup>9</sup> Notable shopping center buildings include The Hurlburt & Tidal Retail Center, University Motor In Market, and the Dixie Retail and Office Building.

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<sup>5</sup> Covington, *North Park*.

<sup>6</sup> Covington, *North Park*.

<sup>7</sup> Covington, *North Park*.

<sup>8</sup> Covington, *North Park*.

<sup>9</sup> Historic Resources Group & City of San Diego, "Greater North Park Community Plan Area Historic Resources Survey." 2011, Appendix A-22.

North Park offered its residents amenities beyond retail and professional services. By 1929 there were two theaters, The Romona and The North Park Theater, a mini-golf course, community meeting space in the Nordberg Building, and the Maw Music store in the [Edward W.] Newman Building created the first area for entertainment in North Park at University and 29th.<sup>10</sup>

The fast paced growth North Park had experienced during the 1920s rapidly declined when the New York stock market crashed in 1929 resulting in the Great Depression.

#### Edward W. Newman Era (1929-1932)

The undeveloped lot at the corner of University Avenue and Kansas Street in North Park was purchased from Jennie Albertia Wales on June 21, 1921, by Edward W. and Emma L. Newman. Edward W. Newman was an early building developer and builder by occupation. Records indicate that he arrived in San Diego as early as 1913.<sup>11</sup> During the 1920s, Edward maintained an office in the 3800 block of 30<sup>th</sup> Street and was a speculator and builder, primarily of residences, in the University Heights, Normal Heights, Kensington, as well as North Park communities.<sup>12</sup> By 1923, Edward and Emma lived in North Park at 3970 Kansas Street. The Newmans would witness firsthand the emerging commercial growth along University Avenue in North Park and saw this as an opportunity to venture into commercial development.

Just south of his residence at the corner of Kansas and University and across from the recently completed North Park Theater, Newman took a chance and invested.<sup>13</sup> Newman engaged contractor William E. Gibbs to design-build his corner commercial structure in the Spanish Eclectic style.<sup>14</sup> The cost of the building was \$14,000 and included a ground floor, full basement, and mezzanine.<sup>15</sup> The original plan was to include four stories with reinforced concrete and steel foundation to compensate for the structural load. However, during construction, plans were changed with the building retaining two stories in height with the second floor planned as a mezzanine around a central open space.<sup>16</sup>

Newman also solicited two entities to occupy the building: the E.N. Mudd Department Store and the Norman F. Maw Music Company. The E.N. Mudd store would be run by E.N. Mudd and his son, Thurmond Mudd. Both were previously connected to the J.C. Penny company where they gained knowledge of the general mercantile industry. The new store, according to E.N. Mudd, “would carry a complete department store line of merchandise.”<sup>17</sup> E.N. Mudd store officially opened for business in December 1929. Conversely, the Norman F. Maw Music Company was an established business for 19 years with a location in the downtown area. The company was looking forward to a larger facility and their occupancy began in 1930.<sup>18</sup> Besides musical instruments, the Maw Company also stocked Frigidaire refrigerators and Brunswick radios.<sup>19</sup> At the public opening of Norman Maw’s new store, representatives

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<sup>10</sup> Covington, *North Park*.

<sup>11</sup> City Directory 1913 notes Edward W. Newman’s occupation as “Builder” and that he resided at 3828 30<sup>th</sup> Street.

<sup>12</sup> Donald P. Covington, “Once Upon a Time in North Park: Newman/I.O.O.F. Building.” February 1997.

<sup>13</sup> The North Park Theater was completed in January 1929 and is located directly across University Avenue from the Edward W. Newman/I.O.O.F. building.

<sup>14</sup> “Twenty-Nineth and ‘U’ to have New Store.” *The Evening Tribune*. July 30, 1929.

<sup>15</sup> “Twenty-Nineth and ‘U’ to have New Store.” *The Evening Tribune*. July 30, 1929. “Mudd Company to Open Store.” *The Evening Tribune*. November 22, 1929.

<sup>16</sup> Covington, “Once Upon a Time in North Park.”

<sup>17</sup> “Mudd Company to Have New Store.” *San Diego Evening Tribune*. August 2, 1929.

<sup>18</sup> “Store to Hold Open House.” *The San Diego Union*. June 7, 1930.

<sup>19</sup> Covington, “Once Upon a Time in North Park.”

of the Frigidaire Company served frozen desserts “to illustrate the advantages of electrical refrigeration in the home.” Entertainment was also offered by the thirty voices of the Treble Clef club and the San Diego State College Men’s Glee Club. Several ukuleles and banjos were also given away during the grand opening.<sup>20</sup>

Unfortunately, despite all of the fanfare, the Newmans saw the decline of business due to the stock market crash and decided to sell the building in 1932. Norman F. Maw Music decided to close its doors after over 20 years while the E.N. Mudd store moved its location to 30<sup>th</sup> Street and University. On September 13, 1932, the property was sold to the Independent Order of Odd Fellows (I.O.O.F.) Sunset Lodge No. 328.

### I.O.O.F. Era (1932-2003)

The Independent Order of Odd Fellows (I.O.O.F.) was a non-sectarian fraternal order of Odd Fellowship founded initially in England in 1748. The order, composed of lodges or local chapters, formed the first official lodge in the U.S. in Baltimore, Maryland by Thomas Wildey in 1819.<sup>21</sup> The Order was also known as the “Triple Link Fraternity” for their interlocking symbol alluding to their motto, “Friendship, Love, and Truth.” As an organization, the I.O.O.F. aimed to provide a framework that promoted personal and social development. The goal of the order was not only to form a brotherhood in personal ways, but to embrace their faith through acts of service to others. An early charity and philanthropic organization, much like the Freemasons, the Odd Fellows sought to bring aid to the poor and the sick.<sup>22</sup>

The Odd Fellows of San Diego had their beginnings at the New Town home of James Pasco on December 5, 1868. At this time the Odd Fellows resolved to organize and soon realized that their growth and stature within the community would necessitate a more permanent structure. It was a sentiment also shared by the Masons. This need for permanent meeting halls by both the Masons and the Odd Fellows evolved into the formation of the Masonic Building Association.<sup>23</sup> By 1882, their building was completed and was situated in the heart of what was then the center of business and commerce at Sixth and H (Market) Streets in downtown.<sup>24</sup> The Masons occupied the Sixth Street front and the Odd Fellows the H Street front.<sup>25</sup> Even more suggestive of the Order’s fellowships was the rapid spread of new lodges throughout the years with each new lodge initially congregating at the downtown building. By 1920, the Masons outgrew the Hall they shared with I.O.O.F. for nearly 31 years and relocated. The I.O.O.F. continued to occupy the downtown property until ca. 1972.

### I.O.O.F. Sunset Building

Originally meeting at the downtown I.O.O.F. building, the Sunset Lodge No. 382 later purchased the Edward W. Newman building in North Park in 1932. According to historian Donald Covington, after I.O.O.F.’s purchase, a remodeling project began under the direction of Lee Brendt, a Marine officer and member of the fraternity. The project resulted in lodge facilities facing Kansas Street and three business

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<sup>20</sup> Covington, “Once Upon a Time in North Park.”

<sup>21</sup> Rose Heichelbech, “The Strange History of the Odd Fellows: Their Symbols are Still Mysterious Today.” <https://dustyoldthing.com/odd-fellows-history/>

<sup>22</sup> Heichelbech, “The Strange History of the Odd Fellows.”

<sup>23</sup> Sarah Haugh and Charles P. Tyson, “Independent Order of Odd Fellows Building National Register of Historic Places.” 1978.

<sup>24</sup> The downtown I.O.O.F. building is currently listed in the National Register of Historic Places and is a contributing resource to the Gaslamp Quarter Historic District.

<sup>25</sup> Haugh and Tyson, “Independent Order of Odd Fellows Building.”

spaces facing University.<sup>26</sup> City Directories note the following businesses in 1934: R.M. Milam Clothes Cleaner; North Park Florists who shared their space with Lucille Suhr Sheet Music; and R.L Jarrard Cigars. Sunset Hall was recorded as occupying 3911 Kansas Street beginning in 1935. From 1938-1948, First Lutheran Church co-occupied the space with Sunset Hall. Other fraternal orders and societies also shared the space in the coming years with many of these organizations directly functioning under the I.O.O.F. The Daughters of Rebekah, the female branch of the I.O.O.F., would congregate and host larger events and meetings at the site that would include organizational state leaders and higher-ranking members of the I.O.O.F. Other non-I.O.O.F. occupants included the Decree of Pocahontas, Order of Rainbow Girls, and Bethlehem Shrine, among many others.<sup>27</sup>

About the time major renovations and additions were taking place at the I.O.O.F. Sunset building in 1955, the Sunset Hall name would be replaced with Sunset Temple from 1956-1972 after which a variation of the two names, Sunset Temple Hall, would be recorded in the local directories. By the 1980s, the organization's official name, I.O.O.F., was recorded in the directory listings until 2003 when the non-profit organization sold the property to the corporate firm Sunset Temple, Inc.

Similarly, the storefronts along University were also diverse and changed often throughout the over 90 years of its existence. From florists to clothing, appliances to musical instruments, bridal shops to barber shops, and later restaurants, a variety of commercial entities at this location helped serve the needs of the community.

Just prior to the Covid pandemic in 2020, the property was deeded to its current owner, The North Park Building, LLC. Since that time, the building has mostly been vacant and boarded up for security.

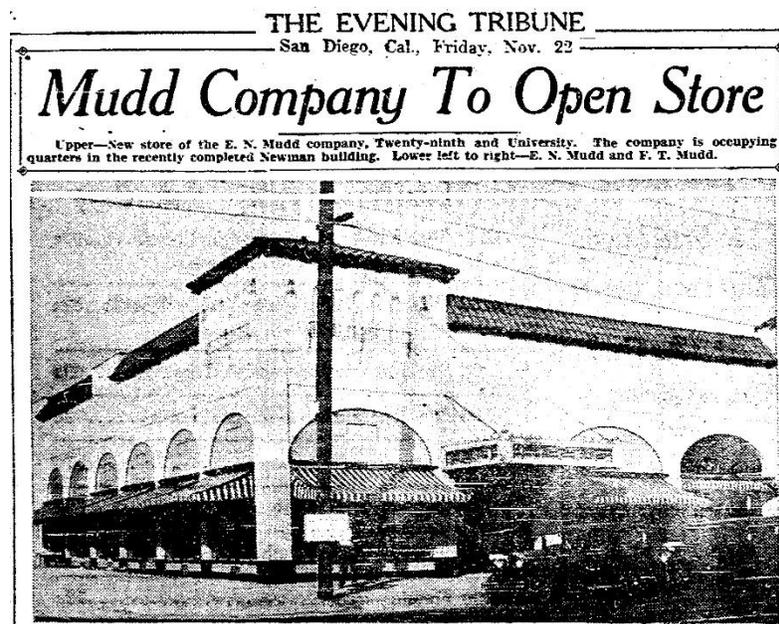


Figure 4: Opening of the E.N. Mudd Company store, November 22, 1929. Source: The Evening Tribune.

<sup>26</sup> Covington, "Once Upon a Time in North Park."

<sup>27</sup> City Directories.



Figure 5: Opening of the E.N. Mudd Company store, November 23, 1929. Source: The San Diego Union.



Figure 6: News article photo looking northwest at the Norman F. May Music Company store, June 7, 1930. Source: The San Diego Union.



Figure 7: Looking west on University Avenue dated 1931. The Edward and Emma Newman building is located to the right. Source: San Diego History Center.



Figure 8: Sunset Lodge of the Odd Fellows acquires the Edward W. Newman block, September 24, 1932. Source: The San Diego Union.



Figure 9: Looking north at Smith's Linoleum store, 2912 University Avenue, ca. 1940s. Source: San Diego History Center.



Figure 10: Looking northwest at storefronts from the corner of University Avenue and Kansas Street, August 24, 1948. Source: San Diego History Center.



Figure 11: Aerial view of North Park commercial district showing the Edward and Emma Newman building. Note the addition of the wrap-around canopy, April 5, 1958. Source: San Diego History Center.

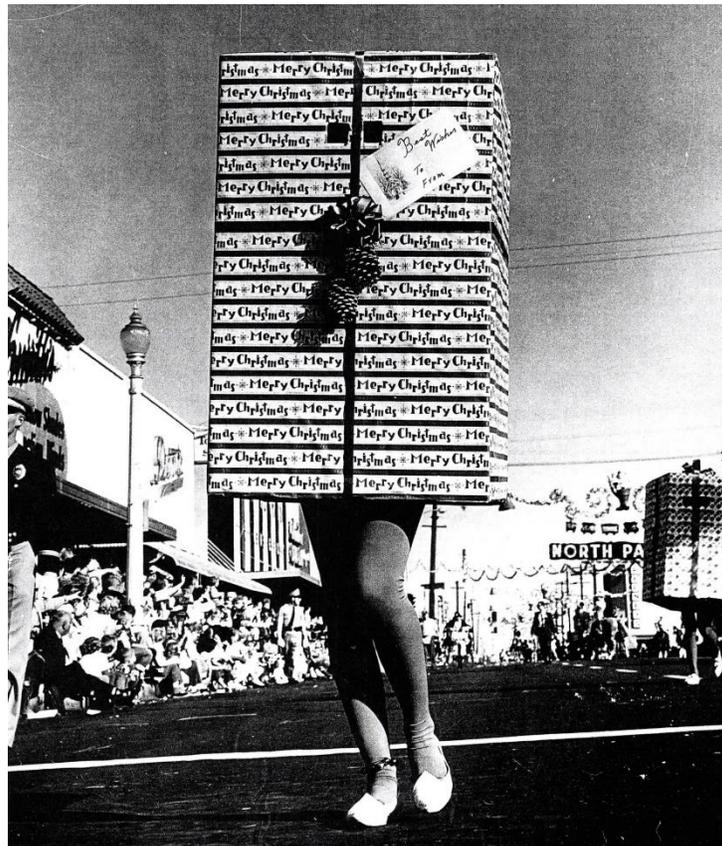


Figure 12: North Park's Toyland Parade looking east along University Avenue, ca. 1960. Portion of the Edward and Emma Newman building is visible to the left. Source: San Diego History Center.



Figure 13: North Park's Toyland Parade looking northeast along University Avenue, ca.1960. Portion of the Edward and Emma Newman building's west and south facades are visible. Note the arched windows at the southwest corner appear to be covered. The far north windows at the west façade have been changed by this time. Source: San Diego History Center.



Figure 14: Looking west from the corner of University Avenue and Kansas Street, November 2000. Note the arched windows are no longer covered. Source: San Diego History Center.



*Figure 15: Looking northeast from the corner of University Avenue and Kansas Street, July 1, 2016.  
Source: Ken Williams, "Ole!" San Diego Uptown News.*

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## **SECTION III METHODS AND RESULTS**

### **A. ARCHIVAL AND HISTORICAL RESEARCH**

This report was prepared using primary and secondary sources related to the resource's site development history.

Archival research has been conducted to determine the location of previously documented historic and architectural resources within the project study area and to help establish a context for resource significance. National, state, and local inventories of architectural/historic resources were examined in order to identify significant local historical events and personages, development patterns, and unique interpretations of architectural styles.

Information was solicited regarding the location of historic properties in the project area from local governments, public and private organizations, and other parties likely to have knowledge of or concerns about such resources. The following inventories, sources, and persons were consulted in the process of compiling this report:

- National Register of Historic Places
- California Historical Resources Information System (CHRIS) Information Center
- California Historical Landmarks
- California Points of Historical Interest
- California Register of Historic Resources
- California Office of Historic Preservation
- County of San Diego Assessor's Office
- City of San Diego Planning Department
- City of San Diego Historical Resources Board
- City of San Diego, Development Services Department, Records Office
- San Diego History Center
- San Diego Central Public Library, California Room
- San Diego State University, Love Library
- University of California San Diego, Library Digital Collections

Materials included documentation of previous reports, photographs, building permits, news articles, City/County directories, title information, and maps. Published sources focusing on local history were consulted, as well as material relating to federal, state, and location designation requirements. Research for the report was not intended to produce a large compendium of historical and genealogical material, but rather to provide specific information necessary to understand the evolution of the site and its significance.

### **B. FIELD SURVEY**

A site walk-through and existing conditions survey were conducted by David Marshall, AIA, NCARB, Principal Architect. Field documentation was completed by Heritage staff, Stuart Sawasaki, Project

Architect. Photographs were taken by David Marshall, AIA, NCARB. The survey was conducted to record and understand the existing condition of the site, identify character-defining features, and assess the structure's condition and historical integrity. Analysis focused on the structure's exterior and did not include detailed assessments of the archaeological, structural, electrical, mechanical systems, or interiors. Following the fieldwork, the property was recorded on DPR 523 forms according to the *Instructions for Recording Historic Resources, Department of Parks and Recreation, Office of Historic Preservation, State of California*. The resource was photographed with a digital camera and representative photographs are included in this report and on the DPR 523 forms.

### C. DESCRIPTION OF SURVEYED RESOURCE

The Edward and Emma Newman Building, commonly known as the Sunset Temple building, is located at the corner of University Avenue and Kansas Street in the North Park community of the city of San Diego, CA. The property includes the following addresses: 2906, 2908, 2910 and 2912 University Avenue and 3911 Kansas Street. Constructed in 1929 by general contractor William E. Gibbs, this Spanish Colonial Revival style commercial building consists of two stories plus a basement. Three facades are visible from the public right of way including the south, west, and north sides. The east façade abuts the neighboring building and is not visible.

The resource functions as a One-Part Commercial Block with first floor storefront and upper facades that are divided by a 1955 wrap-around metal canopy. The building's commercial storefront entries are along the south façade facing University Avenue with secondary entries along Kansas Street. The building has a boxlike form and features a composition hipped roof corner tower with terracotta along the ridge and recessed arched features at the south and west sides. The flat roof includes a stepped parapet wall with terracotta tile ridge and composition shingles with curved rafter tails. A decorative gable projects beyond the parapet wall above the southeast entrance and retains its recessed arches at the gable end, but the original roof tile, wrought-iron railing, and two light sconces as seen in historic photographs are no longer extant. Clay pipe attic vents are featured below the roof line at the corners. A series of pilasters topped with scroll-like capitals are showcased at the upper portions of the south and west facades. The walls are finished in an undulating faux-adobe stucco texture. A Moderne-style early 1950s "SUNSET TEMPLE" neon sign is installed on the west façade above the ca. 1940s steel windows. A lower 1955 neon sign is located at the canopy.

Fenestration comprises of large steel transom windows with divided lites at the south and portions of the west façade, three 1940s replacement square-topped steel windows with jalousies are at the north end of the west façade, and steel divided lite windows are at the north facade. University Avenue storefront windows at the southwest façade were replaced with garage-style windows that open to the sidewalk. Two first floor double-hung wood windows have been added ca. 1950s along with new doors at the west facade. The north façade includes original steel divided lite windows with hollow clay tile attic vents above.

There are two recessed storefront entries along University Avenue and include original wood doors with single glazing. These entrances have their original mosaic tile flooring and wood paneled ceiling. Bulkheads and columns are clad in ceramic tiles that have been set over the original tiles. Cast-iron ventilation grilles are also extant at several University Avenue storefronts. Exterior metal sidewalk café rails have been added at the southwest corner.

Overall, the historic integrity of the Edward and Emma Newman/Sunset Temple Building remains largely intact, including its boxed plan, horizontal massing, hipped roof corner tower, flat roof with parapet, undulating stucco exterior finish, metal divided lite windows and transoms, recessed storefront entries with mosaic tile floor and wood paneled ceiling. The building is mostly unoccupied, all the openings have been boarded up, and murals have recently been painted over the building.



Figure 16: Aerial view of the property, 2022. Source: Google maps.



Figure 17: View looking north at the south façade from University Avenue.



Figure 18: View looking west at the east end of the south façade from University Avenue. The metal canopy dates to 1955.



Figure 19: Original wood panel ceiling at one of the recessed entries at University Avenue. The light fixture remnant appears to be original.



Figure 20: One of two recessed entries on University Avenue with original mosaic tile floor.



Figure 21: View looking northeast at the southwest corner of the building at the intersection of University Avenue and Kansas Street.



Figure 22: Close up view of the hipped roof corner tower.



Figure 23: A modern-style early 1950s “SUNSET TEMPLE” neon sign on the west façade above a ca. 1940s replacement steel window. The lower neon sign is dated ca. 1955.



Figure 24: View looking northeast at the ground-level west façade and underside of the 1955 metal canopy.



Figure 25: View looking southeast at portions of the north and west facades.



Figure 26: West end of the north wall showing original steel windows and hollow clay tile attic vents above. The stucco texture appears to be original.



Figure 27: Interior view of the south storefront showing the steel arched transom, storefront window display, and entry door with hardware. The pendant lights are old, but not original to the building.



Figure 28: Corner of a first floor office with original woodwork and panel door, looking southeast.



Figure 29: The auditorium, looking southwest. Note the second floor balcony.



Figure 30: View of the first floor auditorium, looking east from the second floor balcony.



Figure 31: Second floor looking northwest.



Figure 32: Looking down the northwest stairway from the second floor.

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## SECTION IV SIGNIFICANCE EVALUATION

### A. EVALUATION CRITERIA

Federal, state, and local historic preservation programs provide specific criteria for evaluating the potential historic significance of a resource. Although the criteria used by the different programs (as relevant here, the National Register of Historic Places, the California Register of Historical Resources, and the City of San Diego Register of Historical Resources) vary in their specifics, they focus on many of the same general themes. In general, a resource need only meet one criterion in order to be considered historically significant.

Another area of similarity is the concept of integrity — generally defined as the survival of physical characteristics that existed during the resource’s period of significance. Federal, state, and local historic preservation programs require that resources maintain sufficient integrity in order to be identified as eligible for listing as historic.

#### 1. National Designation: The National Register of Historic Places

The National Register of Historic Places (commonly referred to as the “National Register” or “NRHP”) is a Congressionally-authorized inventory of “districts, sites, building, structures, and objects significant in American history...” (16 U.S.C. § 470a). To be eligible for listing in the National Register, a resource must meet the following requirements.

**Criterion (A):** associated with events that have made a significant contribution to the broad patterns of our history

**Criterion (B):** associated with the lives of persons significant in our past

**Criterion (C):** embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual foundation

**Criterion (D):** has yielded or is likely to yield information important in prehistory or history.

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

**Criteria Consideration A:** A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

**Criteria Consideration B:** A building or structure removed from its original location, but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

**Criteria Consideration C:** A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or

**Criteria Consideration D:** A cemetery which derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

**Criteria Consideration E:** A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

**Criteria Consideration F:** A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

**Criteria Consideration G:** A property achieving significance within the past 50 years if it is of exceptional importance.

The property must also retain integrity. Integrity is “evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association” and it “must be judged with reference to the particular criteria under which a resource is proposed for eligibility.”

(36 C.F.R. § 60.4)

## 2. State Criteria Evaluation: California Register of Historical Resources

The California Register of Historical Resources (“California Register” or “CRHR”) identifies historical and archeological resources significant to the state. The eligibility requirements for listing in the California Register are very similar to the eligibility requirements for listing in the National Register, though they have a somewhat stronger focus on California-specific issues.

More specifically, to qualify as an historical resource for purposes of the California Register, a resource must meet at least one of four criteria:

**Criterion 1:** Associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage

**Criterion 2:** Associated with the lives of persons important to local, California, or national history

**Criterion 3:** Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic value

**Criterion 4:** Has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.

(Cal. Pub. Res. Code § 5024.1).

In order to be eligible for listing in the California Register, an historical resource must have integrity. (Cal. Code Regs. tit. 14, § 4851).

## 3. Local Criteria Evaluation: City of San Diego Historical Resources

The Historical Resources Guidelines of the City of San Diego’s Land Development Manual (LDM) identifies the criteria under which a resource may be historically designated. It states that any improvement, building, structure, sign, interior element and fixture, site, place, district, area, or object, typically over 45 years old, regardless of whether they have been altered or continue to be used, may be designated a historical resource by the City of San Diego Historical Resources Board (HRB) if it meets one or more of the following designation criteria:

- A. Exemplifies or reflects special elements of the City's, a community's, or a neighborhood's, historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development;
- B. Is identified with persons or events significant in local, state or national history;
- C. Embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;
- D. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman;
- E. Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources; or
- F. Is 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.

## B. RESOURCE SIGNIFICANCE

### 1. National and California Register

#### *National Register Criterion A / California Register Criterion 1*

Research disclosed the Edward and Emma Newman Building is associated with the historical and economic development of North Park. The resource represents the early commercial development of North Park that occurred along University Avenue as a result of the streetcar line expansion and subsequent residential growth. The commercial center at 30<sup>th</sup> and University development into the community's primary commercial core and the Edward and Emma Newman Building housed the community's first department store, the Mudd Department store, from 1929-1932.

Therefore, the Edward and Emma Newman Building is associated with the early developments that have made significant contributions to the broad patterns of North Park community's and the city's commercial heritage and qualifies under National Register Criterion A and California Register Criterion 1 at the local level of significance.

#### *National Register Criterion B / California Register Criterion 2*

Historical research has failed to reveal any historically significant persons or entities at the local, state, or national level that have a direct tie with this resource. Although the building is historically linked to Edward W. Newman, a speculator and builder during the 1920s, since the property is a commercial building, no evidence confirms Mr. Newman occupancy of the building in any way during his short-term ownership. Additionally, historical research has failed to identify any substantiated and or demonstrable achievements or contributions to the history of the North Park neighborhood, the city, state, or the nation that was made by Mr. Newman while he owned the property.

Furthermore, research revealed the building's association with the Sunset Lodge No. 328 of the I.O.O.F. as owners and occupants as well as the various I.O.O.F. sects that co-occupied and utilized the meeting hall for various events. However, researched information was limited and did not disclose any pertinent data to substantiate significant events or persons of importance with a direct link to the building that

made important decisions or contributions to the local, state, or nation. Further, any building's significant association with the I.O.O.F. organization has already been established in the downtown National Registered I.O.O.F. building at Sixth Avenue and Market Street.

Therefore, the property does not qualify under National Register Criterion B and California Register Criterion 2 at the local level of significance.

#### *National Register Criterion C / California Register 3*

The Edward and Emma Newman/Sunset Temple Building, located at the corner of University Avenue and Kansas Street in the North Park community of San Diego, embodies the distinctive characteristics through the retention of character defining features of the One-Part Commercial Block type. Specifically, the resource encompasses the entire parcel, retains a boxed form, features a large expanse of wall above the storefront intended for signage and large glass display windows to illustrate its use as a commercial space. Additionally, the building continues to convey the historic significance of the Spanish Colonial style by embodying the historic characteristics associated with the style include an undulating stucco exterior, pilasters with scroll-like capitals, corner tower, arched transom windows, accent tiles, and clay attic vents.

Therefore, the resource qualifies under the National Register Criterion C and California Register Criterion 2 at the local level of significance.

#### *National Register Criterion D / California Register Criterion 4*

The commercial resource at 2906-2912 University Avenue in San Diego is not likely to yield archaeological information regarding history or prehistory. It does not appear to qualify under National Register Criterion D or California Register Criterion 4.

## **2. City of San Diego Register**

Constructed in 1929, the Edward and Emma Newman Building is locally designated under the City of San Diego Register of Historical Resources as HRB #1482. According to the nomination, the building is a special element of the historical and economic development of North Park and the City as a whole and retains integrity to its 1929-1932 period of significance under Criterion A. Specifically, the resource is representative of the early commercial development of North Park that occurred along University Avenue as a result of the expansion of streetcar lines and subsequent residential growth. The commercial center at 30<sup>th</sup> and University Avenue developed into the community's primary commercial core and the 2906-2912 University Avenue building housed North Park's first department store, the Mudd Department store, from 1929-1932.

Further, the resource embodies the distinctive characteristics through the retention of character defining features of the One-Part Commercial Block type by embodying the historic characteristics associated with the building type specifically, the resource encompasses the entire parcel, retains a boxed form, features a large expanse of wall above the storefront intended for signage and large glass display windows to illustrate its use as a commercial space. Additionally, the building continues to convey the historic significance of the Spanish Colonial style by embodying the historic characteristics

associated with the style include an undulating stucco exterior, pilasters with scroll-like capitals, corner tower, arched transom windows, accent tiles, and clay attic vents.

### 3. Integrity

In addition to meeting one of the local, state, or national criteria, a property must also retain a significant amount of its historic integrity to be considered eligible for listing. Historic integrity is made up of seven aspects: location, design, setting, materials, workmanship, feeling, and association. The following is an integrity analysis of the Edward and Emma Newman Building.

**Setting** – The Edward and Emma Newman Building is located on a corner commercial block and retains its setting within the North Park neighborhood. The property continues to be surrounded by other commercial and residential properties constructed around the same time. Therefore, this parcel retains its setting integrity.

**Location** – The location of the resource has remained the same since its construction in 1929 at University Avenue and Kansas Street across from the North Park Theater. Therefore, the property has retained its location integrity.

**Design** – The overall design of the resource remains a good example of Spanish Eclectic style with its boxed plan, horizontal massing, hipped roof corner tower, flat roof with parapet, undulating stucco exterior finish, metal divided lite windows and transoms, storefront bulkhead and recessed storefront entry ways with mosaic tile floor and wood paneled ceiling. Therefore, the resource retains its design integrity.

**Workmanship** – The workmanship that has gone into the construction of the Edward and Emma Newman property is mostly original. Modifications to the building include the addition of the Moderne-style wrap-around cover, the replacement square top metal windows with jalousies, and the modifications to the west façade storefront along Kansas Street. Therefore, the building's workmanship element for integrity purposes has been mostly retained.

**Materials** - The resource continues to exhibit a good degree of materials integrity. The materials illustrate the choices, combinations, availability, and technologies of the time. The retention of undulating stucco exterior finish, mosaic tile floor and wood panel ceiling at the entries, bulkheads, wood entry door with single glazing, and metal divided lite windows and transoms comprise the choice and configuration of building materials which portray the Spanish Eclectic style. Thus, the resource retains its materials integrity.

**Feeling** – The mixed commercial and residential neighborhood feeling of the site has not drastically changed over the years. Hence, the resource's integrity of feeling has been retained.

**Association** – The resource continues to embody its association with the overall North Park commercial development along University Avenue. Therefore, the property retains its association integrity.

In summary, the Edward and Emma Newman/Sunset Temple Building appears to retain sufficient integrity to convey its historical significance. The commercial building retains its integrity of location, setting, design, materials, workmanship, feeling, and association.

## SECTION V FINDINGS AND CONCLUSIONS

The purpose of the Findings and Conclusions section is to assess the impacts of the proposed Edward and Emma Newman Building project on identified historical resources of the built environment. Under CEQA, the City of San Diego has established significance determination thresholds for significant impact, in accordance with CEQA Guidelines Section 21082.2. Significant impacts include direct, indirect, and cumulative impacts to historical resources, as described in the City’s “CEQA Significance Determination Thresholds” dated January 2007.

The APE contains one historic property, the Edward and Emma Newman Building, listed in the City of San Diego Register of Historical Resources (HRB#1482). The property also appears to be eligible for listing under National Register Criterion A and B and the California Register under Criterion 1 and 3 at the local level of significance.

### A. PROPOSED PROJECT DESCRIPTION

The proposed Sunset Temple development project consists of the façade preservation and restoration of the Edward and Emma Newman Building, also referred to as the Sunset Temple Building, in the community of North Park. The project proposes to substantially alter the Edward and Emma Newman Building by removing most of the building but retaining and rehabilitating its south and west façades on University Avenue and Kansas Street. Development also includes demolition of the adjacent, non-historic east building at 2920 University Avenue<sup>1</sup> and construction of a new, seven-story, mixed-use multifamily residential structure with 92 dwelling units and one subterranean parking garage.

### B. IDENTIFYING HISTORICAL RESOURCES OF THE BUILT ENVIRONMENT

Historical resources are recognized as part of the environment under the California Environmental Quality Act (CEQA) (PRC Sections 21002(b), 21083.2, and 21084.1). According to Public Resources Code §5020.1(j), “historical resource” includes, but is not limited to, any object, building site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.” More specifically, the California Environmental Quality Act (CEQA) Guidelines (Section 15064.5(a)(1-2) state that the term “historical resources” applies to such resources listed in or determined to be eligible for listing in the California Register of Historical Resources (California Register), included in a local register of historical resources, or determined to be historically significant by the Lead Agency.

The California Register is an authoritative guide to the state’s historical resources and to which properties are considered significant for purposes of CEQA. The California Register includes resources listed in or formally determined eligible for listing in the National Register of Historic Places, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or

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<sup>1</sup> City of San Diego Development Services Department, “Digital-Single Preliminary Historic for Project Number 695015.” September 15, 2022. The resource at 2920 University Avenue was determined and concurred by City of San Diego as not eligible for designation under any criteria. This determination is valid for five years.

that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC §5024.1, 14 CCR §4850).

Moreover, the City of San Diego's CEQA Significance Determination Thresholds (Development Services Department, January 2011) notes that if a resource is not listed in, or determined eligible for listing in, the California Register, or not deemed significant in a historical resource survey, it may nonetheless be historically significant. The significance of a historical resource is based on the potential for the resource to meet one or more of the criteria presented below, including the potential to address important research questions as documented in a site specific technical report as part of the environmental review process.

This HRTR has identified one historic resource located within the project APE, that is the Edward and Emma Newman Building.

### C. PROPOSED PROJECT IMPACTS

#### CEQA Impacts

The proposed Sunset Temple development project would result in the removing most of the building but retaining and rehabilitating the Edward and Emma Newman Building's exterior façade along University Avenue and Kansas Street.

In determining potential impacts on historical resources under CEQA, a "project with an effect that may cause a substantial adverse change in the significance of a historical resources is a project that may have significant effect on the environment" (CEQA Guidelines §15064.5). A "substantial adverse change" means "demolition, destruction, relocation, or alteration of the resource such that the significance of a historical resource would be materially impaired" [PRC §5020.1(q)]. Material impairment occurs when a project:

- Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance that justify its inclusion in, or eligibility for, listing in the California Register of Historical Resources; or
- Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significance; or
- Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA. [State CEQA Guidelines, §15064.5(b)(2)]

Direct or indirect effects can occur to the eligible historical resources with the implementation of the project. Direct effects can include alteration, demolition, or removal of buildings, structures, and cultural

landscape elements. Direct effects can also include the addition of new buildings, structures, or infill elements which would alter the historic setting, the site lines, or view corridors from one point to another by changing spatial relationships of buildings to each other along with landscape elements.

Implementation of the proposed project would result in significant impacts to an on-site historical resource due to the interior demolition of the Edward and Emma Newman Building and grading activities for the subterranean garage. Compliance with recommended mitigation measures would reduce the significance of impacts but not to a level that is less than significant.

#### City of San Diego's Significance Thresholds

The City of San Diego's Significance document has identified various activities that will cause damage or have an adverse effect on the resource.

#### 1. Direct Impacts

##### Demolition, Grading, and Excavation Activities

A proposed subterranean garage will be constructed at the project site and the interior of the existing building will be cleared. The proposed demolition and grading activities will be a direct impact on the Edward and Emma Newman Building since it will constitute a loss of the interior of the historical resource.

##### Alteration or Repair of a Historic Structure

The exterior rehabilitation of the Edward and Emma Newman Building will be completed in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards)*, and, therefore, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

#### 2. Indirect Impacts

Indirect impacts were considered to determine if the project would cause the introduction of visual, audible, or atmospheric effects that are out of character with a historic resource or alter its setting.

The proposed project is expected to have a significant indirect or cumulative impact on the Edward and Emma Newman Building. Historically this subdivision block has not been previously built-up. The proposed project will introduce a high rise to an area that has not obscured previously exposed facades.

#### 3. Mandatory Findings Significance

CEQA sets forth mandatory findings of significance addressed below.

*Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory?*

The Edward and Emma Newman Building's role in the commercial and historical development trends of North Park's commercial core is important and will continue to convey its One-Part Commercial building type and Spanish Colonial Revival architectural style retaining its integrity of location, setting, design, workmanship, materials, feeling, and association, for which the property received its designation.

The rehabilitation of the exterior façade will be conducted in accordance with the *SOI Standards* under the supervision of HRB staff. Therefore, the proposed Sunset Temple development project would not eliminate the resource from its historical, economic, and architectural association as an important example of a commercial building significant to the early economic development in North Park's commercial core and San Diego's history and would not, therefore, result in a mandatory finding of significance.

#### D. MITIGATION MEASURES

Per the City of San Diego's Land Development Manual – Historical Resources Guidelines, preferred mitigation is to avoid impacts to the resource through project redesign. If impacts to the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm to the resource shall be taken.

##### Treatment Plan

An appropriate historical Treatment Plan, based upon *SOI Standards*, shall be completed to minimize adverse effects to the identified historical building. Such documentation, including rehabilitation recommendations, has already been prepared by a qualified historic architect to The Standards of the National Park Service.

##### Monitoring Plan

A historical resource construction Monitoring Plan outlines procedures to identify and protect historically significant resources and their significant character-defining features during a construction project. The Monitoring Plan has already been prepared by a qualified historic architect per The Standards of the National Park Service. During the construction period the qualified historic architect will observe and verify that the construction complies with the Treatment Plan.

##### Existing Sidewalk Sign

The existing sidewalk sign on University Avenue includes information about the history of the building and its uses and shall be retained and restored in lieu of creating a new interpretive sign. The proposed interpretive signage must be approved by the City's Historical Resources staff.

##### Recordation

If the resource cannot be accommodated through project redesign, it shall be documented according to HABS/HAER/HALS standards prior to interior demolition. Such documentation, including a written report, photographs, and in some cases, measured drawings and videotape, has already been prepared by a qualified professional to the standards determined by the National Park Service.

**E. CONCLUSION**

The proposed Sunset Temple project would result in a significant direct impact to the historical resource due to the proposed subterranean garage and central residential tower that will be constructed at the project site resulting in the interior of the existing building being removed. The exterior of the Edward and Emma Newman Building will be retained and rehabilitated in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Mitigation measures and adherence to the *SOI Standards* will be conducted on the exterior rehabilitation of the resource which will enable the building to continue to convey its One-Part Commercial building type and Spanish Colonial Revival architecture, retaining a sufficient degree of its integrity of location, setting, design, workmanship, materials, feeling, and association, for which the property received its designation.

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removed to another location on site as provided in the *SoI Standards*. If reuse onsite is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories.

## **E. CONCLUSION**

The proposed Sunset Temple project would result in a significant direct impact to the historical resource due to the proposed subterranean garage and central residential tower that will be constructed at the project site resulting in the interior of the existing building being removed. The exterior of the Edward and Emma Newman Building will be retained and rehabilitated in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Mitigation measures and adherence to the *SOI Standards* will be conducted on the exterior rehabilitation of the resource which will enable the building to continue to convey its One-Part Commercial building type and Spanish Colonial Revival architecture, retaining a sufficient degree of its integrity of location, setting, design, workmanship, materials, feeling, and association, for which the property received its designation.

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Advertisement. "E.N. Mudd Co. New Location: 3916 30<sup>th</sup> Street." *San Diego Union*. June 7, 1931.

Advertisement. "E.N. Mudd Co. North Park." *The San Diego Union*. November 24, 1929.

Advertisement. "Joseph E. Shreve & Co., 2906 University Avenue." *The Evening Tribune*. August 3, 1935.

Advertisement. "Maw Music Co. 2912 University Ave." *The Evening Tribune*. June 17, 1930.

Advertisement. "Maw Music Co., Inc. Quits." *San Diego Union*. May 18, 1932.

Advertisement. "Open House Reception: Norman F. Maw Music Co." *San Diego Union*. June 6, 1930.

"Business Block Becomes Property of Lodge." *San Diego Union*. September 25, 1932.

"Councilmen Invited to Opening of Hall." *San Diego Union*. January 1, 1934.

"Employment for Women." *San Diego Union*. January 27, 1946.

“Fraternal News.” *San Diego Union*. May 29, 1960.

“Half-Minute Interviews.” *San Diego Union*. January 3, 1929.

“Mehl Memorial Rites Set; IOOF To Officiate.” *San Diego Union*. December 13, 1953.

“Mudd Company to Have New Store.” *The Evening Tribune*. August 2, 1929.

“Mudd Company To Open Store.” *The Evening Tribune*. November 22, 1929.

“Music Concern in New Quarters.” *San Diego Union*. June 1, 1930.

“New Lodge Home to be Dedicated by Odd Fellows.” *San Diego Union*. February 9, 1934.

“New Store Marks Business Expansion.” *The San Diego Union*. November 23, 1929.

“News of Fraternal Organizations Culver Camp.” *San Diego Union*. February 23, 1947.

“Notice E.N. Mudd Co. Quits Business.” *The Evening Tribune*. April 4, 1931.

“Odd Fellows’ Hall Damaged by Blaze.” *San Diego Union*. November 6, 1935.

“Plan ‘Open House’ at Maw Company.” *The Evening Tribune*. June 6, 1930.

“Realty Roundup: Shopping Center Opens in May.” *San Diego Union*. April 19, 1964.

“San Diego Obituaries.” *San Diego Union*. February 23, 1954.

“State IOOF Leaders Set Official Visit.” *San Diego Union*. March 16, 1964.

“Sunset Lodge Purchases Building.” *The Evening Tribune*. September 17, 1932.

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## **SECTION VII APPENDICES**

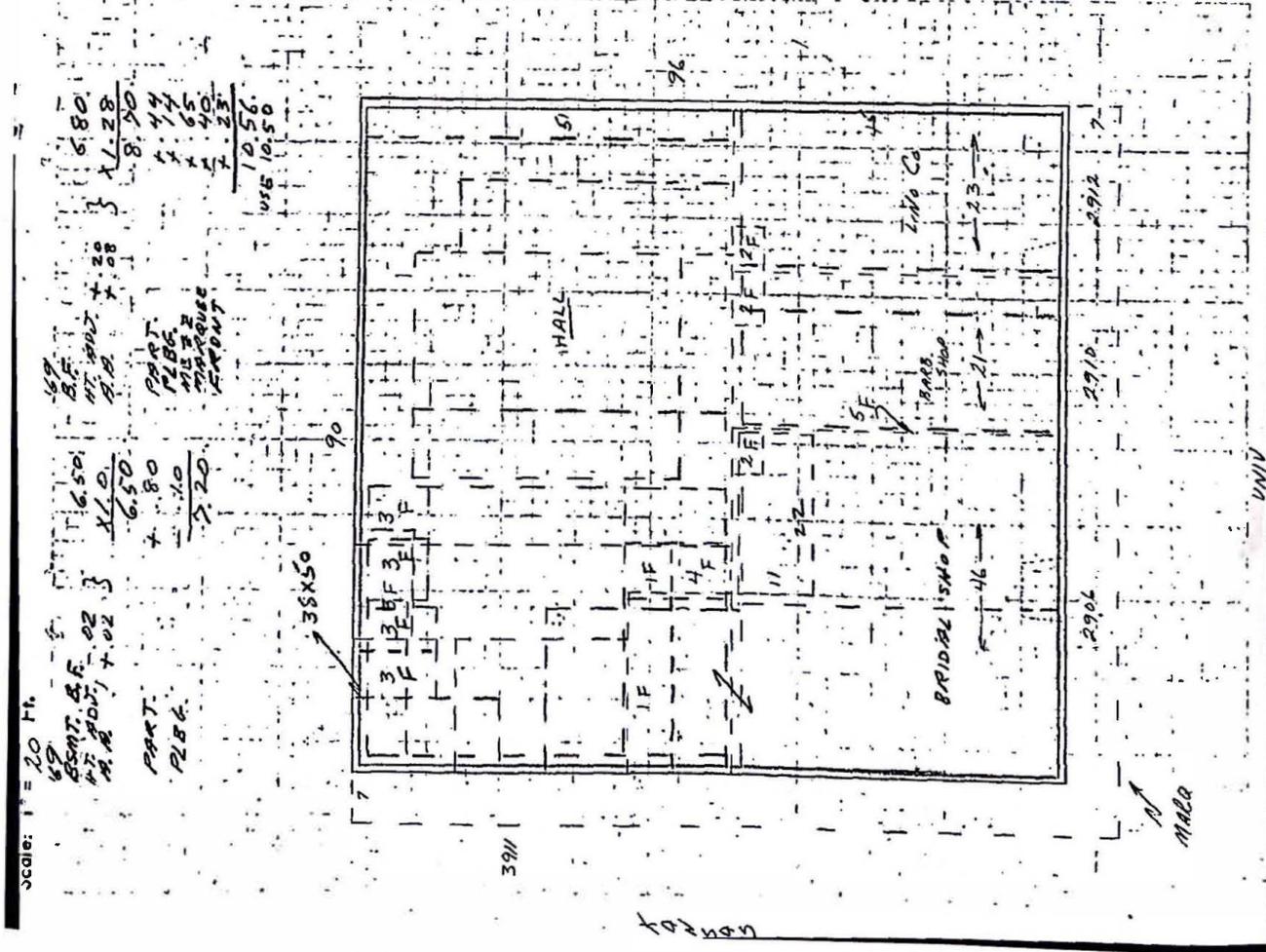
- A. BUILDING DEVELOPMENT INFORMATION**
- B. OWNERSHIP AND OCCUPANT INFORMATION**
- C. MAPS**
- D. DPR FORM**
- E. PREPARERS QUALIFICATIONS**

**A. BUILDING DEVELOPMENT INFORMATION**

1. County Assessor's Building Record
2. Notice of Completion
3. Water/Sewer Connection Records
4. Construction Permits
5. Previous Historical Resources Survey Forms



MISCELLANEOUS STRUCTURES				
STRUCTURE	FOUND	FLOOR CONST.	EXT. ROOF	DIM. AREA/UN
COMPUTATIONS C-3 STORE				
90x96 = 8640.				
B.F.				6.15
HGT ADJ (15%)				+ 98
PART				+ 75
PLMG				+ 21
MEZZ				+ 52
MEZZ FIN				+ 12
MARQ				+ 47
ADS B.F.				+ 9.4
BSMT				
90x96 = 8640.				
B.F.				4.95
HGT ADJ (40%)				- 20
PLMG				+ 10
PART				+ 1.10
FLR COV				+ 20
ADS B.F.				+ 6.5
REMARKS:				
NO CHANGE IN VALUE FOR 1966 AND 1967 + 7.65				



Information not available.

A.2 - Notice of Completion.

Form 8  
**OPERATING DEPT. SEWER CONNECTION ORDER**

Location 2906 University No. 31429  
Between Kansas & 30<sup>th</sup> Date 4/26/29  
W 90'  
Lot 21-24 Block 206 Amt. Pd. 60.00  
Addition UH  
Owner Newman

**SEWER INSPECTOR.** You will make SP+  
sewer connection at above location--Page 78K  
Remarks: SEWER RELOCATION  
9-27-29  
6-13-75  
E.E.A.

**PERMIT CLERK.**  
Service Taps  
Main 15'425 ft. E from E line of Kansas St.  
Service Enters  
Property 3 1/2 ft. from line of 6' St.  
Goodspeed Chg. W. O.  
**FOREMAN**  
Sp. opening

A.3 - Water/Sewer Connection Records.



1584711

**OPERATING DEPARTMENT CITY OF SAN DIEGO**  
WATER DEPARTMENT (FOR THE WATER SERVICE)

DATE: Jan 18 1922 BY: [Signature]

GENERAL FOREMAN: Please install 274 service and 278  
meter at above location.

REMARKS: \_\_\_\_\_

Service Clerk: [Signature]

Location: \_\_\_\_\_ City of \_\_\_\_\_ St. \_\_\_\_\_  
Mfr. and make: [Signature] Receipt No. 11191  
No. of meter: 202994 Reading: 0 Amt. paid: 472

REMARKS: \_\_\_\_\_ Date: 1/18/22  
Completed: JAN 18 1922

CHECKED BY	STATISTICIAN	INVESTIGATOR	COST CLERK	METER CLERK
	<u>[Signature]</u>			

Cost: 56 61  
Order No. \_\_\_\_\_

[Signature] STATISTICIAN  
JAN 18 1922

MATERIAL		LABOR				
		NO. OF MEN	DAYS OR HRS. EACH	TOTAL TIME	RATE	AMOUNT
48' 3/4" pipe	336	1	30	30	1500	1500
1/4" cap	125	1	3	3	135	112
1 - lead	110					
1 - L	05					
1 - L	10					
1 - Service etc	100					
1 - To meter	100					
1 - box	175					
30' framing	1350					
		Total Labor				1612
		Total Material				3311
		Total Labor and Material				11923
		Overhead				738
	3311	Grand Total				5661

PIPE FITTER A. N. J. J. J.

GENERAL FOREMAN C. P. J. J.

**BUILDING PERMIT RECORDS SEARCH**

Unless otherwise noted, info obtained at the City of San Diego Development Services Department, Records Section

Material:	Date:	Architect/G.C.	Description:	P/F No.:	Notes:
	7/15/1929	W. E. Gibb	Concrete and steel store building		Evening Tribune
	7/30/1929		Concrete and steel store building		SD Union
	7/28/1933		Roof		SD Union
	11/14/1933		Plumbing		SD Union
	3/11/1954		Alteration - basement	7427	
	9/1955		Marquee (Cover)	D9080	Building Record
	9/22/1955	A.F. Anderson	Commercial Addition	6204	
	12/10/1958	Cass Plumbing & Heating	Gas service extension	A09601	
	7/1961		Alteration	A42703	Building Record
	6/29/1963	JF Zwignel Elect Co.	Electrical	A65784	2906 University Ave
	10/1965		Reroof	A1661	Building Record
	11/7/1967	Price & Horton	HVAC	A88536	2912 University Ave
	12/6/1967		Electric	A91370	
	11/1970		Ceiling	G22233	Building Record
	7/18/2016	Stanford Sign & Awning	Sign Permit for a new wall sign- Illuminated channel letter for "HOLSEM COFFEE" to a new coffee place---Zone MCCPD-CN-1--HRB#239	413394	Holsem Coffee - Wall Sign
	11/2/2016		Signage (Cancelled)	517679	2906 University Ave
	11/17/2016		Add structural supports for beam at basement level in kitchen, update AC roof unit; relocate grease trap to basement	520813	
	1/31/2017	Miramar Signs Works	Sign Permit	531760	Rae Boutique
	2/17/2017		Revision to single line diagram	538124	
	4/20/2017	Ray Development	Deferred submittal for operable windows to proj #506777	543531	
	8/17/2017	Beach City Builders; Ray Development	Building, Electrical, Mechanical and Plumbing permit for addition and remodel of an (E) restaurant. Work to include, structural, mechanical, plumbing and electrical work. To include new bar area, new non bearing walls, and bearing interior structural walls to support mezzanine extension. Demolition of walls and windows. Remodel of kitchen bathrooms and bar area. new addition to the exiting mezzanine. Geo Haz:52, MCCPD-CN-1	506777	North Park MX Improvement  Moose Restaurant, Tenant
	11/4/2017		Building permit for sidewalk cafe at existing restaurant, split into 2 areas with a portion on Kansas St and a portion on University Ave. MCCPD-CN-1 geohaz 52	521224	
	5/23/2017		Remodel and addition to (E ) restaurant.	506777	
	1/14/2019		Building, mechanical, Electrical and Plumbing permit. Tenant Improvement. ADA upgrade to include a new elevator, HVAC, remodel the restroom, bars and interior ramp at the entrance and stage. CC-3-9, Transit Priority Areas and GEO 52.	626886	3911 Kansas St  Add/Alt Tenant Improvements  Administrative Hold

CSD:

Records from 1955; Online Records from 2003-current

<https://d.docs.live.net/946687575458/Document/11/13/2022/05/01 - Sunset Temple HRRR/Docs/Research/Permit Records Search Form>

1

A.4 - Building/Construction Permits.

**Building Permits**

A. J. Williams, repairs, 4731 Niagara street; \$100.  
 Whiting-Mead, wreck building, 1541 India; \$100.  
 J. W. Walker, La Jolla, per Victor Maler, stucco cottage and garage, 6652 Tyrian; \$3500.  
 William Schneider, garage, 4021 Eighth; \$100.  
 George Alman, 4221 C, stucco cottage and garage, 1046 Forty-third; \$1600.  
 A. I. Comstock, per Max Fitzmeyer, stucco cottage, 4135 Mississippi; \$3900.  
 Dr. T. A. Parker, La Jolla, stucco cottage and garage, 704 Fern Glen; \$6900.  
 R. O. Young, 1145 Seventh, stucco cottage and garage, 3734 Ridgewood; \$6000.  
 W. L. Yates, per Stanley Nash, repairs, 3496 El Cajon; \$50.  
 M. Morris, addition to residence, 3765 Forty-second; \$320.  
 C. J. Mead, alter two cottages, 529-40 South Gregory; \$150 each.  
 J. M. Crownover, garage, 3909 Gamma; \$100.  
 J. B. Stainaker, 3063 Union, 15 stucco cottages, 2803-31 San Diego Ave.; \$1000 each.  
 Milton P. Sessions, 2635 San Diego Ave., per F. E. Young Co., frame store, 2647 San Diego Ave.; \$6000.  
 Walter M. Casey, street clock, 1531 Broadway; \$500.  
 Foster & Kleiser, repairs, 1495 Fifth; \$25.  
 Griffith Co., shed, 2104 Main; \$1000.

**E. W. Newman, 3970 Kansas, per W. E. Gibb, concrete and steel store building, 2906 University avenue; \$14,000.**

New Southern hotel, use of street for 30 days, 1169 Sixth street.  
 J. G. Shrock, addition, 2643 C; \$50.  
 San Diego Consolidated Gas & Electric Co., steel frame and foundation, 3177 El Cajon; \$6000.  
 Same, steel frame and foundation, 707 W. Broadway; \$4000.  
 H. A. Cook, 1519 Guy, stucco cottage and garage, 1512 W. Walnut; \$3500.

**East San Diego**

Olof Norsven, 4603 Louisiana, stucco residence and garage, 4858 Sussex; \$8000.  
 G. F. Samuel, 4370 Central, stucco residence and garage, 432 Central; \$4500. Same, new foundation, 4370 Central; \$50.  
 Total to date—\$5,832,490.

Figure 1: Building permit for the E.W. Newman building. Source: *San Diego Evening Tribune*, July 15, 1929.

**THE SAN DIEGO UNION:  
 JULY 30, 1929**

**BUILDING PERMITS  
 BOOSTED \$81,000;  
 TOTAL \$6,406,175**

Construction records for the year were given impetus yesterday when permits aggregating \$81,000 were issued by the city building department. The total for the year to date reached \$6,406,175.

The more important permits were to E. W. Newman, for construction of a concrete and steel store building at 2906 University avenue at a cost of \$14,000; A. W. Blanchard, stucco cottage at 3420 Younge street, \$10,000; V. Fabro, cottage at 3245 Garrison avenue, \$7000, and Thomas A. Crawford, frame cottage at 3345 Gregory street, \$5000.

More than a score of permits were issued for homes costing less than \$3000 and there were also a large number of permits for minor alterations to homes and business houses.

Figure 2: Building permit for the E.W. Newman building. Source: *San Diego Union*, July 30, 1929.

**Permits**

**PLUMBING**  
 City

Mrs. Alice A. Mansus, per W. H. Murray, 2220 S. 32nd st. (2 fix, 1 gas).  
 Frank Mason, per J. Mason, 4115 Park Blvd. (2 fix).  
 Mrs. B. Anderson, per self, 1712 Linwood (2 gas).  
 I. O. O. F. Sunset Lodge, D. C. Deacon, 2906 University (8 fix).  
 J. O. Gustin, per same, 3829 Newton (11 gas).

Figure 3: Plumbing permit for the IOOF Sunset Lodge building. Source: *San Diego Union*, November 14, 1933.

**Permits**

I. O. O. F. Lodge, per same, 2906 University ave. (14 gas).

Figure 4: Roof permit. Source: *San Diego Union*, July 28, 1933.

7427

JOB ADDRESS		PLAN FILE NO.
HOUSE NO. 2912	STREET University Ave	NO PLAN FILE NO. <input checked="" type="checkbox"/>
<b>APPLICATION FOR BUILDING PERMIT</b> BUILDING INSPECTION DEPARTMENT - CITY OF SAN DIEGO		
APPLICANT: PRINT WITHIN HEAVY LINES ONLY		
<b>COMPLETE LEGAL DESCRIPTION OF PROPERTY</b>		
LOT Part of lot 21624	BLOCK 906	ADDITION OR SUBDIVISION University Apts
<b>TYPE OF BUILDING TO BE CONSTRUCTED</b>		
DWELLING <input type="checkbox"/> GARAGE <input type="checkbox"/>	OTHER <input checked="" type="checkbox"/> <i>Retain structure for storage</i>	
NUMBER OF FAMILIES	IS THERE AN EXISTING BUILDING NOW ON THIS SITE? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
NUMBER OF STORIES <i>One</i>	IF "YES" IS IT RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> OTHER <input type="checkbox"/>	
<b>CLASS OF WORK</b>		VALUATION OF BUILDING
NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input checked="" type="checkbox"/>	REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> DEMOLISH <input type="checkbox"/>	500 <sup>00</sup>
OWNER	NAME AND MAILING ADDRESS <i>Sunset Temple Association</i> 3911 Kansas	
	TEL. NO.	
CONTRACTOR	NAME AND ADDRESS <i>N. Roy</i>	
	STATE LICENSE NO.	TEL. NO. <i>AT 1-6693</i>
I HEREBY CERTIFY THAT THE ABOVE APPLICATION IS CORRECT, THAT CONSTRUCTION WILL COMPLY WITH ALL LAWS, AND I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE STATE OF CALIFORNIA LABOR CODE RELATING TO WORKMAN'S COMPENSATION INSURANCE.		
SIGNATURE OF APPLICANT <i>N. Roy</i>		DATE <i>March 11-54</i>
<b>FOR PLANNING COMMISSION USE ONLY</b>		
RID CODE <i>27</i>	CENSTRACT <i>C-13</i>	USE ZONE R <input type="checkbox"/> C <input checked="" type="checkbox"/> M <input type="checkbox"/> P <input type="checkbox"/> 1 2 4 a b c
		BY <i>B</i> DATE <i>3/11/54</i>
<b>FOR BUILDING INSPECTION DEPARTMENT USE ONLY</b>		
TYPE OF CONSTRUCTION I II III IV V		VALUATION OF BUILDING <i>500<sup>00</sup></i>
FIRE RESISTANCE I-NH N		
OCCUPANCY GROUP A B C D E F G H <input checked="" type="radio"/> J		
DIVISION <i>2</i> 3 4		
FIRE EDGE 1 2 <input checked="" type="radio"/> 3	DATE <i>3/11/54</i>	BY <i>G. P. Petch</i>

4080

JOB ADDRESS		PLAN FILE NO.
HOUSE NO. 2912	STREET UNIVERSITY A <del>KANSAS ST. (COR)</del>	6204
		NO PLAN FILE NO. <input type="checkbox"/>
<b>APPLICATION FOR BUILDING PERMIT</b> BUILDING INSPECTION DEPARTMENT - CITY OF SAN DIEGO		
APPLICANT: PRINT WITHIN HEAVY LINES ONLY		
<b>COMPLETE LEGAL DESCRIPTION OF PROPERTY</b>		
LOT ADDITION OR SUBDIVISION EAST HALF OF WEST 80' OF LOTS 21-22-23-24 - BLK 206 UNIVERSITY HTS.		
<b>TYPE OF BUILDING TO BE CONSTRUCTED</b>		
DWELLING <input type="checkbox"/>	OTHER	
BARRACK <input type="checkbox"/>	COMMERCIAL	
	ADDITION	
NUMBER OF FAMILIES	IS THERE AN EXISTING BUILDING NOW ON THIS SITE? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
NUMBER OF STORIES	IF "YES" IS IT RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/>	
<b>CLASS OF WORK</b>		FLOOR SPACE IN SQ. FT.
REPAIR <input type="checkbox"/>	DEMOLISH <input type="checkbox"/>	\$7000 <sup>00</sup>
ADDITION <input checked="" type="checkbox"/>	MOVE <input type="checkbox"/>	
ALTERATION <input type="checkbox"/>	DEMOLISH <input type="checkbox"/>	
OWNER	NAME AND MAILING ADDRESS SUNSET TEMPLE ASSN	
	TEL. NO.	
CONTRACTOR	NAME AND ADDRESS A. F. ANDERSEN 1794 HANCOCK - S. D. 1	
	STATE LICENSE NO.	80350
I HEREBY CERTIFY THAT THE ABOVE APPLICATION IS CORRECT, THAT CONSTRUCTION WILL COMPLY WITH ALL LAWS, AND I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE STATE OF CALIFORNIA LABOR CODE RELATING TO WORKMAN'S COMPENSATION INSURANCE		
SIGNATURE OF APPLICANT <i>A. F. Andersen</i>		DATE
FOR PLANNING COMMISSION USE ONLY		
BIS CODE 27	CENSUS TRACT C-10	USE ZONE C N P 1 2 4 a b c
		BY FC
		DATE 4-23-25
FOR BUILDING INSPECTION DEPARTMENT USE ONLY		
TYPE OF CONSTRUCTION I II III IV V		VALUATION OF JOB
FIRE RESISTANCE 1 HR N		\$7000 <sup>00</sup>
OCCUPANCY GROUP A B C D E F G H I J		
DIVISION 1 2 3 4		
FIRE ZONE 1 2 3		DATE 7/22
		<i>Willie by PSH</i>

<b>Plumbing &amp; Gas</b>		PERMIT APPLICATION	APPLICANT FILL INSIDE HEAVY LINES		PERMIT NO. <b>103601</b>
OWNER'S NAME <b>Independent Order Of Odd Fellows Sunset Lodge No. 328</b>					
MAIL ADDRESS <b>3911 Kansas St.</b>					
CITY <b>San Diego</b>		TELE. NO. <b>674-2693</b>			
PLUMBING CONTRACTOR <b>Cass Plumbing &amp; Heating</b>					
ADDRESS <b>4561 - 30th Street</b>					
CITY <b>San Diego</b>		TELE. NO. <b>474-9252</b>			
STATE LICENSE NO. <b>140162</b>					
NEW SEWER <input type="checkbox"/>	EXISTING SEWER <input type="checkbox"/>	SEPTIC TANK <input type="checkbox"/>			
USE OF BLDG.	RES. COMM'L. <input checked="" type="checkbox"/>	NO. OF FAMILIES			
<b>PERMIT FEES</b>					
TYPE	NO.	FEE	TYPE	NO.	FEE
BATHTUBS			SHOWER DRAINS		
DENTAL CUSPIDORS			SINKS - KITCHEN		
DISHWASHERS			SINKS - OTHER		
DRINK FOUNTAINS			URINALS		
FLOOR DRAIN			WASH BASINS		
GARBAGE GRINDER			WASH MACH. DRAIN		
HOUSE SEWERS			WATER CLOSETS		
INTERCEPTORS			WATER HEATERS		
LAUNDRY TUBS			WATER SOFTENERS		
RECEPTORS			PERMIT, GAS <b>Gas Service Extension</b>		
GAS OUTLET (TTLR)			PERMIT, PLUMB.		
GAS OUTLET (HSE)			<b>TOTAL FEE</b>		<b>\$2.50</b>

I hereby acknowledge that I have read this application; that the information is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Cass Plumbing & Heating

SIGNATURE of PERMITTEE Shelton W. Cass

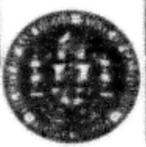
<b>INSPECTION APPROVALS</b>		
INSPECTION	DATE	INSPECTOR
<b>PLUMBING —</b>		
1. GROUND WORK		
2. VENTS		
3. BATH W & O		
4. CLOSET RING		
5. HOUSE SEWER		
6. PROPERTY LINE CLEAN OUT		
7. ROUGH COMPLETE		
8. FINAL		
<b>GAS —</b>		
1. PIPE SIZE AND/OR COVER	12-11-58	CAT
2. AIR TEST	12-11-58	CAT
3. VENTS & CAPS		
4. UNITS		
5. VALVES		
6. FINAL	1-21-59	CAT
DATE OF: SEWER RELEASE _____		
GAS RELEASE <u>omit</u>		
NO GAS METERS _____		
USE ZONE _____		

**ATTENTION**

THIS PERMIT AUTHORIZES ONLY THE WORK LISTED

INSPECTION DEPARTMENT



CITY OF SAN DIEGO

**APPLICATION APPROVAL**

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY DIRECTOR OF INSPECTION DEPARTMENT OR HIS DEPUTY; AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.

By: R.B.

Date: 12/10/58

INSPECTOR

<b>ELECTRICAL PERMIT APPLICATION</b>		<b>APPLICANT FILL INSIDE HEAVY LINES</b>		PERMIT NO. <b>065786</b>
OWNER'S NAME <b>HOME APPLIANCE CO</b>		JOB ADDRESS <b>2906 UNIVERSITY</b>		
MAIL ADDRESS <b>2906 UNIVERSITY</b>		ELECTRICAL CONTRACTOR <b>J.F. ZWIGNER ELECT CO</b>		
CITY	TELE. NO.	ADDRESS <b>1242 - 1<sup>st</sup> AVE</b>		
MOTORS, TRANSFORMERS, ETC. NO. <b>HP or KV-A</b>	HEATERS, ETC. NO. <b>KW</b>	CITY <b>SD</b>	TELE. NO. <b>233-7763</b>	
		STATE LICENSE NUMBER <b>10377 2613</b>	CLASSIFICATION <b>C-10</b>	

INSPECTION	DATE	INSPECTOR
1. SERVICE EQUIPMENT		
UNDERGROUND SERVICE		
WEATHER HEAD		
SERVICE CONDUIT OR CABLE		
WEATHERPROOF		
BONDING		
GROUND		
SWITCHES		
PANEL COVER		
2. STRIP, ATTIC		
3. STRIP, UNDER BUILDING		
4. SLAB		
5. ROOM WIRING		
6. RADIANT TYPE HEAT CABLE		
7. FIXTURES		
8. FINAL		

PERMIT FEES					
TYPE	NO.	FEE	TYPE	NO.	FEE
OUTLETS			DRYER		
LAMP HOLDERS			BUSWAYS		
FESTOON LTS.			HEATERS		
NEON TRANS.			TEMP. SERV.		
RANGE			TEMP. POLE		
MOTORS ETC.			WETENS REQ'D.		
REINSPECTION			NEW SERVICE		
RECESSED OVEN			PENALTY		
CHANGE OF ADDRESS			ELECTRONIC EQUIP.		
FEEDERS			SWITCHBOARDS		
FLOOR DUCTS			MISCELLANEOUS		
LAMP SIGNS					
<b>TOTAL FEE</b>					
					<b>76.00</b>
(MINIMUM PERMIT FEE \$1.50)					

BUILDING AREA	SQ. FT.	SERVICE WIRE SIZE	
INSPECTION REQUEST (CHECK TWO SQUARES)			
ROUGH	<input type="checkbox"/>	READY	<input type="checkbox"/>
FINAL	<input checked="" type="checkbox"/>	NOTIFY	<input checked="" type="checkbox"/>

I hereby acknowledge that I have read this application; that the information is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

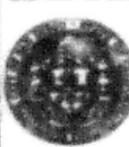
SIGNATURE OF PERMITTEE *J.F. Zwigner*

**ATTENTION**

THIS PERMIT AUTHORIZES ONLY THE WORK LISTED ABOVE

INSPECTION DEPARTMENT



CITY OF SAN DIEGO

**APPLICATION APPROVAL**

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY DIRECTOR OF INSPECTION DEPARTMENT OR HIS DEPUTY; AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.

By: *J. Newman*

Date: **6-29-63**

INSPECTOR

HEATING, AIR-CONDITIONING, VENTILATION AND REFRIGERATION PERMIT APPLICATION		PARCEL NUMBER	PERMIT NUMBER
<b>OWNER</b> NAME (IF NOT CONTRACTOR, SEE REVERSE SIDE) RALPH SMITH SHADE & LINCOLN MAILING ADDRESS (NUMBER) (STREET) 2912 UNIVERSITY AVE CITY SAN DIEGO TELEPHONE NUMBER		JOB ADDRESS 2912 UNIVERSITY AVE	
<b>CONTRACTOR</b> NAME (IF NOT CONTRACTOR, SEE REVERSE SIDE) PRICE & HORTON ADDRESS (NUMBER) (STREET) 3430 HANCOCK ST CITY SAN DIEGO TELEPHONE NUMBER STATE LICENSE NO. CLASS NO. CITY LICENSE NUMBER 201-891 C-43-C-70 560		<b>FEES</b> TYPE NO. AMOUNT WALL MTR. or FLOOR FURNACE FORCED AIR, DUCT or GRAVITY FURN. 1 200 SWIMMING POOL HEATER SPACE HT'G WATER HEATERS or BOILERS, etc. COMM'L COOKING, or INDUST. HTG. EQUIP. DIRECT RADIATION SPACE HEATERS COMB. PRODUCTS VENTILATOR 1 100 EVAP. COOLER FOR A DUCT SYSTEM BASIC AIR SUPPLY or EXHAUST SYSTEM ADDITIONAL OUTLETS BASIC PLENUM SYSTEM ADDITIONAL OUTLETS BASIC GAS PERMITS ADDITIONAL OUTLETS GAS ALTERATIONS COMPRESSORS — UP TO 1/2 H.P. 1 TO 2 1/2 H.P. 3 TO 5 H.P. 6 TO 10 H.P. 11 TO 25 H.P. OVER 25 H.P. FUTURE W/ EVAPORATOR COOLING TOWERS WALK IN BOXES REMOTE CONDENSOR VALUE OF REPAIRS \$	
<b>BUILDING</b> PRESENT OCCUPANCY STORE PROPOSED OCCUPANCY OTHERS IN BUILDING		NEW <input type="checkbox"/> EXISTING <input checked="" type="checkbox"/>	
<b>PROPOSED WORK</b> DESCRIPTION: <input type="checkbox"/> NEW <input type="checkbox"/> ALTER <input type="checkbox"/> REPLACE <input type="checkbox"/> REPAIR <input type="checkbox"/> AIR CONDITIONING <input checked="" type="checkbox"/> HEATING AND VENTILATION <input type="checkbox"/> EXHAUST <input type="checkbox"/> REFRIGERATION TYPE OF REFRIGERATION SYSTEM: <input type="checkbox"/> DIRECT <input type="checkbox"/> OTHER REFRIGERANT CLASSIFICATION QUANTITY LBS. CONDENSER <input type="checkbox"/> AIR COOLED <input type="checkbox"/> WATER COOLED WATER DISPOSAL <input type="checkbox"/> NEW RECEPTOR <input type="checkbox"/> EXISTING RECEPTOR <input type="checkbox"/> NONE REQUIRED		ISSUING PERMIT (NOT REFUNDABLE) 1.00 SUB-TOTAL (SINGLE UNIT) 400 NO. OF UNITS SINGLE UNIT FEE TOTAL FEE DUE	
I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner, I agree to comply with city and state laws regarding construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. SIGNATURE (OWNER OR AGENT) DATE SIGNED Fred E. Horton 11/7-67 AGENT FOR: ADDRESS 3430 HANCOCK ST NOTE: CONTRACTORS ARE AUTHORIZED TO CONSTRUCT ONLY WORK RECOGNIZED BY THE STATE CONTRACTORS LICENSE BOARD AS BEING WITHIN THEIR CLASSIFICATION.		ATTENTION THIS PERMIT AUTHORIZES ONLY THE WORK NOTED. INSPECTION DEPARTMENT  CITY OF SAN DIEGO	
		APPLICATION APPROVAL THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED. SIGNATURE OF DEPT. OF INSP. DEPUTY E. Duff DATE 11-8-67	

**CITY OF SAN DIEGO • INSPECTION DEPARTMENT**  
**CIRCUIT CARD • DO NOT FOLD**

BUILDING PERMIT NO. 491370  
 ELECTRICAL PERMIT NO.

LOCATION OF UNIT  
2912 - Univ  
NUMBER STREET

BEFORE CALLING FOR INSPECTION OF WIRING, FILL IN CARD AND PLACE IN PLAIN VIEW AT SERVICE EQUIPMENT LOCATION

CIRCUIT NO. 1 ROOMS				CIRCUIT NO. 2 ROOMS				CIRCUIT NO. 3 ROOMS				CIRCUIT NO. 4 ROOMS				CIRCUIT NO. 5 ROOMS			
C	B	R	S	C	B	R	S	C	B	R	S	C	B	R	S	C	B	R	S
STORE space heaters																			

NO. OUTLETS \_\_\_\_\_ NO. LTS. \_\_\_\_\_ AREA IN SQ. FT. \_\_\_\_\_

LIST OLD AND NEW OUTLETS ON SAME CIRCUIT. MARKING OLD OUTLETS THUS ①

INSPECTED BY \_\_\_\_\_ DATE Dec 5 1967

ELECTRICAL CONTRACTOR North Park Elec SIGNATURE \_\_\_\_\_

C - CEILING OUTLET  
 B - WALL BRACKET OUTLET  
 R - CONVENIENCE RECEPT. OUTLET  
 S - SWITCH OUTLET

FORM IN-1779 12/67

11/28/22, 11:49 AM

Project Details | Open DSD

Development Services Department

## Project 413394 - Holsem Coffee--Wall Sign

Project Information	
<b>Scope</b>	GREATER NORTH PARK - Sign Permit for a new wall sign- Illuminated channel letter for "HOLSEM COFFEE" to a new coffee place---Zone MCCPD-CN-1--HRB#239
<b>Administrative Hold</b>	
<b>DSD Contact</b>	Sanchez Jr, Ruben (619)446--5000 dsdprojectinfo@sandiego.gov (mailto:dsdprojectinfo@sandiego.gov)
<b>Application</b>	08/31/2016
<b>Expiration</b>	Expired

Customer Information		
<b>Customer</b>	<b>Firm</b>	<b>Role</b>
Stephen Atteberry	Stanford Sign & Awning	Agent
Stephen Atteberry	Stanford Sign & Awning	Applicant
Stephen Atteberry	Stanford Sign & Awning	Point of Contact

Review Cycles ➤

Jobs			
2911 UNIVERSITY AV <span style="float: right;">▼</span>			
<b>Address</b>	2911 UNIVERSITY AV		
<b>Assessors</b>	453-122-01-00 [XXXX-XX]		
<b>Parcel Number</b>			
<b>Approvals</b>			
<b>Approval ID</b>	<b>Type</b>	<b>Status</b>	<b>Issue Date</b>
1446586 (/Web/Approvals/Details/1446586)	Sign Permit	Issued	07/18/2016
<b>Sign Offs</b>			
<b>Discipline</b>	<b>Sign Off Date</b>		
LDR-Zoning	07/18/2016		
Plan-Historic	07/14/2016		

Fees ➤

Invoices ➤

Data TimeStamp: 11/28/2022 11:47:45

11/24/22, 2:44 PM

Project Details | Open DSD

Development Services Department

## Project 517679 - Tamarindo Wall Signage

**Project Information**

**Scope** GREATER NORTH PARK: Sign permit, to install (3) three wall signs. Work to include south elevation sign (A) 38' sq. ft. wall sign "Tamarindo Latin Kitchen & Bar", sign (B) 25' sq. ft. wall logo illuminated open face, sign (D) 20' sq. ft. blade sign on the south west corner over the public right-of-way and the west elevation sign ((C) 23.32 sq. ft. wall sign "Tamarindo North Park Latin Kitchen & Bar W/logo" to an (E) restaurant. Zone: MCCPD-CN-1

**Administrative Hold**

**DSD Contact** Prather, Anthony  
 (619)446--5000  
 dsdprojectinfo@sandiego.gov (mailto:dsdprojectinfo@sandiego.gov)

**Application** 10/14/2017  
**Expiration** Expired

**Customer Information**

Customer	Firm	Role
Carol Sedensky	Urban Sign Works	Agent
Carol Sedensky	Urban Sign Works	Applicant
Carol Sedensky	Urban Sign Works	Contractor - Gen
Carol Sedensky	Urban Sign Works	Inspection Contact
Carol Sedensky	Urban Sign Works	Point of Contact

**Review Cycles**

[Cycle #1] - Closed	➔
[Cycle #2] - Closed	➔
[Cycle #3] - Closed	➔
[Cycle #4] - Closed	➔
[Cycle #5] - Closed	➔

**Jobs**

2906 UNIVERSITY AV

<b>Address</b>	2906 UNIVERSITY AV
<b>Assessors</b>	446-412-10-00 [XXXX-XX]
<b>Parcel Number</b>	

Approvals			
Approval ID	Type	Status	Issue Date
1815099 (/Web/Approvals/Details/1815099)	Sign Permit	Cancelled - Expired	11/02/2016

Sign Offs	
Discipline	Sign Off Date
LDR-Zoning	11/02/2016

<https://opensds.sandiego.gov/Web/Projects/Details/517679>

1/2

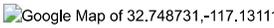
10/25/22, 2:43 PM

Approval Details | Open DSD

Development Services Department

## Approval #1838056 - Sidewalk Cafe Agreement

Application 11/04/2016 > Issuance > Inspection > Completion

Approval Information	
<b>Status</b>	Created
<b>Issued</b>	
<b>Issued by</b>	
<b>Permit Holder</b>	
<b>Net Change DU</b>	0
<b>Valuation</b>	\$2,000.00
<b>Sq. Footage</b>	0
<b>First Inspection Complete Date</b>	
<b>Scope</b>	Sidewalk cafe with 3' high wrought iron railing.
<b>Job</b>	
<b>Map</b>	 
<b>Address</b>	2906 UNIVERSITY AV
<b>APN</b>	446-412-10-00
<b>BC Codes</b>	
<b>Project</b>	
<b>Project ID</b>	521224 (/Web/Projects/Details/521224)
<b>Account</b>	
<b>Admin Hold</b>	No
<b>Project Name</b>	Tamarindo Sidewalk Cafe
<b>Project Contact</b>	Gallegos, Marilyn (619)446-5000 dsdprojectinfo@sandiego.gov
<b>Project Scope</b>	GREATER NORTH PARK Building permit for sidewalk cafe at existing restaurant, split into 2 areas with a portion on Kansas St and a portion on University Ave. MCCPD-CN-1 geohaz 52

Fees	>
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Exceptions	>
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Inspections	▼
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ID	Tier	InspType	Status	Inspector	Scheduled	Performed	Result	Discipline
There are no Inspections associated with this approval								

Issues	▼
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**Approval** 9/30/21 11:02 am  
 THE CITY OF SAN DIEGO  
 Development Services Department  
 1222 1st Avenue, San Diego, CA 92101-4154 Page 1 of 1  
 L64A-005

**Project Information**  
 Project Nbr: **506777** Title: North Park MX Improvement  
 Project Mgr: Reis, Angela (619)446-5124 Areis@sandiego.gov

**Approval Information**  
 Approval Nbr: **17 75085** Type: Building Permit Status: Completed  
 Issued: 10/03/2016 11:28 am Issued By: Reis, Angela Permit Holder: Blasingham, Steve  
 Completed: 05/23/2017 6:27 am Completed By: Reynolds, Jim Owner Occupied:   
 Extension Qty: 0 Extended By: Cancel Reason: Overridden:   
 Scope: For a remodel and addition to an (E) restaurant. Work to include, structural, mechanical, plumbing and electrical work. To include new bar area, new non bearing walls, and bearing interior structural walls to support mezzanine extension. Demolition of walls and windows. Remodel of kitchen bathrooms and bar area. new addition to the exiting mezzanine.  
 Precancel Status:  
 Land Doc Type:  
 Recorded Map No.:  
 Recorded Date:

**Job Location (2906 UNIVERSITY AV)**  
 Address: 2906 UNIVERSITY AV Assessor Parcel: 446-412-1000

**Bureau of Census (BC) Codes**  
 BC Code: Add/Alt NonRes Bldg or Struct

**Fee Type Units**

Fee Type	Amount
Valuation -CBC	169,707.00
DwellingUnit NetChange(+,-,0)	0.00
School ChrgSqFt-SF/Dup/MF	100.00

**Fee Worksheet**

Fee	Quantity	Unit	Category
BulldgStand Surcharge SB1473	169,707.00	Valuation -CBC	Issuance Fees
C&D Deposit-NonRes Alteration	2,368.00	Square Feet	Issuance Fees
Issuance-With Plans	1.00	Each	Issuance Fees
LeadHaz Prevention & Control	1.00	Each	Issuance Fees
Records-Corn/MDU(Calcs&Std)	1.00	Each	Issuance Fees
Restaurant-Complete (FR) PC	0.00	Square Feet	Submittal Fees
Restaurant-Complete (NR) BP	100.00	Square Feet	Issuance Fees
Restaurant-Complete (NR) PC	100.00	Square Feet	Submittal Fees
Restaurant-Tenant Improv BP	2,268.00	Square Feet (New)	Issuance Fees
Restaurant-Tenant Improv PC	2,268.00	Square Feet (New)	Submittal Fees
SAP IOS Fees	1.00	Payment	Misc. Fees
Seismic Fee (Bldg Permit)	169,707.00	Valuation -CBC	Issuance Fees
Water/Sewer PC No Meter Change	1.00	Each	Issuance Fees

<b>Approval</b>	 THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154	9/30/21 11:02 am Page 1 of 1
L64A-005		

<b>Project Information</b>			
Project Nbr: <b>506777</b>	Title: North Park MX Improvement		
Project Mgr: Reis, Angela	(619)446-5124	Areis@sandiego.gov	

<b>Approval Information</b>			
Approval Nbr: <b>17 75087</b>	Type: Mechanical Permit	Status: Completed	
Issued: 10/03/2016 11:28 am	Issued By: Reis, Angela	Permit Holder: Blasingham, Steve	
Completed: 03/15/2017 7:19 am	Completed By: Gibbard, Jack	Owner Occupied: <input type="checkbox"/>	Overridden: <input type="checkbox"/>
Extension Qty: 0	Extended By:	Cancel Reason:	
Scope: Mechanical work associated with a tenant improvement of an (E) restaurant		Precancel Status:	
		Land Doc Type:	
		Recorded Map No.:	
		Recorded Date:	

<b>Job Location (2906 UNIVERSITY AV)</b>	
<u>Address</u> 2906 UNIVERSITY AV	<u>Assessor Parcel</u> 446-412-1000

<b>Bureau of Census (BC) Codes</b>
<u>BC Code</u> Add/Alt NonRes Bldg or Struct

<b>Fee Worksheet</b>		
<u>Fee</u>	<u>Quantity Unit</u>	<u>Category</u>
Condenser/Other ThanHVAC/Comp	1.00 Each	Issuance Fees
Exhaust Fan	2.00 Each	Issuance Fees
Exhaust Hood-Type II & Duct	1.00 Each	Issuance Fees
Grease Hood Type I	2.00 Each	Issuance Fees
Heat Pump-Package Unit	2.00 Each	Issuance Fees
Issuance NoPlans/Other	0.00 Each	Issuance Fees
Make-Up Air System	1.00 Each	Issuance Fees
Records-No Plan Permits/Other	0.00 Each	Issuance Fees
Travel-Doc-Replac/Remod/Add	1.00 Floors	Issuance Fees
Walk-In Box/Refrig Coil	1.00 Each	Issuance Fees

<b>Approval</b>	 THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154	9/30/21 11:03 am Page 1 of 1
L64A-005		

<b>Project Information</b>		
Project Nbr: <b>506777</b>	Title: North Park MX Improvement	
Project Mgr: Reis, Angela	(619)446-5124	Areis@sandiego.gov

<b>Approval Information</b>		
Approval Nbr: <b>17 75094</b>	Type: Electrical Permit	Status: Completed
Issued: 10/03/2016 11:28 am	Issued By: Reis, Angela	Permit Holder: Blasingham, Steve
Completed: 05/15/2017 1:21 pm	Completed By: Miller, Pam	Owner Occupied: <input type="checkbox"/>
Extension Qty: 0	Extended By:	Cancel Reason:
Scope: Electrical work associated with a tenant improvement of an (E) restaurant		Precancel Status:
		Land Doc Type:
		Recorded Map No.:
		Recorded Date:

<b>Job Location (2906 UNIVERSITY AV)</b>	
<u>Address</u> 2906 UNIVERSITY AV	<u>Assessor Parcel</u> 446-412-1000

<b>Bureau of Census (BC) Codes</b>
<u>BC Code</u> Add/Alt NonRes Bldg or Struct

<b>Fee Worksheet</b>		
<u>Fee</u>	<u>Quantity</u> <u>Unit</u>	<u>Category</u>
Circuits 15-45 Amps	58.00 Each	Issuance Fees
Circuits 50-200 Amps	8.00 Each	Issuance Fees
Issuance NoPlans/Other	0.00 Each	Issuance Fees
Records-No Plan Permits/Other	0.00 Each	Issuance Fees
Travel-Doc-Replac/Remod/Add	1.00 Floors	Issuance Fees

<b>Approval</b>	 THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154	9/30/21 11:03 am Page 1 of 1
L64A-005		

<b>Project Information</b>		
Project Nbr: <b>506777</b>	Title: North Park MX Improvement	
Project Mgr: Reis, Angela	(619)446-5124	Areis@saniego.gov

<b>Approval Information</b>		
Approval Nbr: <b>17 75096</b>	Type: Plumbing Permit	Status: Completed
Issued: 10/03/2016 11:28 am	Issued By: Reis, Angela	Permit Holder: Blasingham, Steve
Completed: 03/15/2017 7:20 am	Completed By: Gibbard, Jack	Owner Occupied: <input type="checkbox"/>
Extension Qty: 0	Extended By:	Cancel Reason:
Scope: Plumbing work associated with a tenant improvement of an (E) restaurant.	Precancel Status:	Land Doc Type:
	Recorded Map No.:	Recorded Date:

<b>Job Location (2906 UNIVERSITY AV)</b>	
<u>Address</u> 2906 UNIVERSITY AV	<u>Assessor Parcel</u> 446-412-1000

<b>Bureau of Census (BC) Codes</b>
<u>BC Code</u> Add/Alt NonRes Bldg or Struct

<u>Fee</u>	<u>Quantity</u>	<u>Unit</u>	<u>Category</u>
Floor Drain	5.00	Each	Issuance Fees
Gas Outlets	3.00	Each	Issuance Fees
Gas Sys/Mtr (Inc 5 Out)	1.00	Each	Issuance Fees
Hose Bib	3.00	Each	Issuance Fees
Interceptor-Grease/ >50 Gal	1.00	Each	Issuance Fees
Issuance NoPlans/Other	0.00	Each	Issuance Fees
Lavatory	1.00	Each	Issuance Fees
Receptor-Floor, Sink, Cup Sink	10.00	Each	Issuance Fees
Records-No Plan Permits/Other	0.00	Each	Issuance Fees
Sink	5.00	Each	Issuance Fees
Travel-Doc-Replac/Remod/Add	1.00	Floors	Issuance Fees
Urinal	1.00	Each	Issuance Fees
Water Closet	1.00	Each	Issuance Fees
Water Heater	1.00	Each	Issuance Fees

11/24/22, 2:55 PM

Project Details | Open DSD

Development Services Department

## Project 521224 - Tamarindo Sidewalk Cafe

**Project Information**

**Scope** GREATER NORTH PARK Building permit for sidewalk cafe at existing restaurant, split into 2 areas with a portion on Kansas St and a portion on University Ave. MCCPD-CN-1 geohaz 52

**Administrative Hold**

**DSD Contact** Gallegos, Marilyn  
 (619)446--5000  
 dsdprojectinfo@sandiego.gov (mailto:dsdprojectinfo@sandiego.gov)

**Application** 11/04/2017  
**Expiration** Expired

Customer Information ➤

Review Cycles ➤

Jobs ▼

2906 UNIVERSITY AV ▼

**Address** 2906 UNIVERSITY AV  
**Assessors** 446-412-10-00 [XXXX-XX]  
**Parcel Number**

Approvals			
Approval ID	Type	Status	Issue Date
1828660 (/Web/Approvals/Details/1828660)	Building Permit	Cancelled - Rescinded (Customer Request)	

Sign Offs	
Discipline	Sign Off Date
BDR-Structural	Not Signed-Off
Plan-Historic	Not Signed-Off
LDR-Eng Building Review	Not Signed-Off
BDR-Planning	11/09/2016

Sidewalk Cafe Agreement ➤

Fees ➤

Invoices ➤

Data TimeStamp: 11/24/2022 14:53:53

11/24/22, 2:46 PM

Project Details | Open DSD

Development Services Department

## Project 520813 - Const Chg to 506777

**Project Information**

**Scope** Construction change to project 506777, approval 1775085, 1775087, 1775094 & 1775096. Changes include relocation of grease trap to basement level, adding new structural supports for beam at basement level in kitchen area, updating AC roof unit schedule and adding new exterior lighting and electrical panel, as shown per revised sheets: A2.4 Delta 1, S1 & SD1 Delta 2, M4, P1, P2, P4, E1, E2, E3, T24-1, T24-2 & T24-3 Delta 3, and new sheets P2.1, E4 & T24-4.

**Administrative Hold**

**DSD Contact** Messina, Ana  
(619)446--5000  
dsdprojectinfo@sandiego.gov (mailto:dsdprojectinfo@sandiego.gov)

**Application Expiration**

Customer Information ➤

Review Cycles ➤

Jobs ▼

2906 UNIVERSITY AV ▼

**Address** 2906 UNIVERSITY AV  
**Assessors Parcel Number** 446-412-10-00 [XXXX-XX]

Approvals			
Approval ID	Type	Status	Issue Date
1826999 (/Web/Approvals/Details/1826999)	Construction Change - Building	Issued	11/17/2016

Sign Offs	
Discipline	Sign Off Date
BDR-Electrical	11/17/2016
BDR-Mechanical	11/10/2016
BDR-Structural	11/01/2016
Plan-Historic	11/03/2016

Fees ➤

Invoices ➤

Data TimeStamp: 11/24/2022 14:45:35

11/28/22, 1:05 PM

Project Details | Open DSD

Development Services Department

## Project 531760 - Rae boutique

**Project Information**

**Scope** GREATER NORTH PARK: Sign permit, to install 1 illuminated wall sign for "Rae Boutique" approx. 12 sf. Zone: MCCPD-CN-1

**Administrative Hold**

**DSD Contact** Grajales, Silvia  
 (619)446--5000  
 dsdprojectinfo@sandiego.gov (mailto:dsdprojectinfo@sandiego.gov)

**Application Expiration** 01/10/2018  
**Expired**

**Customer Information** ▼

Customer	Firm	Role
Michael Carini	Miramar Signs Works	Contractor - Gen
Chris Jones	Miramar Sign Works	Contractor - Gen
Michael Carini	Miramar Signs Works	Inspection Contact
Chris Jones	Miramar Sign Works	Point of Contact

**Review Cycles** ➤

**Jobs** ▼

2912 UNIVERSITY AV ▼

**Address** 2912 UNIVERSITY AV

**Assessors** 446-412-10-00 [XXXX-XX]

**Parcel Number**

Approvals			
Approval ID	Type	Status	Issue Date
1869602 (/Web/Approvals/Details/1869602)	Sign Permit	Issued	01/31/2017

Sign Offs	
Discipline	Sign Off Date
LDR-Zoning	01/10/2017
Plan-Historic	01/24/2017

**Fees** ➤

**Invoices** ➤

Data TimeStamp: 11/28/2022 12:36:05

11/24/22, 2:52 PM

Project Details | Open DSD

Development Services Department

## Project 538124 - Const chg to project 506777

Project Information	
<b>Scope</b>	Construction change to project 506777, approvals 1775085 and 1775094. Delta 1 scope to include revision to single line diagram. Revised sheet E4.
<b>Administrative Hold</b>	
<b>DSD Contact</b>	Valenzuela, Lauren (619)446-5000 dsdprojectinfo@sanidiego.gov (mailto:dsdprojectinfo@sanidiego.gov)
<b>Application Expiration</b>	

Customer Information		
<b>Customer</b>	<b>Firm</b>	<b>Role</b>
Stephen Ray		Agent
Steve Blasingham		Inspection Contact
Stephen Ray	Ray Development	Point of Contact

Review Cycles	
[Cycle #1] - Closed	➤
[Cycle #2] - Closed	➤
[Cycle #3] - Closed	➤

Jobs			
2906 UNIVERSITY AV			
<b>Address</b>	2906 UNIVERSITY AV		
<b>Assessors</b>	446-412-10-00 [XXXX-XX]		
<b>Parcel Number</b>			
<b>Approvals</b>			
<b>Approval ID</b>	<b>Type</b>	<b>Status</b>	<b>Issue Date</b>
1892455 (/Web/Approvals/Details/1892455)	Construction Change - Building	Issued	02/17/2017
<b>Sign Offs</b>			
<b>Discipline</b>	<b>Sign Off Date</b>		
BDR-Electrical	02/17/2017		
Plan-Historic	02/17/2017		

Fees
➤

Invoices
➤

11/28/22, 11:46 AM

Project Details | Open DSD

Development Services Department

## Project 543531 - Deferred Operable Wndws 506777

**Project Information**

**Scope** Deferred submittal for operable windows to project #506777, Approval #1775085.

**Administrative Hold**

**DSD Contact** Romero, Alberto  
 (619)446--5000  
 dsdprojectinfo@sandiego.gov (mailto:dsdprojectinfo@sandiego.gov)

**Application Expiration**

**Customer Information**

Customer	Firm	Role
Stephen Ray	Stephen Ray Development	Agent
Stephen Ray	Ray Development	Applicant
Stephen Ray	Ray Development	Point of Contact

**Review Cycles**

[Cycle #1] - Closed

[Cycle #2] - Closed

[Cycle #3] - Closed

**Jobs**

2906 UNIVERSITY AV

**Address** 2906 UNIVERSITY AV  
**Assessors** 446-412-10-00 [XXXX-XX]  
**Parcel Number**

Approvals			
Approval ID	Type	Status	Issue Date
1911489 (/Web/Approvals/Details/1911489)	Deferred Document Review	Issued	04/20/2017

Sign Offs	
Discipline	Sign Off Date
BDR-Structural	04/20/2017

**Fees**

Fee	Category	Quantity	Units	Status
Deferred Submittal Processing	Submittal Fees	1	Each	1 Paid on 768597 (/Web/Invoices/Details/768597)

11/28/22, 11:36 AM

Project Details | Open DSD

Development Services Department

## Project 521224 - Tamarindo Sidewalk Cafe

**Project Information**

**Scope** GREATER NORTH PARK Building permit for sidewalk cafe at existing restaurant, split into 2 areas with a portion on Kansas St and a portion on University Ave. MCCPD-CN-1 geohaz 52

**Administrative Hold**

**DSD Contact** Gallegos, Marilyn  
(619)446--5000  
dsdprojectinfo@sanidiego.gov (mailto:dsdprojectinfo@sanidiego.gov)

**Application** 11/04/2017

**Expiration** Expired

**Customer Information**

Customer	Firm	Role
Stephen Ray	Stephen Ray Development	Agent
Stephen Ray	Steven Ray Development	Agent
Stephen Ray	Ray Development	Applicant
Steve Blasingham		Owner
Stephen Ray	Ray Development	Point of Contact

**Review Cycles**

- [Cycle #1] - Closed
- [Cycle #3] - Closed
- [Cycle #4] - Closed
- [Cycle #5] - Closed
- [Cycle #6] - Closed
- [Cycle #9] - Closed

**Jobs**

2906 UNIVERSITY AV

Sidewalk Cafe Agreement

**Address** 2906 UNIVERSITY AV  
**Assessors** 446-412-10-00 [XXXX-XX]  
**Parcel Number**

Approvals			
Approval ID	Type	Status	Issue Date
1838056 (/Web/Approvals/Details/1838056)	Sidewalk Cafe Agreement	Created	

**Sign Offs**

11/28/22, 1:21 PM

Project Details | Open DSD

Development Services Department

## Project 626886 - Sunset Temple Cup TI

**Project Information**

**Scope** NORTH PARK; Building, Mechanical, Electrical and Plumbing permit.Tenant Improvement. ADA upgrade to include a new elevator, HVAC, remodel the restroom, bars and interior ramp at the entrance and stage. CC-3-9,Transit Priority Areas and GEO 52.

**Administrative Hold**

**DSD Contact** Parks, Emanuel  
 (619)446--5000  
 dsdprojectinfo@sandiego.gov (mailto:dsdprojectinfo@sandiego.gov)

**Application** 02/13/2020  
**Expiration** Expired

**Customer Information**

Customer	Firm	Role
Keoni Rosa	Keoni Rosa, Inc.	Agent
Claire Magner	Sunset Temple	Applicant
Claire Magner	Sunset Temple	Owner
Keoni Rosa	Keoni Rosa, Inc.	Point of Contact

**Review Cycles**

**Jobs**

**3911 KANSAS ST**

**Address** 3911 KANSAS ST  
**Assessors** 446-412-10-00 [XXXX-XX]  
**Parcel Number**

Approvals			
Approval ID	Type	Status	Issue Date
2242306 (Web/Approvals/Details/2242306)	Plumbing Permit	Created	
2242305 (Web/Approvals/Details/2242305)	Electrical Permit	Created	
2242304 (Web/Approvals/Details/2242304)	Mechanical Permit	Created	
2242302 (Web/Approvals/Details/2242302)	Building Permit	Created	

Sign Offs	
Discipline	Sign Off Date
BDR-Electrical	Not Signed-Off
BDR-Mechanical	Not Signed-Off
IAS-Combined Review	Not Signed-Off
BDR-Structural	Not Signed-Off
LDR-Zoning	Not Signed-Off
Plan-Historic	Not Signed-Off

**Fees**



A.5 - Site plan with building footprint. Source: Google maps, 2022.

168 Index to Property in University Heights		168 University Heights	
THIS LAST NAME GIVEN IS THE ONE TO WHOM PROPERTY IS ASSESSED	THIS LAST NAME GIVEN IS THE ASSESSED VALUE FOR THE PRESENT YEAR	UNIVERSITY HEIGHTS	UNIVERSITY HEIGHTS
NAME OF OWNER AS SHOWN ON MAP OF 1923	NAME OF OWNER AS SHOWN ON MAP OF 1923	UNIVERSITY HEIGHTS	UNIVERSITY HEIGHTS
1923	1923	1923	1923
Ludwig & B. Beck	R. E. White	1	1
Henry F. Baker	Baltzer Investment Co.	2	2
"	"	3	3
"	Baltzer Dry Co.	4	4
"	"	5	5
"	"	6	6
"	Charles K. Spalden	7	7
"	"	8	8
"	"	9	9
"	"	10	10
"	"	11	11
"	"	12	12
"	"	13	13
"	"	14	14
"	"	15	15
"	"	16	16
"	"	17	17
"	"	18	18
"	"	19	19
"	"	20	20
"	"	21	21
"	"	22	22
"	"	23	23
"	"	24	24
"	"	25	25
"	"	26	26
"	"	27	27
"	"	28	28
"	"	29	29
"	"	30	30
"	"	31	31
"	"	32	32
"	"	33	33
"	"	34	34
"	"	35	35
"	"	36	36
"	"	37	37
"	"	38	38
"	"	39	39
"	"	40	40
"	"	41	41
"	"	42	42
"	"	43	43
"	"	44	44
"	"	45	45
"	"	46	46
"	"	47	47
"	"	48	48

A.6 - County Lot Block Book page indicates 1923 as the first year with assessed improvements.  
 Source: San Diego City Records.

## **Commercial District**

### ***30th Street/University Avenue Commercial Historic District***

The 30<sup>th</sup> Street/University Avenue Commercial Historic District is an intact grouping of about 130 commercial properties. Commercial development began here in 1912, when the 30<sup>th</sup> Street Streetcar Line was extended northward to intersect with the University Avenue Line. During this period, businesses primarily catered to the needs of local residents. In the 1920s and 1930s, the area experienced a major expansion, making 30<sup>th</sup> and University the city's largest commercial center outside of downtown. In the 1950s, many of the storefronts were modernized, often with large display windows, a trend that occurred along commercial corridors throughout California.<sup>24</sup> The potential district is eligible under San Diego criterion A, with a period of significance of 1912 to 1959. It is significant under the *Early Commercial Development* theme within the *Development of North Park: 1907-1929* context; the *Commercial Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context; and the *Post-World War II Commercial Development* theme within the *Post-World War II Development in North Park: 1946-1970* context. The district includes two designated local landmarks: the North Park Theater at 2893-2899 University Avenue, and the storefronts at 2911-2917 University Avenue. It also includes three potential landmarks: the Newman Building at 2900-2912 University Avenue; the J.C. Penney Building at 3029 University Avenue; and the commercial building at 3937-3939 Iowa Street.

Representative district contributors:



***Dixie Lumber & Supply Co., 3925 Ohio Street.***



***Newman Building, 2900-2912 University Avenue.***



***J.C. Penney, 3029 University Avenue.***

A.7.1 - Excerpts from the City of San Diego's Greater North Park Community Plan Area Historic Resources Survey, 2011.

A.7 - Previous Historical Resource Survey Forms.

- 4237-4251 Park Boulevard, former Piggly Wiggly building, 1926. Good example of Art Deco commercial architecture; good example of early-20<sup>th</sup> century commercial development in North Park; significant under the *Commercial Development* theme within the *Development of North Park: 1907-1929* context.
- 2505 University Avenue, San Diego Collision Center, 1922. Good example of early auto-related development in North Park; significant under the *Commercial Development* theme within the *Development of North Park: 1907-1929* context.
- 2525-2543 University Avenue, circa 1925. Good example of an early-20<sup>th</sup> century brick commercial block in North Park; significant under the *Commercial Development* theme within the *Development of North Park: 1907-1929* context.
- 2900-2912 University Avenue, Newman Building, 1929. Good example of Spanish Colonial Revival commercial architecture; good example of early-20<sup>th</sup> century commercial development in North Park; significant under the *Commercial Development* theme within the *Development of North Park: 1907-1929* context.
- 3029 University Avenue, J.C. Penney Building, 1942. Good example of Late Moderne commercial architecture; good example of mid-20<sup>th</sup> century commercial development in North Park; significant under the *Commercial Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.
- 3036 Upas Street, West Coast Auto Body & Paint, circa 1930. Good example of early auto-related commercial development in North Park; significant under the *Commercial Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.
- 3040 Upas Street, Skelley's Garage, circa 1930. Good example of early auto-related commercial development in North Park; significant under the *Commercial Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.



2361-2367 30<sup>th</sup> Street.



4237-4251 Park Boulevard.

down from the Stevens & Hartley block on University Avenue. The Ramona Theater was the first neighborhood movie house in North Park, built in 1922 at 3012 University Avenue.<sup>57</sup>

The multi-use commercial structure, a precursor to the modern-day office building, was developed as a solution to the shortage of professional offices in North Park by 1926. A premier example of this type was the Nordberg Building, constructed in 1926 and located at 3043-3049 University Avenue.<sup>58</sup> The Nordberg Building housed offices and a second floor ballroom. The ballroom quickly became a significant community center, was used by business and citizens groups for meetings, celebrations, dances, and banquets.<sup>59</sup>

Many of the commercial structures along University Avenue were designed by renowned local architects and are prominent examples of the architectural styles of the period. The First National Trust & Savings Bank was constructed in 1928 at University Avenue and 30th Street. Designed by Richard Requa, one of San Diego's leading architects, it was considered the most elegant building in the commercial district. It combined Spanish and Moorish architectural details with richly decorative features not commonly seen in North Park.<sup>60</sup>

The Newman Building, built in 1929 at University Avenue and Kansas Street, housed two large retail spaces. Designed in the Spanish Colonial Revival style, it features a series of arched windows with corner towers and a red tile roof. The Mudd Department store, North Park's first department store, and the Maw Music Company shared the building.<sup>61</sup>



*Newman Building.*

During this period many existing commercial buildings were remodeled and modernized. A popular form of modernization was organizing individual shops into one integrated unit with a cohesive architectural design.<sup>62</sup> This concept was applied to new buildings as well. An example is the six-unit Annex to the 1913 Stevens & Hartley Block, which was one of the earliest

<sup>57</sup> Covington, North Park. (104-108). The Ramona Theater has been substantially altered.

<sup>58</sup> The Nordberg building has been substantially altered.

<sup>59</sup> Covington, North Park. (147)

<sup>60</sup> The original First National Trust and Savings Bank does not appear to be extant.

<sup>61</sup> The building was sold to the Independent Order of Odd Fellows in 1932.

<sup>62</sup> Covington, North Park. (136)

## APPENDIX E: Properties in Potential Historic Districts

### *30<sup>th</sup> Street/University Avenue Commercial Historic District*

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
2849-2859	UNIVERSITY	AV	4531121300	1930		Contributing
2852-2866	UNIVERSITY	AV	4464113400	1930		Contributing
2861	UNIVERSITY	AV	4531121300	1930		Non-Contributing
2867-2875	UNIVERSITY	AV	4531210100	1921	Granada Building	Contributing
2877-2879	UNIVERSITY	AV	4531210200	1931	Pekin Café	Contributing
2884	UNIVERSITY	AV	4464111900	1930		Contributing
2888-2894	UNIVERSITY	AV	4464112000	1930		Contributing
2893-2899	UNIVERSITY	AV	4531210500	1928	North Park Theater, HRB #245	Designated
2900-2912	UNIVERSITY	AV	4464121000	1929	Newman Building	Individually Significant
2911-2917	UNIVERSITY	AV	4531220100	1928		Designated
2920-2922	UNIVERSITY	AV	4464121100	1929		Contributing
2927	UNIVERSITY	AV	4531221000	1970		Non-Contributing
2930-2948	UNIVERSITY	AV	4464121200	1912		Contributing
3001-3009	UNIVERSITY	AV	4531230100	1990		Non-Contributing
3002-3018	UNIVERSITY	AV	4464130600	1928		Contributing
3005-3027	UNIVERSITY	AV	4531231100	1990		Non-Contributing
3016-3020	UNIVERSITY	AV	4464130700	1922		Contributing
3026-3036	UNIVERSITY	AV	4464130800	1955		Contributing
3029	UNIVERSITY	AV	4531510300	1942	J. C. Penney Building	Individually Significant
3038	UNIVERSITY	AV	4464130900	1950		Contributing
3039-3041	UNIVERSITY	AV	4531510200	1935		Contributing
3043-3049	UNIVERSITY	AV	4531510100	1926		Non-Contributing
3054	UNIVERSITY	AV	4464140900	1929		Contributing
3055	UNIVERSITY	AV	4531520100	1956		Contributing
3060-3064	UNIVERSITY	AV	4464141000	1930		Contributing
3063-3065	UNIVERSITY	AV	4531520200	1930		Contributing
3067	UNIVERSITY	AV	4531520300	1949		Contributing
3068-3070	UNIVERSITY	AV	4464141100	1960		Contributing
3074-3080	UNIVERSITY	AV	4464141200	1930		Contributing
3081-3083	UNIVERSITY	AV	4531520400	1950		Contributing
3085-3089	UNIVERSITY	AV	4531520500	1940		Contributing
3090-3092	UNIVERSITY	AV	4464141300	1955		Contributing
3101	UNIVERSITY	AV	4531611500	1975		Non-Contributing
3102-3104	UNIVERSITY	AV	4464311500	1955		Contributing
3108-3112	UNIVERSITY	AV	4464311600	1955		Non-Contributing
3117-3119	UNIVERSITY	AV	4531611400	1955		Contributing
3118-3120	UNIVERSITY	AV	4464311700	1940		Contributing
3124-3130	UNIVERSITY	AV	4464311800	1950		Contributing
3131	UNIVERSITY	AV	4531610200	1950		Contributing

## APPENDIX G: Potential Individual Resources

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME
3076-3090	POLK	AV	4463213200	1930	Korean Church of Seventh Day Adventists
2860	REDWOOD	ST	4535320200	1900	
1910	ROBINSON	AV	4530111100	1937	
3030	THORN	ST	4534912600	1924	Trinity United Methodist Church
2505	UNIVERSITY	AV	4530710100	1922	San Diego Collision Center
2525-2543	UNIVERSITY	AV	4530711000	1925	
2900-2912	UNIVERSITY	AV	4464121000	1929	Newman Building
3029	UNIVERSITY	AV	4531510300	1942	J. C. Penney Building
3036	UPAS	ST	4534410700	1930	West Coast Auto Body and Paint
3040	UPAS	ST	4534411600	1930	Skelley's Garage
3795	UTAH	ST	4531020100	1931	Masonic Temple/Silver Gate Lodge

**B. OWNER AND OCCUPANT INFORMATION**

1. Chain of Title
2. City Directory
3. Copy of Deed from Date of Construction

**California Lot Book, Inc., dba California Title Search Co.**  
**CTS Reference No.: 1122042**

Chain of Title  
(June 21, 1921 through October 19, 2022)

1. Grant Deed

Grantor: Jennie Albertia Wales  
Grantee: Edward W. Newman and Emma L. Newman  
Recorded: June 21, 1921, No. 16537, Deed Book 852, Page 418

2. The San Diego County Assessor Lot Block Book Page shows the first year with assessed improvements as being 1923.

3. Grant Deed

Grantor: Edward W. Newman and Emma L. Newman  
Grantee: Sunset Lodge No. 328  
Recorded: September 13, 1932, No. 43202, Official Records Book 145, Page 445

4. Deed of Trust

Trustor: Sunset Temple Association  
Recorded: September 21, 1955, No. 123919, Official Records Book 5800, Page 592  
Note: This document was included to show the owner's name at the time of recording. A Deed to this Trustor could not be located

5. Grant Deed

Grantor: Sunset Temple Association  
Grantee: Sunset Temple, Inc.  
Recorded: March 28, 2003, Recorders File No. 2003-0352801

**Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10**

6. Grant Deed

Grantor: Sunset Temple, Inc.  
Grantee: The North Park Building, LLC  
Recorded: January 7, 2020, Recordors File No. 2020-0007984

– End of Report –

**Note:** We find no recorded evidence of a Notice of Completion.

\*\*\*\*\*

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10. Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

\*\*\*\*\*

**DIRECTORY SEARCH**

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Address:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)
1929		NO LISTING	
1930	3901, 3911 KANSAS	N/A	
	2906 UNIVERSITY	MUDD EN DEPT	DEPT STORE
	2912 UNIVERSITY	MAW N F	MUSIC CO
1931	3901, 3911 KANSAS	N/A	
	2906 UNIVERSITY	MUDD EN DEPT	DEPT STORE
	2912 UNIVERSITY	MAW N F	MUSIC CO
1932	3901, 3911 KANSAS	N/A	
	2906 UNIVERSITY	VACANT	
	2912 UNIVERSITY	FRESH AIR TRANSFER CO	
		NORMAN F MAW MUSIC CO INC	
1933	3901, 3911 KANSAS	N/A	
	2906 UNIVERSITY	VACANT	
	2912 UNIVERSITY	VACANT	
1934	3901, 3911 KANSAS	N/A	
	2906 UNIVERSITY	MILAM R M	CLO CLNR
	2908 UNIVERSITY	VACANT	
	2910 UNIVERSITY	NORTH PARK FLORISTS	
		SUHR LUCILLE	SHEET MUSIC
	2912 UNIVERSITY	JARRARD R L	CIGARS
1935	3901 KANSAS	N/A	
	3911 KANSAS	SUNSET HALL	
	2906 UNIVERSITY	MILAM R M	CLO CLNR
	2908 UNIVERSITY	N/A	
	2910 UNIVERSITY	FLAGG MARTHA	FLORIST
	2912 UNIVERSITY	HUGHETT & SMITH	
1936	3901 KANSAS	N/A	
	3911 KANSAS	SUNSET HALL	
	2906 UNIVERSITY	SHREVE J E	SHOES
	2908 UNIVERSITY	COLE FRANCES M	WOMEN'S CLO
	2910 UNIVERSITY	MILAM R M	CLO CLNR
	2912 UNIVERSITY	HUGHETT & SMITH	
1937	3901 KANSAS	N/A	
	3911 KANSAS	SUNSET HALL	
	2906 UNIVERSITY	GOOD HOUSEKEEPING SHOP	ELEC APPLIANCES
	2908 UNIVERSITY	COLE F M MRS	WOMEN'S CLO
	2910 UNIVERSITY	MILAM R M	CLO CLNR
	2912 UNIVERSITY	HUGHETT & SMITH	LINOLEUM

B.2 - City Directory Listing of Occupants.

Directory Year:	Address:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)
1938	3901 KANSAS	N/A	
	3911 KANSAS	SUNSET HALL	
		FIRST LUTHERAN CHURCH	NORTH PARK BRANCH
	2906 UNIVERSITY	SAN DIEGO AUTO ELECTRIC CORP	
	2908 UNIVERSITY	COLE F M MRS	WOMEN'S CLO
	2910 UNIVERSITY	GLASER MAX	SHOES
1939	2912 UNIVERSITY	HUGHETT & SMITH	LINOLEUM
	3911 KANSAS	FIRST LUTHERAN CHURCH	NORTH PARK BRANCH
		SUNSET HALL	
	2906 UNIVERSITY	DAVEY O B CO	ELEC APPL
	2908 UNIVERSITY	COLE F M MRS	WOMEN'S CLO
	2910 UNIVERSITY	GLASER MAX	SHOES
2912 UNIVERSITY	HUGHETT & SMITH	LINOLEUM	
1940	3911 KANSAS	FIRST LUTHERAN CHURCH	NORTH PARK BRANCH
		SUNSET HALL	
	2906 UNIVERSITY	DAVEY O B CO	ELEC APPL
	2908 UNIVERSITY	COLE F M MRS	WOMEN'S CLO
	2910 UNIVERSITY	ZAHM & BOOHER	PHOTOG
	2912 UNIVERSITY	HUGHETT & SMITH	LINOLEUM
1941	3911 KANSAS	FIRST LUTERAN CHURCH	NORTH PARK BRANCH
		SUNSET HALL	
	2906 UNIVERSITY	DAVEY O B CO	ELEC APPL
	2908 UNIVERSITY	COLE M H	WOMEN'S CLO
	2910 UNIVERSITY	ZAHM & BOOHER	PHOTOG
	2912 UNIVERSITY	HUGHETT & SMITH	LINOLEUM
1942	3911 KANSAS	FIRST LUTERAN CHURCH	NORTH PARK BRANCH
		SUNSET HALL	
	2906 UNIVERSITY	MACLEAN B M	ELEC APPL
	2908 UNIVERSITY	COLE F M MRS	WOMEN'S CLO
	2910 UNIVERSITY	ZAHM & BOOHER	PHOTOG
	2912 UNIVERSITY	HUGHETT & SMITH	LINOLEUM
1943	3911 KANSAS	FIRST LUTERAN CHURCH	NORTH PARK BRANCH
		SUNSET HALL	
	2906 UNIVERSITY	MACLEAN B M	ELEC APPL
	2908 UNIVERSITY	COLE F M MRS	WOMEN'S CLO
	2910 UNIVERSITY	ZAHN E E	PHOTOG
	2912 UNIVERSITY	HUGHETT & SMITH	LINOLEUMS
1944-45	3911 KANSAS	RAYVIEW CAMP NO 7255 MWA	
	2906 UNIVERSITY	NO LISTING	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	NO LISTING	
	2912 UNIVERSITY	NO LISTING	

Year:	Address:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)
1947-1948	3911 KANSAS	FIRST LUTERAN CHURCH	NORTH PARK BRANCH
		SUNSET HALL	
	2906 UNIVERSITY	MACLEAN B M	ELEC APPL
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	ZAHM E E	PHOTOG
	2912 UNIVERSITY	SMITH HARRY SHADE & LINOLEUM CO	
1950	3911 KANSAS	Sunset Hall	
		Sunset Lodge No 328	IOOF
	2906 UNIVERSITY	MACLEAN B M	ELEC APPL
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	NO LISTING	
	2912 UNIVERSITY	SMITH HARRY SHADE & LINOLEUM CO	
1952	3911 KANSAS	ANNA REBEKAH LODGE NO 137	
		BETHLEHEM SHRINE NO 4 OWSJ	
		CULVER POST NO 118 UNITED SPANISH WAR VETS	
		LOMA COUNCIL NO 274	
		SILVER-GATE REBEKAH LODGE NO 141	
		SUNSET HALL	
		SUNSET LODGE NO 328 IOOF	
	2906 UNIVERSITY	MCLEAN'S NORTH PARK APPLICATION J 3454	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	NO LISTING	
	2912 UNIVERSITY	SMITH HARRY SHADE & LINOLEUM CO J 1103	
1953-1954	3911 KANSAS	ANNA REBEKAH LODGE NO 137	
		BETHLEHEM SHRINE NO 4 OWSJ	
		CLAN CAMERON NO 309	DAUGHTERS OF SCOTIA
		CULVER POST NO 118 UNITED SPANISH WAR VETS	
		LOMA COUNCIL NO 274	
		S D ASSEMBLY ORDER OF RAINBOW FOR GIRLS	
		SILVER-GATE REBEKAH LODGE NO 141	
		SUNSET HALL	
	SUNSET LODGE NO 328 IOOF		
	2906 UNIVERSITY	MCLEAN'S NORTH PARK APPLIANCE	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	NO LISTING	
	2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO	
	3911 KANSAS	SUNSET TEMPLE	
		SUNSET LODGE NO 328 IOOF	
		UNIVERSAL SCIENCE CH	

Directory Year:	Address:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)
1956	2906 UNIVERSITY	MCLEAN'S NORTH PARK APPLIANCE	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	MALLORY & WOOD BARBER SHOP	
	2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO	
1957	3911 KANSAS	SUNSET TEMPLE	
		SUNSET LODGE NO 328 (IOOF)	
		UNIVERSAL SCIENCE CHURCH	
	2906 UNIVERSITY	MACLEAN'S NORTH PARK APPLIANCE	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	MALLORY & WOOD BARBER SHOP	
	2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO	
1959	3911 KANSAS	SUNSET TEMPLE	
		ANNA REBEKAH LODGE NO 137	
		BETHLEHEM SHRINE	
		DAUGHTERS OF SCOTIA	
		DELTA THETA RHO GIRLS CLLUB	
		LADIES PATRIARCHY AUXILIARY	
		MERCURY JR LODGE NO 24	
		ROYAL NEIGHBORS OF AM	
		SD CANTON NO 22 IOOF	
		SD PYRAMID NO 32	
		SILVER-GATE REBEKAH LODGE NO 141	
	SUNSET LODGE NO 328	IOOF	
	2906 UNIVERSITY	MACLEAN'S NORTH PARK APPLIANCE	
	2908 UNIVERSITY	NO LISTING	
2910 UNIVERSITY	MALLORY & WOOD BARBER SHOP		
2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO		
1961	3911 KANSAS	SUNSET TEMPLE	
		BETHLEHEM SHRINE	
		ANNA REBEKAH LODGE NO 137	
		SILVER-GATE REBEKAH LODGE NO 141	
		DAUGHTERS OF SCOTIA LODGE NO 191	
		DELTA THETA RHO GIRLS CLUB	
		LODGE NO 58	IOOF
		LADIES PATRIARCHY AUXILIARY	
		MYRTLE ASSEMBLY	ORDER OF RAINBOW GIRLS
		ROYAL NEIGHBORS OF AM	
		SD CANTON NO 22 IOOF	
	SD PYRAMID NO 32		
	SUNSET LODGE NO 328		
	2906 UNIVERSITY	MACLEAN'S NORTH PARK APPLIANCE	
2908 UNIVERSITY	NO LISTING		
2910 UNIVERSITY	MALLORY & WOOD BARBER SHOP		
2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO		

Directory Year:	Address:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)	
1962	3911 KANSAS	SUNSET TEMPLE		
		ANNA REBEKAH LODGE NO 137		
		SILVER-GATE REBEKAH LODGE NO 141		
		DAUGHTERS OF SCOTIA LODGE NO 191		
		DELTA THETA RHO GIRLS CLUB		
		LODGE NO 58	IOOF	
		LADIES PATRIARCHY AUXILIARY		
		MERCURY JR LODGE NO 24		
		MYRTLE ASSEMBLY	ORDER OF RAINBOW GIRLS	
		ROYAL NEIGHBORS OF AM		
		SD CANTON NO 22 IOOF		
		SUNSET LODGE NO 328	IOOF	
		2906 UNIVERSITY	MACLEAN'S NORTH PARK APPL	
		2908 UNIVERSITY	NO LISTING	
2910 UNIVERSITY	MALLORY & WOOD BARBER SHOP			
2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO			
1963	3911 KANSAS	SUNSET TEMPLE		
		ANNA REBEKAH LODGE NO 137		
		BETHLEHEM SHRINE		
		SILVER-GATE REBEKAH LODGE NO 141		
		DAUGHTERS OF SCOTIA LODGE NO 191		
		DELTA THETA RHO GIRLS CLUB		
		LODGE NO 58	IOOF	
		LADIES PATRIARCHY AUXILIARY		
		MERCURY JR LODGE NO 24		
		MYRTLE ASSEMBLY	ORDER OF RAINBOW GIRLS	
		ROYAL NEIGHBORS OF AM		
		SD CANTON NO 22 IOOF		
		SUNSET LODGE NO 328	IOOF	
		2906 UNIVERSITY	HOME APPL CO DLRS	
2908 UNIVERSITY	NO LISTING			
2910 UNIVERSITY	MALLORY'S BARBER SHOP			
2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO			

Directory Year:	Address:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)
1967	3911 KANSAS	SUNSET TEMPLE	
		ANNA REBEKAH LODGE NO 137	
		BETHLEHEM SHRINE	
		DAUGHTERS OF SCOTIA LODGE NO 191	
		DECREE OF POCAHONTAS LODGE NO 274	
		DELTA THETA RHO GIRLS CLUB	
		INDEPENDENT ORDER ODDFELLOWS	ENCAMPMENT NO 58
		LADIES PATRIARCHY AUXILIARY	NO 58
		MERCURY JR LODGE NO 24	
		MYRTLE ASSEMBLY	ORDER OF RAINBOW GIRLS
		ROYAL NEIGHBORS OF AM	
		SD CANTON NO 22 IOOF	
		SILVER-GATE REBEKAH LODGE NO 141	D OF R
		SUNSET LODGE NO 328	IOOF
	2906 UNIVERSITY	HOME APPLIANCE CO STORE NO 1	
2908 UNIVERSITY	NO LISTING		
2910 UNIVERSITY	MALLORY'S BARBER SHOP		
2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO		
1968	3911 KANSAS	SUNSET TEMPLE HALL	
		ANNA REBEKAH LODGE NO 137	
		SUNSET TEMPLE ASSN INC HALL RENTALS	
		BETHLEHEM SHRINE	
		DAUGHTERS OF SCOTIA LODGE NO 191	
		DECREE OF POCAHONTAS LODGE NO 274	
		DELTA THETA RHO GIRLS CLUB	
		ENCAMPMENT NO 58	IOOF
		LADIES PATRIARCHY AUXILIARY	NO 58
		MERCURY JR LODGE NO 24	
		MYRTLE ASSEMBLY	ORDER OF RAINBOW GIRLS
		SD CANTON NO 22 IOOF	
		SILVERGATE LODGE NO 141	D OF R
		SUNSET LODGE NO 328	IOOF
	2906 UNIVERSITY	BAB'S BRIDALS	
2908 UNIVERSITY	NO LISTING		
2910 UNIVERSITY	MALLORY'S BARBER SHOP		
2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO		

Directory Year:	Address:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)
1969-70	3911 KANSAS	SUNSET TEMPLE HALL	
		ANNA REBEKAH LODGE NO 137	
		SUNSET TEMPLE ASSN INC HALL RENTALS	
		BETHLEHEM SHRINE	
		DAUGHTERS OF SCOTIA LODGE NO 191	
		DECREE OF POCAHONTAS LODGE NO 274	
		DELTA THETA RHO GIRLS CLUB	
		ENCAMPMENT NO 58	IOOF
		LADIES PATRIARCHY AUXILIARY	NO 58
		MERCURY JR LODGE NO 24	
		MYRTLE ASSEMBLY	ORDER OF RAINBOW GIRLS
		SD CANTON NO 22 IOOF	
		SILVERGATE LODGE NO 141	D OF R
	SUNSET LODGE NO 328	IOOF	
	2906 UNIVERSITY	BAB'S BRIDALS	
2908 UNIVERSITY	NO LISTING		
2910 UNIVERSITY	MALLORY'S BARBER SHOP		
2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO		
1971	3911 KANSAS	SUNSET TEMPLE HALL	
		ANNA REBEKAH LODGE NO 137	
		SUNSET TEMPLE ASSN INC HALL RENTALS	
		BETHLEHEM SHRINE	
		DAUGHTERS OF SCOTIA LODGE NO 191	
		DECREE OF POCAHONTAS LODGE NO 274	
		DELTA THETA RHO GIRLS CLUB	
		ENCAMPMENT NO 58	IOOF
		LADIES PATRIARCHY AUXILIARY	NO 58
		PYTHIAN SUNSHINE GIRLS	
		SD CANTON NO 22 IOOF	
		SILVERGATE LODGE NO 141	D OF R
		SUNSET LODGE NO 328	IOOF
	2906 UNIVERSITY	BAB'S BRIDALS	
	2908 UNIVERSITY	NO LISTING	
2910 UNIVERSITY	MALLORY'S BARBER SHOP		
2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO		

Directory Year:	Address:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)
1972	3911 KANSAS	SUNSET TEMPLE HALL	
		ANNA REBEKAH LODGE NO 137	
		SUNSET TEMPLE ASSN INC HALL RENTALS	
		BETHLEHEM SHRINE	
		DAUGHTERS OF SCOTIA LODGE NO 191	
		DECREE OF POCAHONTAS LODGE NO 274	
		DELTA THETA RHO GIRLS CLUB	
		ENCAMPMENT NO 58	IOOF
		LADIES PATRIARCHY AUXILIARY	NO 58
		PYTHIAN SUNSHINE GIRLS	
		SD CANTON NO 22 IOOF	
		SILVERGATE LODGE NO 141	D OF R
		SUNSET LODGE NO 328	IOOF
		2906 UNIVERSITY	BAB'S BRIDALS
2908 UNIVERSITY	NO LISTING		
2910 UNIVERSITY	MALLORY'S BARBER SHOP		
2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO		
1977	3911 KANSAS	SUNSET TEMPLE HALL	
		SUNSET TEMPLE ASSN INC HALL RENTALS	
		ACACIA LODGE NO 532	
		BETHLEHEM SHRINE	
		CENTENNIAL ENCAMPMENT NO 58	IOOF
		DECREE OF POCAHONTAS LODGE NO 274	
		LADIES PATRIARCHY AUXILIARY	NO 58
		SD CANTON NO 22 IOOF	
		SAN DIEGO LODGE NO 153	IOOF
		SIGMA DELTA THETA RHO GIRLS CLUB	
		SILVER GATE LODGE NO 141	D OF R
		ALTA VISTA REBEKAH LODGE NO 387	
		ANNA REBEKAH LODGE NO 137	D OF R
		ASA ZUANA LODGE NO 81	LOTO
2906 UNIVERSITY	BAB'S BRIDALS		
2908 UNIVERSITY	NO LISTING		
2910 UNIVERSITY	MARK * AL'S HAIR STYLISTS		
2912 UNIVERSITY	JOY BRA SALON CUSTOM FITTED BRAS		
1982	3911 KANSAS	INDPNDNT ODDFLLW	
	2906 UNIVERSITY	BAB'S BRIDALS	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	DAWNS HAIR STYL	
	2912 UNIVERSITY	KRUELL GUS	
		MAICO HEARING SERV	

Directory Year:	Address:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)
1987	3911 KANSAS	INDEP ORDER LDG 328	
	2906 UNIVERSITY	BAB'S BRIDALS	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	EMILYS HAIR SALON	
	2912 UNIVERSITY	KRUJELL GUS	
		MAICO HEARING SERV	
		HEARING AID CENTER	
1992/93	3911 KANSAS	INDEP OD FLWS 328	
	2906 UNIVERSITY	BAB'S BRIDALS	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	EMILIES HAIR SALON	
	2912 UNIVERSITY	ANN MARIES FASHIONS	
1997-98	3911 KANSAS	INDEP ORDER FLLW 328	
	2906 UNIVERSITY	XXXX	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	EMILIES HAIR SALON	
	2912 UNIVERSITY	APRIL'S ATTIC	
2002	3911 KANSAS	INDEP ORDER FLLW 328	
	2906 UNIVERSITY	CLAIRE DELUNE	
	2908 UNIVERSITY	MP ;OSTOMG	
	2910 UNIVERSITY	EMILIES HAIR SALON	
	2912 UNIVERSITY	FULL CIRCLE	
2007	3911 KANSAS	SUNSET TEMPLE	
	2906 UNIVERSITY	CLAIR DE LUNA LOUNGE	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	MATERIAL	
	2912 UNIVERSITY	OFF THE RECORD	
2012	3911 KANSAS	NO LISTING	
	2906 UNIVERSITY	CLAIR DE LUNA LOUNGE	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	XXXX	
	2912 UNIVERSITY	OFF THE RECORD	
2017	3911 KANSAS	NO LISTING	
	2906 UNIVERSITY	XXXX	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	XXXX	
	2912 UNIVERSITY	XXXX	
2021	3911 KANSAS	NO LISTING	
	2906 UNIVERSITY	NO LISTING	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	NO LISTING	
	2912 UNIVERSITY	FULL CIRCLE	

**OFFICIAL RECORDS BOOK** 145

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PHOTOGRAPHED BY R. MC KINNON DEPUTY RECORDER

We, Edward W. Newman and Emma L. Newman, husband and wife, for and in consideration of the sum of Ten and no/100 Dollars, Do hereby Grant to Sunset Lodge No. 228, I.O.O.F., a corporation, All That Real Property situated in the city of San Diego, County of San Diego, State of California, bounded and described as follows:

The west (90') Ninety feet of Lots (21) Twenty one (22) Twenty two (23) Twenty three and (24) Twenty four in Block (202) Two Hundred Six of University Heights, according to the amended map thereof made by G.A.D. Henscourt, recorded in the office of the Recorder of said San Diego County, in Book 8, at page 36, et seq. Lis Pendens.

Subject to a First Trust Deed of (\$25000.00) Twenty five thousand dollars payable to Prudential Insurance Co. which grantee hereby assumes as part consideration for this conveyance.

To Have and To Hold the above granted and described premises unto the said Grantee, its successors and assigns forever.

WITNESS our hands and seals this first day of September, 1932.

DOCUMENTARY 10 Dollars					
DOCUMENTARY 10 Dollars					

EDWARD W. NEWMAN (SEAL)  
EMMA L. NEWMAN (SEAL)

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

On this first day of September, 1932, before me, Katherine R. Titus, a Notary Public in and for said County and State, personally appeared Edward W. Newman and Emma L. Newman, his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal the day and year in this Certificate first above written.

KATHERINE R. TITUS  
Notary Public in and for said County and State  
My commission expires Oct. 27, 1933

Recorded at request of Southern Title & Trust Co. Sep 15 1932 at 9 A.M.

Fee \$1.00 / 5  
43202

COMPARED  
*Cora Johnson*  
DEPUTY COUNTY RECORDER

O.M. STONE, COUNTY RECORDER  
By Deputy D. Cole

Sunset Lodge No. 228, I.O.O.F., a Corporation, having its principal place of business in City of San Diego, County of San Diego, California, by virtue of a resolution authorizing the same, passed at a meeting of its Directors, for and in consideration of the sum of Ten and no/100 Dollars, Does hereby Grant to EDWARD W. NEWMAN and EMMA L. NEWMAN, husband and wife, as joint tenants, All that Real property situated in City of San Diego, County of San Diego, State of California, bounded and described as follows: Lots "21" and "22", and the West Twenty-five feet of Lots "23" and "24" in Block Fifty of Horton's Addition, according to the Map thereof made by L.L. Leaking in the office of the Recorder of said San Diego County.

DOCUMENTARY 10 Dollars					
DOCUMENTARY 10 Dollars					

IF WITNESSES HEREBY, said Corporation has caused this deed to be signed by its President and Secretary and its Corporate Seal to be affixed thereto, this 1st day of August, 1932.

Sunset Lodge No. 228 I.O.O.F.  
Incorporated Jan. 31, 1900 San Diego, Cal.

SUNSET LODGE No. 228, I.O.O.F.  
Herman V. Gullens President  
D.S. Nesbit Secretary

B.3 - Copy of Deed from the Date of Construction.

### **C. BUILDING DEVELOPMENT INFORMATION**

1. City of San Diego 800 Scale Engineering Map
2. USGS Map
3. Original Subdivision Map
4. Sanborn Fire Insurance Maps

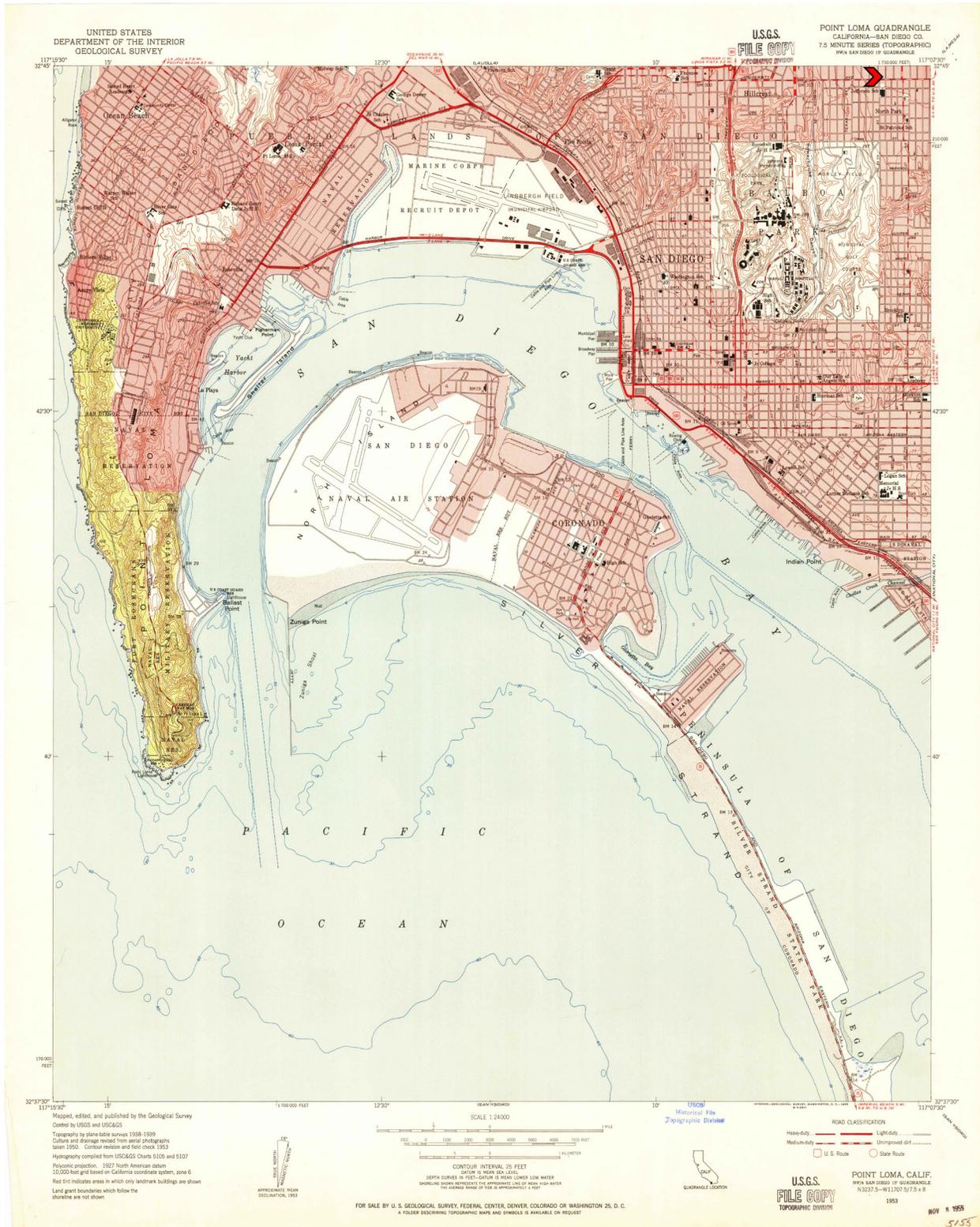


C.1 - City of San Diego 800 Scale Engineering Map.



C.2-1: 1942 Point Loma, California USGS Map.

C.2 - USGS Map.

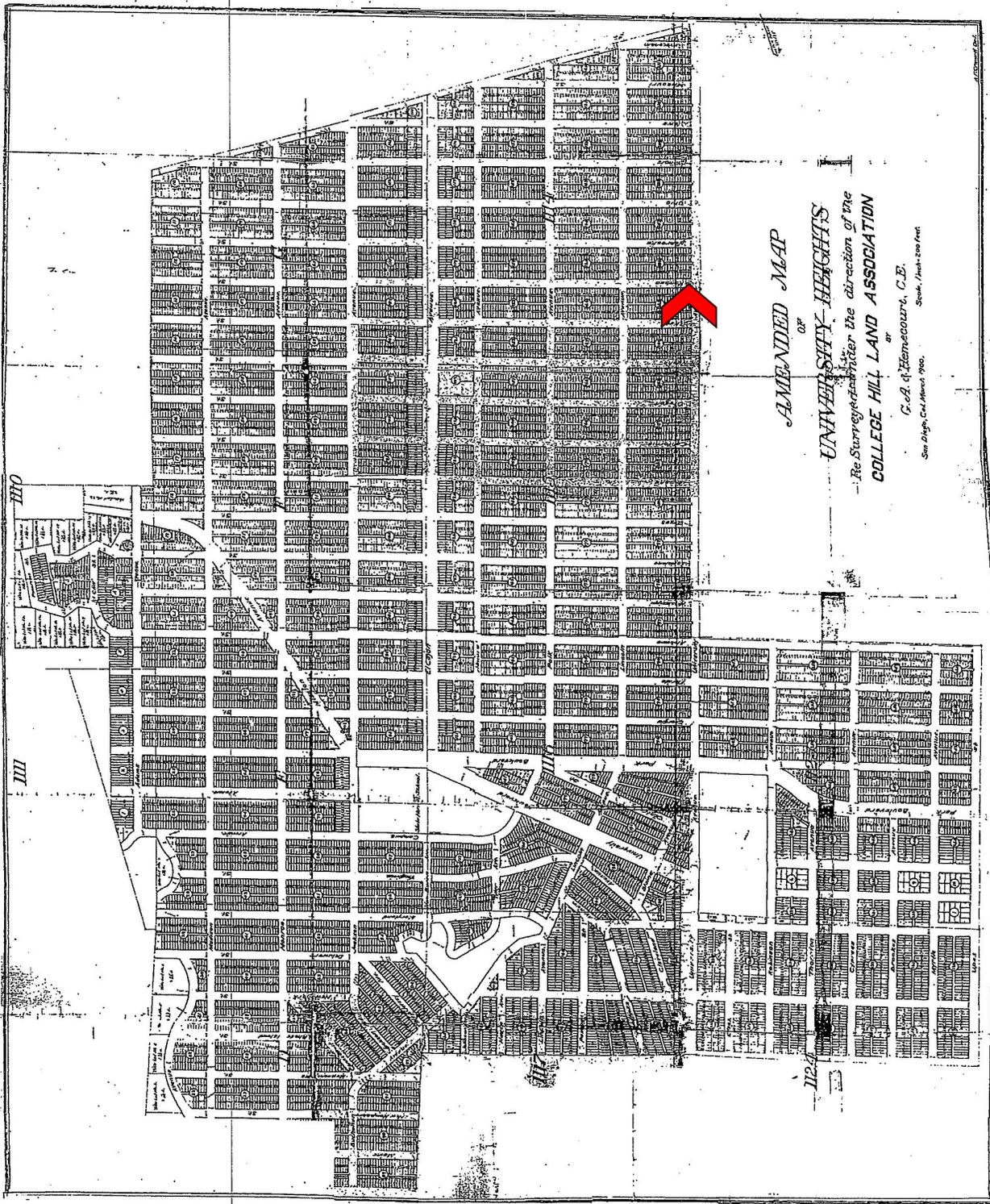


C.2-2: 1953 Point Loma, California USGS Map.





C.2-4: 1996 Point Loma, California USGS Map.



C.3 - Original Subdivision Map: University Heights Amended Map, March 1900.

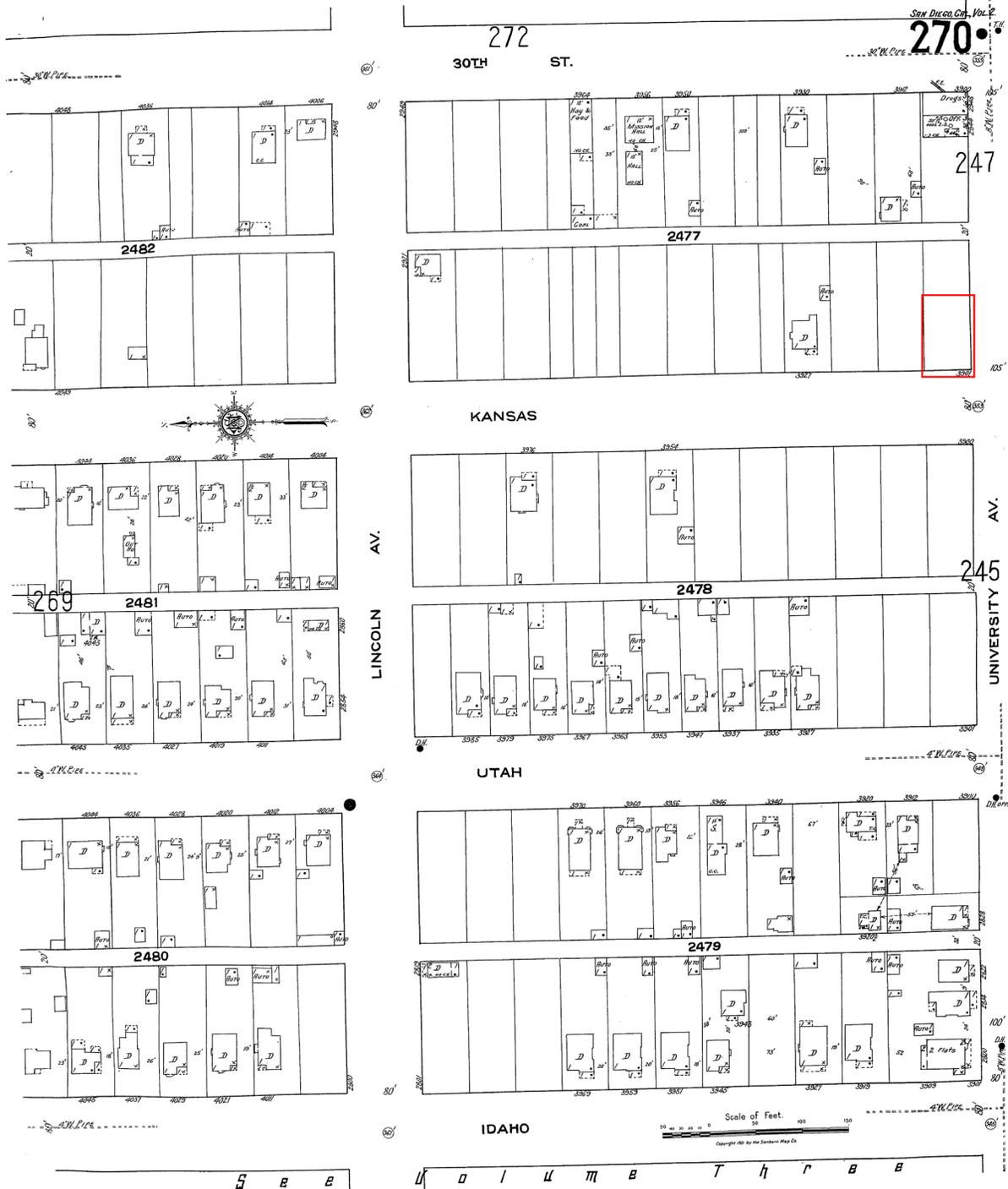
Information not available.

C.4.1: 1886/1887 Sanborn Map.

C.4 - Sanborn Maps.

Information not available.

C.4.2: 1906 Sanborn Map.



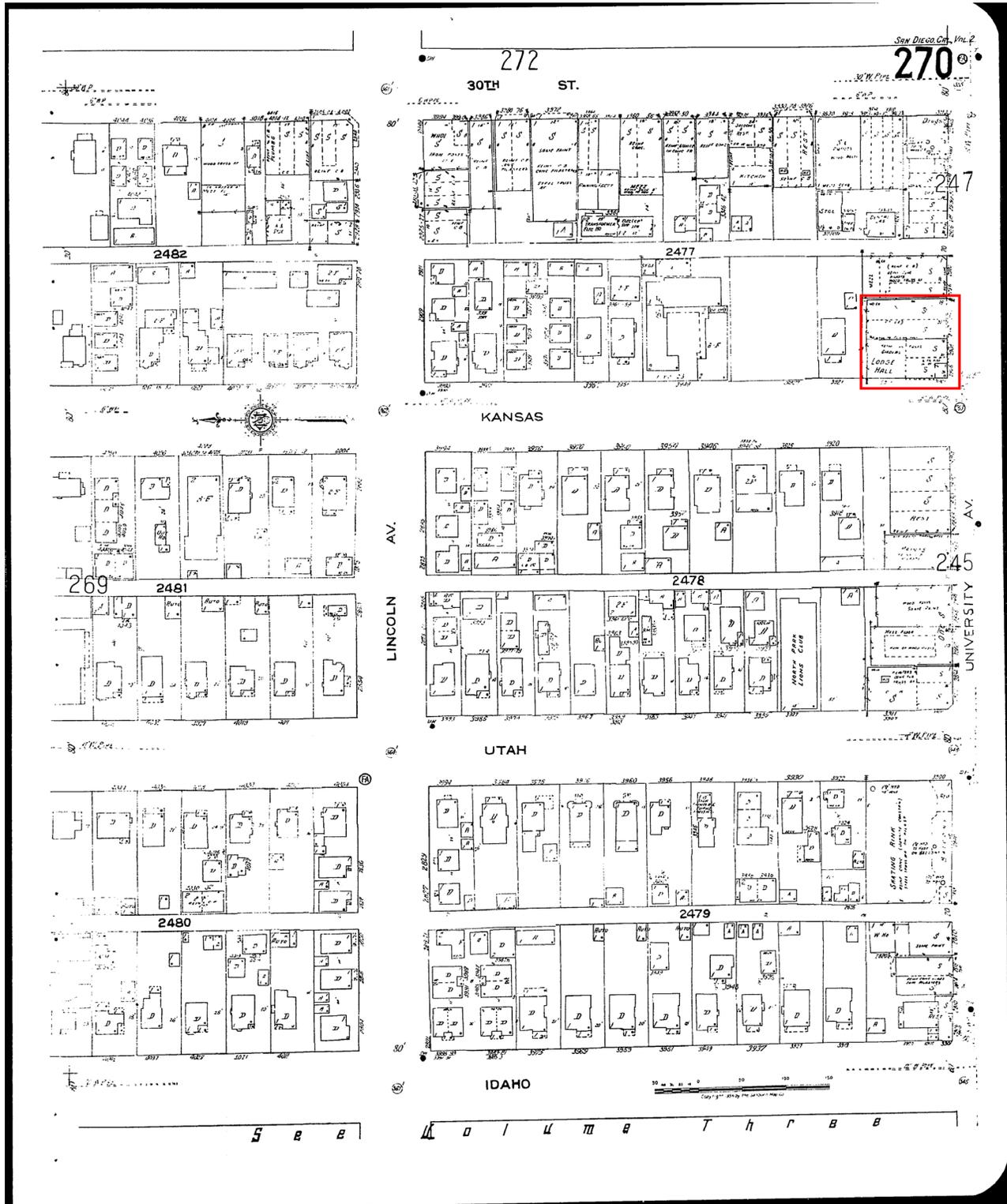
C.4-3: 1921 Sanborn Map.

Information not available.

C.4-4: 1940 Sanborn Map.



C.4-5: 1950 Sanborn Map.



C.4-6: 1956 Sanborn Map.

**D. DPR**

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**State of California --- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 11 \*Resource Name or #: (Assigned by recorder) Edward and Emma Newman Building (HRB #1482)

**P1. Other Identifier:** Sunset Temple; 2906, 2908, 2910 and 2912 University Avenue & 3911 Kansas Street

\***P2. Location:**  Not for Publication  Unrestricted \*a. County San Diego

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. **USGS 7.5' Quad:** Point Loma **Date:** 1996 **T ; R ; 1/4 of ; 1/4 of Sec ; M.D. B.M.**

c. Address: 2906, 2910, 2912 University Ave & 3911 Kansas St City: San Diego Zip: 92104

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 4464121000

The west 90 feet of Lots 21, 22, 23, and 24 inclusive of Block 206 of University Heights, in the City of San Diego, County of San Diego, State of California, according to the amended map thereof made by G.A. D'Hemecourt recorded in the office of the Recorder of San Diego County, in Book 8, Page 36, et.seq. of Lis Pendens.

\***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Edward and Emma Newman Building, commonly known as the Sunset Temple building, is located at the corner of University Avenue and Kansas Street in the North Park community of the city of San Diego, CA. The property includes the following addresses: 2906, 2908, 2910 and 2912 University Avenue and 3911 Kansas Street. Constructed in 1929 by general contractor William E. Gibbs, this Spanish Colonial Revival style commercial building consists of two stories plus a basement. Three facades are visible from the public right of way including the south, west, and north sides. The east façade abuts the neighboring building and is not visible.

(Refer to Continuation Sheet)

\***P3b. Resource Attributes:** (List attributes and codes) HP6 1-3 story Commercial Building

\***P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for building, structures, and objects.)



P5b. Description of Photo: (view, date, accession #)

Looking northwest at portions of the primary south façade and secondary west façade.

\***P6. Date Constructed/Age and Sources:** 1929

Historic  Both

Prehistoric

\***P7. Owner and Address:**

Nate Cadieux, Owner's Representative  
2829 Historic Decatur Road  
San Diego CA 92106

\***P8. Recorded by:** (Name, affiliation, and address)

Heritage Architecture & Planning  
832 Fifth Avenue  
San Diego, CA 92101

\***P9. Date Recorded:**

\***P10. Survey Type:** (Describe)  
Intensive.

\***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Historical Resource Technical Report for the Edward and Emma Newman Building

\***Attachments:**  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 11

\*NRHP Status Code

\*Resource Name or # (Assigned by recorder) Edward and Emma Newman Building (HRB #1482)

B1. Historic Name: Edward and Emma Newman Building

B2. Common Name: Sunset Temple

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Spanish Colonial Revival; One-Part Commercial Block type

\*B6. Construction History: (Construction date, alterations, and date of alterations)

(Refer to Continuation Sheet)

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features:

\*B10. Significance: Theme: Commercial Development

Area: North Park

B9a. Architect: Unknown

b. Builder: William E. Gibbs

Period of Significance: Crit A: 1929-1932 Property Type: Commercial Applicable Criteria: A  
Crit C: 1929 C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Edward and Emma Newman at 2906-2912 University Avenue and 3911 Kansas Street, San Diego, California, is significant under Criteria Criterion A/1 of the National Register, California Register, and local register, at the local level of significance, as a special element of the historical and economic development of North Park and the City as a whole and retains integrity to its 1929-1932 period of significance under Criterion A. Specifically, the resource is representative of the early commercial development of North Park that occurred along University Avenue as a result of the expansion of streetcar lines and subsequent residential growth. The commercial center at 30th and University Avenue developed into the community's primary commercial core and the 2906-2912 University Avenue building housed North Park's first department store, the Mudd Department store, from 1929-1932.

Further, it is noteworthy at the local level of significance for Criterion C/3 of the National Register, California Register, and local register, as a good example of a Spanish Colonial Revival style One-Part Commercial Block type building in North Park. It retains many of the character-defining features of the style including its undulating stucco exterior cladding, composition hipped roof corner tower with tiled ridge and recessed arched features at its south and west sides; a flat roof with stepped parapet wall and terracotta tile ridge and shed elements with curved rafters. The decorative gable projection above the southeast entry retains its original arched features. The original metal divided lite windows at the north façade are present as well as the majority of the arched metal framed divided lite transoms. The recessed storefront entries at University Avenue with their wood doors with single glazing, original mosaic tile flooring, and wood paneled ceiling are present. Storefront bulkheads and columns are extant although the bulkheads and columns' original tiles have been covered by contemporary ceramic tiles.

(Refer to Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

\*B12. References:

(Refer to Continuation Sheet)

B13. Remarks:

\*B14. Evaluator: Heritage Architecture & Planning

\*Date of Evaluation: 04/01/2024

(This space reserved for official comments.)



Page 3 of 11      \*Resource Name or # (Assigned by recorder) Edward and Emma Newman Building (HRB #1482)  
\*Recorded by: Heritage Architecture & Planning      \*Date 04/01/2024       Continuation       Update

**\*P3a. Description:** (Continuation)

The resource functions as a One-Part Commercial Block with first floor storefront and upper facades that are divided by a 1955 wrap-around metal canopy. The building's commercial storefront entries are along the south façade facing University Avenue with secondary entries along Kansas Street. The building has a boxlike form and features a composition hipped roof corner tower with terracotta along the ridge and recessed arched features at the south and west sides. The flat roof includes a stepped parapet wall with terracotta tile ridge and composition shingles with curved rafter tails. A decorative gable projects beyond the parapet wall above the southeast entrance and retains its recessed arches at the gable end, but the original roof tile, wrought-iron railing, and two light sconces as seen in historic photographs are no longer extant. Clay pipe attic vents are featured below the roof line at the corners. A series of pilasters topped with scroll-like capitals are showcased at the upper portions of the south and west facades. The walls are finished in an undulating faux-adobe stucco texture. A Moderne-style early 1950s "SUNSET TEMPLE" neon sign is installed on the west façade above the ca. 1940s steel windows. A lower 1955 neon sign is located at the canopy.

Fenestration comprises of large steel transom windows with divided lites at the south and portions of the west façade, three 1940s replacement square-topped steel windows with shutters are at the north end of the west façade, and steel divided lite windows are at the north facade. University Avenue storefront windows at the southwest façade were replaced with garage-style windows that open to the sidewalk. Two first floor double-hung wood windows have been added ca. 1950s along with new doors at the west facade. The north façade includes original steel divided lite windows with hollow clay tile attic vents above.

There are two recessed storefront entries along University Avenue and include original wood doors with single glazing. These entrances have their original mosaic tile flooring and wood paneled ceiling. Bulkheads and columns are clad in ceramic tiles that have been set over the original tiles. Cast-iron ventilation grilles are also extant at several University Avenue storefronts. Exterior metal sidewalk café rails have been added at the southwest corner.

Currently, the building is partially occupied, all the openings have been boarded up, and murals have been painted over the building.

**\*B6. Construction History:** (Continuation)

- 1929 Construction
- 1933 Roof and plumbing
- ca. 1933 West façade storefronts stuccoed-over. New doors and a pair of double-hung wood windows were added to the west façade at the first floor level. Date per historian Donald Covington.
- ca. 1940s Upper window replacement at the north side of the west façade with square-topped steel divided lite windows.
- 1954 Basement alteration.
- 1955 "Marquee" (canopy cover) and commercial addition per Building Record. A wrap around metal canopy was added above the storefronts on both street facades. Earlier fabric and fixed canopies were removed. Fire escape addition at the west façade and replaced some glazing with shutters at the square-topped steel windows.
- 1958 Gas service extension
- 1961 Alteration per Building Record
- 1963 Electrical
- 1965 Reroof
- 1967 Mechanical/Electrical
- Pre-2000 Mission-style clay tile roofing was replaced with asphalt shingles and new clay tile on the ridges and parapets.
- Pre-2009 Sidewalk café railings were added along both street frontages.
- Post-2015 Ceramic tile bulkheads below the storefronts on both street facades were covered with new black ceramic tile.
- 2016 Signage, structural support beams at the basement level.
- 2017 Operable windows. Storefront display windows at the former Tamiarindo Restaurant were replaced with inward-opening awning windows on University Ave.
- 2017 TI remodel; sidewalk café; addition to existing restaurant.
- 2019 MPE; ADA upgrade to include new elevator, HVAC, remodel the restrooms, bars and interior ramp at the entrance and stage.
- 2020 Storefronts and transoms covered.
- 2021 Graffiti murals added.

Page 4 of 11 \*Resource Name or # (Assigned by recorder) Edward and Emma Newman Building (HRB #1482)  
\*Recorded by: Heritage Architecture & Planning \*Date 04/01/2024  Continuation  Update

**\*B10. Significance:** (Continuation)

## HISTORICAL OVERVIEW

### Historic Commercial Development of North Park 30<sup>th</sup> and University: 1907-1929

The commercial core in North Park emerged at the beginning of 1909 after the completion of three streetcar lines in the area and a new water supply system bringing water to the neighborhood. The opening of the University Ave streetcar line brought immediate development to the surrounding area which had previously been cattle pastures and citrus groves. The San Diego Union reported that 37 homes had been built in the area since the start of construction on the line in early 1907.<sup>1</sup> Real estate firms began to see the potential for suburban development and started purchasing land around Balboa Park which they would then subdivide to create residential tracts. One of the real estate firms who was instrumental in the commercial development along University Avenue was Stevens & Hartley, run by Jack Hartley and William Stevens (Hartley's brother-in-law). The Hartley family was one of the pioneer families who purchased 40 acres of land at the end of the 19th century in North Park before its urban development.

By 1910 there were over a dozen residential tracts established in North Park, lots were sold, and residential properties were being constructed. With the boom of residential construction and expanding population, Stevens & Hartley had prophesied that the corner of 30th and University would someday become one of the busiest corners in the city.<sup>2</sup> In 1910 Stevens & Hartley decided they would develop the family's former lemon grove into commercial and residential properties.<sup>3</sup> In order to pay for future commercial development, they parceled off 20 acres of land to be subdivided for residential lots and named it Hartley's North Park Tract. Shortly after establishing the residential tract, they began clearing the rest of the land at the corner of 30th and University. The first commercial building constructed at the junction was a small wooden building which would become Stevens & Hartley's North Park branch for their real estate firm; it was completed in 1909.

The first significant commercial development at 30th and University began in 1912 when Stevens & Hartley commissioned a three-story mixed-use building<sup>4</sup> on the northwest corner of 30th and University. The building housed their new real estate office headquarters, a pharmacy, a barber shop, and on the second and third floor there were a total of six apartments containing 22 rooms. In the same year, the real estate partners built a small building on the southeast corner which would become the first grocery store in the area. On the southwest side of 30th across the street from the grocery store, four single-story buildings were constructed for a man named William Younkin. The four buildings would be occupied by businesses to support the home building industry in the area, such as two plumbing shops, a hardware store, and a furniture store.<sup>5</sup> By 1917 there were more than a dozen buildings that had been constructed. Among some of the businesses that occupied the buildings were a bakery, laundry services, an auto-mechanic garage, a fire station, doctors' offices, and a lumber company.

There was an economic decline starting in 1917 when the US entered WW1 and most construction in the area came to a halt. The first signs of commercial development at the junction after WWI occurred in 1921 when the economy started to recover. Entrepreneurs who had businesses in downtown San Diego became aware of the fast-paced growth in North Park and began to open new shops at 30th and University, expanding the commercial core several blocks to the south, east, and west sides of the junction. Some of the new buildings were constructed with concrete, brick, exposed steel and adorned with tile which was considered to be modern. Stevens & Hartley commissioned seven concrete buildings and the area would be called "Hartley's Row."<sup>6</sup> Hartley's Row included several grocery stores, a shoemaker, restaurant, poultry shop, billiard hall, and bakery.<sup>7</sup>

The commercial district continued to grow and by 1927 the dynamic growth of North Park resulted in more civic improvements in the area, the single-track streetcar lines turned into double tracks, a power substation was built, the post office constructed a branch on Ray Street, and the streetlights lined University Ave.

<sup>1</sup> D. P. Covington, *North Park: A San Diego Urban Village, 1896-1946*. San Diego, CA: Hon Consulting for the North Park Community Association, 2007.

<sup>2</sup> Covington, *North Park*.

<sup>3</sup> Covington, *North Park*.

<sup>4</sup> Covington, *North Park*.

<sup>5</sup> Covington, *North Park*.

<sup>6</sup> Covington, *North Park*.

<sup>7</sup> Covington, *North Park*.

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Towards the end of the 1920s Stevens & Hartley began to remodel the individual shops on Hartley's Row by unifying the facades integrating them into one architectural unit.<sup>8</sup> This was a new architectural typology for North Park and became the precursor to the shopping center. In the following years several shopping centers began to emerge. The shopping center buildings were larger than previous commercial buildings. They were designed by renowned local architects and in the Mediterranean Revival style, which was popularized by the 1915 Panama-California Exposition buildings in Balboa Park.<sup>9</sup> Notable shopping center buildings include The Hurlburt & Tidal Retail Center, University Motor In Market, and the Dixie Retail and Office Building.

North Park offered its residents amenities beyond retail and professional services. By 1929 there were two theaters, The Romona and The North Park Theater, a mini-golf course, community meeting space in the Nordberg Building, and the Maw Music store in the [Edward W.] Newman Building created the first area for entertainment in North Park at University and 29th.<sup>10</sup>

The fast paced growth North Park had experienced during the 1920s rapidly declined when the New York stock market crashed in 1929 resulting in the Great Depression.

#### Edward W. Newman Era (1929-1932)

The undeveloped lot at the corner of University Avenue and Kansas Street in North Park was purchased from Jennie Albertia Wales on June 21, 1921, by Edward W. and Emma L. Newman. Edward W. Newman was an early building developer and builder by occupation. Records indicate that he arrived in San Diego as early as 1913.<sup>11</sup> During the 1920s, Edward maintained an office in the 3800 block of 30<sup>th</sup> Street and was a speculator and builder, primarily of residences, in the University Heights, Normal Heights, Kensington, as well as North Park communities.<sup>12</sup> By 1923, Edward and Emma lived in North Park at 3970 Kansas Street. The Newmans would witness firsthand the emerging commercial growth along University Avenue in North Park and saw this as an opportunity to venture into commercial development.

Just south of his residence at the corner of Kansas and University and across from the recently completed North Park Theater, Newman took a chance and invested.<sup>13</sup> Newman engaged contractor William E. Gibbs to design-build his corner commercial structure in the Spanish Colonial Revival style.<sup>14</sup> The cost of the building was \$14,000 and included a ground floor, full basement, and mezzanine.<sup>15</sup> The original plan was to include four stories with reinforced concrete and steel foundation to compensate for the structural load. However, during construction, plans were changed with the building retaining two stories in height with the second floor planned as a mezzanine around a central open space.<sup>16</sup>

Newman also solicited two entities to occupy the building: the E.N. Mudd Department Store and the Norman F. Maw Music Company. The E.N. Mudd store would be run by E.N. Mudd and his son, Thurmond Mudd. Both were previously connected to the J.C. Penny company where they gained knowledge of the general mercantile industry. The new store, according to E.N. Mudd, "would carry a complete department store line of merchandise."<sup>17</sup> E.N. Mudd store officially opened for business in December 1929. Conversely, the Norman F. Maw Music Company was an established business for 19 years with a location in the downtown area. The company was looking forward to a larger facility and their occupancy began in 1930.<sup>18</sup> Besides musical instruments, the Maw Company also stocked Frigidaire refrigerators and Brunswick radios.<sup>19</sup> At the public opening of Norman Maw's new store, representatives of the Frigidaire Company served frozen desserts "to illustrate the advantages of electrical refrigeration in the home." Entertainment was also offered by the thirty voices of the Treble Clef club and the San Diego State College Men's Glee Club. Several ukuleles and banjos were also given away during the grand opening.<sup>20</sup>

<sup>8</sup> Covington, *North Park*.

<sup>9</sup> Historic Resources Group & City of San Diego, "Greater North Park Community Plan Area Historic Resources Survey." 2011, Appendix A-22.

<sup>10</sup> Covington, *North Park*.

<sup>11</sup> City Directory 1913 notes Edward W. Newman's occupation as "Builder" and that he resided at 3828 30<sup>th</sup> Street.

<sup>12</sup> Donald P. Covington, "Once Upon a Time in North Park: Newman/I.O.O.F. Building." February 1997.

<sup>13</sup> The North Park Theater was completed in January 1929 and is located directly across University Avenue from the Edward W. Newman/I.O.O.F. building.

<sup>14</sup> "Twenty-Nineth and 'U' to have New Store." *The Evening Tribune*. July 30, 1929.

<sup>15</sup> "Twenty-Nineth and 'U' to have New Store." *The Evening Tribune*. July 30, 1929. "Mudd Company to Open Store." *The Evening Tribune*. November 22, 1929.

<sup>16</sup> Covington, "Once Upon a Time in North Park."

<sup>17</sup> "Mudd Company to Have New Store." *San Diego Evening Tribune*. August 2, 1929.

<sup>18</sup> "Store to Hold Open House." *The San Diego Union*. June 7, 1930.

<sup>19</sup> Covington, "Once Upon a Time in North Park."

<sup>20</sup> Covington, "Once Upon a Time in North Park."

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Unfortunately, despite all of the fanfare, the Newmans saw the decline of business due to the stock market crash and decided to sell the building in 1932. Norman F. Maw Music decided to close its doors after over 20 years while the E.N. Mudd store moved its location to 30<sup>th</sup> Street and University. On September 13, 1932, the property was sold to the Independent Order of Odd Fellows (I.O.O.F.) Sunset Lodge No. 328.

#### I.O.O.F. Era (1932-2003)

The Independent Order of Odd Fellows (I.O.O.F.) was a non-sectarian fraternal order of Odd Fellowship founded initially in England in 1748. The order, composed of lodges or local chapters, formed the first official lodge in the U.S. in Baltimore, Maryland by Thomas Wildey in 1819.<sup>21</sup> The Order was also known as the "Triple Link Fraternity" for their interlocking symbol alluding to their motto, "Friendship, Love, and Truth." As an organization, the I.O.O.F. aimed to provide a framework that promoted personal and social development. The goal of the order was not only to form a brotherhood in personal ways, but to embrace their faith through acts of service to others. An early charity and philanthropic organization, much like the Freemasons, the Odd Fellows sought to bring aid to the poor and the sick.<sup>22</sup>

The Odd Fellows of San Diego had their beginnings at the New Town home of James Pasco on December 5, 1868. At this time the Odd Fellows resolved to organize and soon realized that their growth and stature within the community would necessitate a more permanent structure. It was a sentiment also shared by the Masons. This need for permanent meeting halls by both the Masons and the Odd Fellows evolved into the formation of the Masonic Building Association.<sup>23</sup> By 1882, their building was completed and was situated in the heart of what was then the center of business and commerce at Sixth and H (Market) Streets in downtown.<sup>24</sup> The Masons occupied the Sixth Street front and the Odd Fellows the H Street front.<sup>25</sup> Even more suggestive of the Order's fellowships was the rapid spread of new lodges throughout the years with each new lodge initially congregating at the downtown building. By 1920, the Masons outgrew the Hall they shared with I.O.O.F. for nearly 31 years and relocated. The I.O.O.F. continued to occupy the downtown property until ca. 1972.

#### IOOF Sunset Building

Originally meeting at the downtown I.O.O.F. building, the Sunset Lodge No. 382 later purchased the Edward W. Newman building in North Park in 1932. According to historian Donald Covington, after I.O.O.F.'s purchase, a remodeling project began under the direction of Lee Brendt, a Marine officer and member of the fraternity. The project resulted in lodge facilities facing Kansas Street and three business spaces facing University.<sup>26</sup> City Directories note the following businesses in 1934: R.M. Milam Clothes Cleaner; North Park Florists who shared their space with Lucille Suhr Sheet Music; and R.L. Jarrard Cigars. Sunset Hall was recorded as occupying 3911 Kansas Street beginning in 1935. From 1938-1948, First Lutheran Church co-occupied the space with Sunset Hall. Other fraternal orders and societies also shared the space in the coming years with many of these organizations directly functioning under the I.O.O.F. The Daughters of Rebekah, the female branch of the I.O.O.F., would congregate and host larger events and meetings at the site that would include organizational state leaders and higher-ranking members of the I.O.O.F. Other non-I.O.O.F. occupants included the Decree of Pocahontas, Order of Rainbow Girls, and Bethlehem Shrine, among many others.<sup>27</sup>

About the time major renovations and additions were taking place at the I.O.O.F. Sunset building in 1955, the Sunset Hall name would be replaced with Sunset Temple from 1956-1972 after which a variation of the two names, Sunset Temple Hall, would be recorded in the local directories. By the 1980s, the organization's official name, I.O.O.F., was recorded in the directory listings until 2003 when the non-profit organization sold the property to the corporate firm Sunset Temple, Inc.

Similarly, the storefronts along University were also diverse and changed often throughout the over 90 years of its existence. From florists to clothing, appliances to musical instruments, bridal shops to barber shops, and later restaurants, a variety of commercial entities at this location helped serve the needs of the community.

Just prior to the Covid pandemic in 2020, the property was deeded to its current owner, The North Park Building, LLC. Since that time, the building has mostly been vacant and boarded for security.

<sup>21</sup> Rose Heichelbech, "The Strange History of the Odd Fellows: Their Symbols are Still Mysterious Today." <https://dustyoldthing.com/odd-fellows-history/>

<sup>22</sup> Heichelbech, "The Strange History of the Odd Fellows."

<sup>23</sup> Sarah Haugh and Charles P. Tyson, "Independent Order of Odd Fellows Building National Register of Historic Places." 1978.

<sup>24</sup> The downtown I.O.O.F. building is currently listed in the National Register of Historic Places and is a contributing resource to the Gaslamp Quarter Historic District.

<sup>25</sup> Haugh and Tyson, "Independent Order of Odd Fellows Building."

<sup>26</sup> Covington, "Once Upon a Time in North Park."

<sup>27</sup> City Directories.

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## RESORE SIGNIFICANCE

### 1. National Register and California Register

#### *National Register Criterion A / California Register Criterion 1*

Research disclosed the Edward and Emma Newman Building is associated with the historical and economic development of North Park. The resource represents the early commercial development of North Park that occurred along University Avenue as a result of the streetcar line expansion and subsequent residential growth. The commercial center at 30<sup>th</sup> and University development into the community's primary commercial core and the Edward and Emma Newman Building housed the community's first department store, the Mudd Department store, from 1929-1932.

Therefore, the Edward and Emma Newman Building is associated with the early developments that have made significant contributions to the broad patterns of the North Park community's and the city's commercial heritage and qualifies under National Register Criterion A and California Register Criterion 1 at the local level of significance.

#### *National Register Criterion B / California Register Criterion 2*

Historical research has failed to reveal any historically significant persons or entities at the local, state, or national level that have a direct tie with this resource. Although the building is historically linked to Edward W. Newman, a speculator and builder during the 1920s, since the property is a commercial building, no evidence confirms Mr. Newman occupancy of the building in any way during his short-term ownership. Additionally, historical research has failed to identify any substantiated and or demonstrable achievements or contributions to the history of the North Park neighborhood, the city, state, or the nation that was made by Mr. Newman while he owned the property.

Furthermore, research revealed the building's association with the Sunset Lodge No. 328 of the I.O.O.F. as owners and occupants as well as the various I.O.O.F. sects that co-occupied and utilized the meeting hall for various events. However, researched information was limited and did not disclose any pertinent data to substantiate significant events or persons of importance with a direct link to the building that made important decisions or contributions to the local, state, or nation. Further, any building's significant association with the I.O.O.F. organization has already been established in the downtown National Registered I.O.O.F. building at Sixth Avenue and Market Street.

Therefore, the property does not qualify under National Register Criterion B and California Register Criterion 2 at the local level of significance.

#### *National Register Criterion C / California Register 3*

The Edward and Emma Newman/Sunset Temple Building, located at the corner of University Avenue and Kansas Street in the North Park community of San Diego, embodies the distinctive characteristics through the retention of character defining features of the One-Part Commercial Block type. Specifically, the resource encompasses the entire parcel, retains a boxed form, features a large expanse of wall above the storefront intended for signage and large glass display windows to illustrate its use as a commercial space. Additionally, the building continues to convey the historic significance of the Spanish Colonial Revival style by embodying the historic characteristics associated with the style include an undulating stucco exterior, pilasters with scroll-like capitals, corner tower, arched transom windows, accent tiles, and clay attic vents.

Therefore, the resource qualifies under the National Register Criterion C and California Register Criterion 2 at the local level of significance.

#### *National Register Criterion D / California Register Criterion 4*

The commercial resource at 2906-2912 University Avenue in San Diego is not likely to yield archaeological information regarding history or prehistory. It does not appear to qualify under National Register Criterion D or California Register Criterion 4.

### 2. City of San Diego Historical Register

#### *Criterion A*

No historical evidence was identified which would support the determination that the Edward and Emma Newman property exemplifies or reflects special elements of North Park's commercial core including historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development. Although it was an early part of the commercial development of the neighborhood, there were other businesses and buildings that were considered catalysts in commercial core's growth including the locally designated North Park Theatre.

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Therefore, the property does not qualify under HRB Criterion A.

*Criterion B*

Historical research has failed to reveal any historically significant events at the local, state, or national level that have a direct tie with this resource. Although the building is historically linked to Edward W. Newman, a speculator and builder during the 1920s, since the property is a commercial building, no evidence confirms Mr. Newman occupancy of the building in any way during his short-term ownership. Additionally, historical research has failed to identify any substantiated and or demonstrable achievements or contributions to the history of the North Park neighborhood, the city, state, or the nation that was made by Mr. Newman while he owned the property.

Furthermore, research revealed the building's association with the Sunset Lodge No. 328 of the I.O.O.F. as owners and occupants as well as the various I.O.O.F. sects that co-occupied and utilized the meeting hall for various events. However, researched information was limited and did not disclose any pertinent data to substantiate significant events or persons of importance with a direct link to the building that made important decisions or contributions to the local, state, or nation. Further, any building's significant association with the I.O.O.F. organization has already been established in the downtown National Registered I.O.O.F. building at Sixth Avenue and Market Street.

Therefore, the property does not qualify under HRB Criterion B.

*Criterion C*

Based on the historical and architectural findings and analysis, the Edward and Emma Newman building meets the standards as set forth by the Historical Resources Board for historical designation under Criterion C as a good example of Spanish Colonial Revival style of architecture as applied to a One-Part Commercial Block building. The commercial resource continues to embody many of the distinctive characteristics of a type, period, and method of construction, and it retains a good degree of its architectural integrity.

The Spanish Colonial Revival style of architecture is identified by Virginia McAlester as most commonly occurring in the southwestern United States. The flat roof substyle occurs in about 10 percent of the Spanish Colonial Revival buildings and include parapet walls. These typically show combinations of one- and two-story units. Narrow, tile-covered shed roofs are typically added above entryways or projecting windows. This subtype, loosely based on flat-roofed Spanish prototypes, resembles the Pueblo Revival house.

In San Diego County, the style was inspired by Bertram Goodhue's architectural designs for buildings at the 1915 Panama-California Exposition. The Spanish style is most common in the American Southwest, particularly California, Arizona, and Texas, areas where the Spanish first colonized in the 1600s. Spanish Colonial Revival architecture as a design vocabulary continued well into the 19th century. As a building style, the Spanish Colonial Revival style was very popular during the 1920s and many communities were designed utilizing this style. Older cities, such as Santa Barbara and Los Angeles deliberately created areas within their communities that emphasized the Spanish heritage. In San Diego County, the communities of Kensington and Talmadge primarily used this building style as their design of choice.

The more typical features of Spanish Colonial Revival design include low-pitched roof with little or no eave overhang, a red tile roof, arches above central doors and windows, stucco exteriors, and an asymmetrical facade. Buildings can be one or two stories with side-gabled, cross-gabled, hipped, or flat roofs.

Different sized and shaped windows are used on the facades of the structure, but many times a large picture window serves as a focal point on the main facade. These large windows often feature triple arches or parabolic shapes and may also be filled with stained glass designs. Balconies open or roofed with wood or iron railings are a prominent feature. Stucco or tile decorative vents are commonly used to add detail to the exterior. One or two covered porches usually located on the rear facade sometimes function as exterior halls in the temperate climates of the Southwest. Arcaded wing walls are often used as entrances to garden areas.

The Edward and Emma Newman building demonstrates simplistic features and characteristics associated with the Spanish Colonial Revival style including its undulating stucco exterior cladding, composition hipped roof corner tower with tiled ridge and recessed arched features at its south and west sides; a flat roof with stepped parapet wall and terracotta tile ridge and shed elements with curved rafters. The decorative gable projection above the southeast entry retains its original arched features. The majority of the arched divided lite transoms are extant along with the recessed storefront entries at University Avenue including their wood doors with single glazing, original mosaic tile flooring, and wood paneled ceiling. Storefront bulkheads and columns are extant although the bulkheads and columns' original tiles have been covered by contemporary

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ceramic tiles.

Therefore, the resource remains a good example of the Spanish Colonial Revival style of architecture having retained the majority of its noted features.

Resource Integrity

*Setting* – The Edward and Emma Newman building is located on a corner commercial block and retains its setting within the North Park neighborhood. The property continues to be surrounded by other commercial and residential properties constructed around the same time. Therefore, this parcel retains its setting integrity.

*Location* – The location of the resource has remained the same since its construction in 1929 at University Avenue and Kansas Street across from the North Park Theater. Therefore, the property has retained its location integrity.

*Design* – The overall design of the resource remains a good example of Spanish Colonial Revival style with its boxed plan, horizontal massing, hipped roof corner tower, flat roof with parapet, undulating stucco exterior finish, metal divided lite windows and transoms, storefront bulkhead and recessed storefront entry ways with mosaic tile floor and wood paneled ceiling. Therefore, the resource retains its design integrity.

*Workmanship* – The workmanship that has gone into the construction of the Edward and Emma Newman property is mostly original. Modifications to the building include the addition of the Moderne-style wrap-around cover, the replacement square top metal windows with jalousies, and the modifications to the west façade storefront along Kansas Street. Therefore, the building's workmanship element for integrity purposes has been mostly retained.

*Materials* - The resource continues to exhibit a good degree of materials integrity. The materials illustrate the choices, combinations, availability, and technologies of the time. The retention of undulating stucco exterior finish, mosaic tile floor and wood panel ceiling at the entries, bulkheads, wood entry door with single glazing, and metal divided lite windows and transoms comprise the choice and configuration of building materials which portray the Spanish Colonial Revival style. Thus, the resource retains its materials integrity.

*Feeling* – The mixed commercial and residential neighborhood feeling of the site has not drastically changed over the years. Hence, the resource's integrity of feeling has been retained.

*Association* – The resource continues to embody its association with the overall North Park commercial development along University Avenue. Therefore, the property retains its association integrity.

For these reasons, the Edward and Emma Newman building qualifies under the City of San Diego Historical Resources for Criterion C as a good and intact example of One-Part Commercial Block type, Spanish Colonial Revival style architecture.

**CRITERION D**

Historical evidence reveals that the Edward and Emma Newman building is historically associated with general contractor William E. Gibbs. However, the little information that was found did not provide any substantiated results that would raise William E. Gibbs to a level of master builder per the City's Guidelines. Therefore, the property does not qualify under Criterion D.

**CRITERION E**

The property is not listed in the National Register of Historic Places nor the California Register of Historical Resources. Neither has the property been deemed eligible for listing in the National nor the California Registers. Therefore, the resource does not qualify for historical designation under Criterion E.

**CRITERION F**

The resource has not been identified as a contributing resource to a currently listed Historic District. Therefore, the resource does not qualify for historical designation under Criterion F.

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DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

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## E. PREPARERS QUALIFICATIONS

**Eileen Magno, MA**, is a Principal with Heritage Architecture & Planning. Eileen's role is primary investigator and writer. She is a qualified Historian and Architectural Historian under the *Secretary of the Interior's Qualifications Standards*. Ms. Magno has been involved with research and documentation of historical resources throughout Southern California and parts of Arizona, Nevada, and Washington. Her experience covers a wide venue of historic preservation and planning reports including, but not limited to, historic structure reports, Historic American Building Survey documentation, Determination of Eligibility evaluations, preservation plans, feasibility studies, historic surveys, context statements, design guidelines, architectural conservation assessments, adaptive reuse studies, and master plans. Technical reports for the built environment have been completed in compliance with Section 106/110 of the National Historic Preservation Act and CEQA/NEPA. In addition, she has successfully prepared local, state, and national register nominations. Ms. Magno holds a Master of Arts degree in History with an emphasis in Public History and Teaching. She is a past member of the Mira Mesa Community Planning Group for the City of San Diego.

**Stuart Sawasaki**, is a Principal and licensed Architect with Heritage Architecture & Planning. Mr. Sawasaki has over forty years of experience in preservation architecture and has been involved with all phases of work including investigation, recordation, design, construction documentation, construction observation and monitoring of existing buildings. The majority of the existing buildings were resources listed in or determined eligible for listing in the National, State, or Local Registers. Under the *Secretary of the Interior's Qualification Standards*, Mr. Sawasaki meets the qualifications for both Architect and Historic Architect. Historical recordation projects include Historic American Building Survey (HABS), Historic Structure Reports (HSR), Treatment Plans, and Condition Assessment Reports.

**David Marshall, AIA, NCARB** is a Senior Principal Architect with Heritage Architecture & Planning. David's role included investigator and overall quality assurance and control over the project. Mr. Marshall holds a Bachelor of Architecture degree from Cal Poly Pomona. As an architect, he has been involved in the restoration and reconstruction of many of Balboa Park's exposition buildings, including the House of Hospitality, Spreckels Organ Pavilion, and Museum of Man. David is a past member of the San Diego Historical Resources Board and served as Chair of the Design Assistance Subcommittee. He chairs the Preservation Committee of the American Institute of Architects San Diego Chapter and is also a board member of Forever Balboa Park. He previously served as the President and Board Member of the California Preservation Foundation and president of the Save Our Heritage Organisation (SOHO).

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