



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: April 8, 2026 REPORT NO. HRB-26-015

HEARING DATE: April 23, 2026

SUBJECT: **ITEM #2 – ELM COURTS**

RESOURCE INFO: California Office of Historic Preservation Pending Nominations:
[Elm Courts \(San Diego Bungalow Courts MPDF\)](#)

APPLICANT: South Environmental

LOCATION: 1730-1748 29th St, Greater Golden Hill Community, Council District 3

DESCRIPTION: Review the Elm Courts National Register Nomination

STAFF RECOMMENDATION

Recommended to the California State Office of Historic Preservation the listing of the Elm Courts with a period of significance of 1925 at a local level of significance under National Register Criterion C.

BACKGROUND

This item is being brought before the Historical Resources Board pursuant to the California State Office of Historic Preservation's (OHP) requirement that the local jurisdiction be provided 60 days to review and comment on a nomination to the National Register of Historic Places. A National Register of Historic Places Nomination Report was prepared and submitted to OHP by South Environmental. The nomination for the Elm Courts was submitted in conjunction with the [Multiple Property Documentation Form \(MPDF\) for San Diego Bungalow Courts](#) which is being processed concurrently. The MPDF establishes a context statement and identifies associated property types that would be eligible for designation on the National Register as part of the multiple property listing. A recommendation by the Historical Resources Board to the OHP is not a designation action, and the proposed historic resource will not be listed in the City of San Diego Register of Historic Resources because of the Board's recommendation or because of listing on the National Register by the State. However, it should be noted that the subject resource, Elm Courts, is already listed on the local register as a contributor to the South Park Historic District, [HRB Site #1276-062](#).

ANALYSIS

A National Register of Historic Places Nomination Report was prepared and submitted to OHP by South Environmental LLC, which concludes that the resource is significant under National Register Criterion C at the local level of significance. Staff concurs that the resource is a significant historical resource under National Register Criterion C as follows.

NATIONAL REGISTER CRITERION C – Embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

Elm Courts was constructed in 1925 as an expanded bungalow court in the Spanish Colonial Revival style. The court is located along the west side of 29th Street and includes eight detached and semi-detached structures. It features two pairs of bungalows at the north and south ends of the property, and two rectangular buildings at the center of the site, creating two U-shaped courtyards with units mirroring each other on the east-west axis. The courtyards are enclosed on the west side of the property by two rectangular buildings with east-facing units. Landscapes features include grass lawns, concrete walkways, trees and garden beds. The property also contains three noncontributing structures, including two garages and one storage building located on the west side of the property.

The subject resource features flat roofs with parapets, hand-troweled stucco cladding, and pairs of clay attic vents. Fenestration consists primarily of wood double-hung windows in different groupings. Primary entryways feature tile stoops and single-lite wood entry doors, flanked by double-hung wood windows. On facades facing the courtyards and 29th Street, windows and entry doors are sheltered by clay-tile shed-roof projections with decorative stucco brackets. Additional wood entry doors provide access to the units on secondary facades. The noncontributing garage and storage structures located along the west side of the property feature metal roll-up doors.

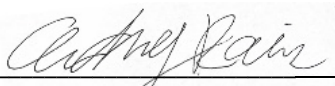
Since its construction in 1925, the property was modified as follows; at an unknown date, five windows on secondary facades were replaced with vinyl windows, a garage was converted into a storage space, which consisted of extending it to connect to the rear side of a bungalow on the west side of the property, and solar panels were added to the roof in 2016. According to the San Diego Bungalow Courts Multiple Property Documentation Form, an eligible court must retain sufficient integrity of design, location, setting, materials, workmanship, feeling, and association. Overall, the modifications are minor and do not detract from the resource's ability to convey significance under National Register Criterion C.

The San Diego Bungalow Courts Multiple Property Documentation Form states that bungalow courts are most likely to be found eligible for designation under the National Register of Historic Places Criterion C. To be eligible under Criterion C, a bungalow court must embody the distinctive characteristics of the bungalow court property type in terms of overall form, arrangement, and orientation, and reflect a popular architectural style of the time of construction. Both a full bungalow court and a half bungalow court may be eligible. Both narrow and wide courts are eligible. An "expanded court," presenting as one-and-a-half or two full courts with architectural cohesion, may also be eligible. An eligible court must retain sufficient integrity of design, location, setting, materials, workmanship, feeling, and association. The MPDF proposes the period of significance for an eligible bungalow court of 1920 to 1949.

The Elm Courts are significant under National Register Criterion C as a historical resource for its representation of an excellent example of a San Diego bungalow court and the Spanish Colonial Revival style of architecture. Specifically, the property was constructed in 1925 as an expanded bungalow court with eight detached and semi-detached structures, two U-shaped courts with units mirrored along the east-west axis, landscape features including concrete walkways, grass lawns, trees, and garden beds, with character defining features of the Spanish Colonial Revival style including flat roofs with parapets, hand-troweled stucco cladding, pairs of clay tile attic vents, wood double-hung windows in different groupings, and clay-tile shed-roof projections with decorative stucco brackets.

CONCLUSION

Based on the information submitted, it is recommended that the Historic Resources Board forward a positive recommendation for the Elm Courts located at 1730-1748 29th Street to be listed on the National Register of Historic Places under Criterion C.



Audrey Rains
Assistant Planner
City Planning Department



Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

AR/SS

Attachment(s):

1. Applicant's National Register of Historical Resources Nomination Report under separate cover

**United States Department of the Interior
 National Park Service**

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Elm Courts DRAFT
 Other names/site number: 1730-1748 29th Street
 Name of related multiple property listing:
San Diego Bungalow Courts
 (Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1730-1748 29th Street
 City or town: San Diego State: California County: San Diego
 Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
 I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local
 Applicable National Register Criteria:
 A B C D

_____ Signature of certifying official/Title:	_____ Date
_____ State or Federal agency/bureau or Tribal Government	

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
_____ Signature of commenting official:	_____ Date
_____ Title:	
_____ State or Federal agency/bureau or Tribal Government	

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH CENTURY AND 20TH CENTURY REVIVALS: Mission/Spanish Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: _____

Foundation: Concrete

Walls: Stucco

Roof: Other

Other: Wood

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Elm Courts, located at 1730-1748 29th Street in the City of San Diego, California is significant as an excellent example of a Spanish Colonial Revival style bungalow court. One of the most important character defining features of the property is bilateral symmetry created by two U-shaped courts containing detached and semi-detached residential units. At the rear of the property is a set of non-contributing garages/storage areas and one additional non-contributing detached garage. The residential units are clustered around a central courtyard which features paved and landscaped sections with delineated paths of circulation.

The following character defining features of the Elm Courts bungalow court makes it an excellent example of a San Diego bungalow court as defined in the San Diego Bungalow Courts Multiple Property Documentation Form prepared by South Environmental in 2025¹:

¹ South Environmental, *San Diego Bungalow Courts Multiple Property Documentation Form*, July 2025.

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- Located within one of San Diego's streetcar suburbs
- Constructed in 1925 to provide multi-family housing options in response to pre-World War II population boom
- Maintains the overall form, arrangement and orientation of a bungalow court property type including:
 - One-story residential units centered around communal space
 - Central communal space open to the street
 - Individual entryways fronting communal spaces
 - Narrow court plan with walkways and minimal landscaping space
 - Expanded court plan containing two full courts with architectural cohesion
 - Detached and semi-detached units

In addition to being an intact and excellent example of a San Diego bungalow court, the property is an excellent example of the use of the Spanish Colonial Revival architecture in bungalow court design. The Spanish Colonial Revival character-defining features of the property include its stucco exterior, clay tile flat roofs with parapet walls, door and window hoods, decorative stucco clad brackets, double-hung wood windows, and glazed wood entry doors.

Narrative Description

Elm Courts (court/property) is located on the prominent corner of 29th Street and Elm Street. It is an expanded bungalow court that is comprised of eight residential buildings, arranged as two U-shaped courts connected by a central block of semi-detached bungalows with two courtyards. At the rear of the property, there are three non-contributing ancillary buildings. The first of the ancillary buildings is a detached garage with two bays that fronts Elm Street, and the second is a long and narrow garage with 11 bays with roll up metal garage doors that are accessed via a concrete driveway. The third ancillary building is a garage that appears to have been converted into storage space.

The bungalow court is oriented to face 29th Street with a moderate street setback that allows landscaping and green space for the property. All of the residential buildings are one-story and present in the following orientations and arrangements:

- 2 – Detached bungalows (rear of property/east facing)
- 4 – Detached bungalows (sides of the property/courtyard facing)
- 2 – Semi-detached bungalows (center of the property/courtyard facing)

All of the contributing buildings within the court were designed in the Spanish Colonial Revival style and feature the following character-defining features:

- Rectangular floor plans
- Flat roofs with parapet walls

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- Red clay tile roof awnings supported by stucco brackets
- Double-hung wood windows
- Glazed, wood entry doors
- Tiled entryway stoops

Detached Bungalows (rear)

The primary (east) elevations of the rear detached bungalows are mirror images of each other. Each of the two buildings feature a small stoop covered in clay tiles, which is sheltered by a shed roof with clay tiles that is supported by decorative stucco clad brackets. The main entry point features a glazed wooden door and there are two double-hung wooden windows that flank the entry door. The windows have red clay tile roof awnings with similar brackets to those at the stoop. The remainder of the east elevations contain two additional double-hung wood windows, one to the left and one to the right of the main entryway areas.

One elevation on each of the bungalows faces the concrete parking area. These elevations are also mirror images and contain two windows. These two windows have been replaced with modern vinyl windows on the northern bungalow, but these are not visible from the courtyard or the street. The southern bungalow retains its original double-hung wood windows. The non-courtyard facing elevations of both of these bungalows contain two double-hung wood windows, and a staircase leading up to a secondary wooden entry door. The rear (west) elevations of these two bungalows diverge. The southern bungalow contains a set of two, double-hung wooden windows, but the remainder of the west elevation is obscured by an addition. The northern bungalow's west elevation remains intact and features a pair of double-hung wood windows.

Semi-detached Bungalows

At the center of the property between the two courtyards are two semi-detached bungalows. The primary elevations of these bungalows are the north and south elevations. The west and east elevations are mirror images and close in proximity, separated by a narrow concrete walkway. These secondary elevations contain two wooden entry doors with transoms above, and four double-hung windows, two larger, and two smaller. The two smaller windows on each elevation have been replaced with modern vinyl windows that are not visible from the street.

The east (front) elevation of the semi-detached bungalows that face 29th Street contains six double-hung wood windows sheltered by red clay tile awnings. The west (rear) elevation of the semi-detached bungalows that faces the concrete parking area contains six double-hung wood windows evenly spaced throughout the elevation.

Detached Bungalows (courtyard facing)

There are four detached bungalows that define the northern and southern edges of the court. All four buildings are identical in design, with mirrored east and west elevations based upon their

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placement within the court plan. The primary elevations reflect the same style and design as the semi-detached bungalows discussed above.

The 29th Street (east) elevation of the two detached bungalows each contain three double-hung wood windows with red clay tile awnings. The outward facing elevations each contain one double-hung wood window and a pair of smaller double-hung wood windows. The west elevation of the two westernmost detached bungalows contains three double hung wood windows. On their east elevation, they feature the same elements as the other semi-detached bungalows present within the narrow walkways, including one wood entry door, one smaller double-hung wood window, and one larger double-hung wood window. The west elevation of the easternmost bungalows mirrors the east elevation, also containing one wood entry door, one smaller double-hung wood window, and one larger double-hung window.

Site Features

The court is oriented around two central courtyards with narrow concrete pathways running through the courtyards and around all of the bungalows to create paths of circulation. These courtyard areas also feature mature landscaping, including mature trees and garden beds along the primary elevations of the bungalows. The eastern side of the property fronting 29th street contains grassy lawn areas. There is a concrete driveway at the rear of the property that provides access to the residents' garages.

Observed Alterations

All primary elevations of the bungalows have original windows and doors. There are five replacement vinyl sash windows on some secondary elevations on the property. None of the window replacements are visible from the public right-of-way and are only visible from the concrete parking area and the narrow, utilitarian walkways between secondary elevations. At an unknown date, the garage located at the southwest corner of the property was converted into storage space and appears to have been expanded to connect with the rear detached bungalow at the southern corner of the property. Solar panels were added to the roof of the bungalows in 2016 but do not impact the visual character of the court.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1925

Significant Dates

1925

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Elm Courts (court/property) was constructed in 1925 as a multi-family bungalow court designed in the Spanish Colonial Revival style of architecture. The property is significant under NRHP Criterion C with a period of significance of 1925. The property's significance under NRHP Criterion C is for its representation of an excellent example of a San Diego bungalow court and the Spanish Colonial Revival style of architecture. The property's design with two U-shaped courts exemplifies the expanded bungalow court property type through its orientation around a central courtyard, its use of detached and semi-detached units, and its use of paths of circulation that are accented with landscaping and green spaces. Further adding to its representation of the bungalow court property type, the property was designed with a cohesive architectural style and retains its original character defining features of the Spanish Colonial Revival style of architecture.

For these reasons, Elm Courts is significant under NRHP Criterion C with a period of significance reflecting its original date of construction of 1925.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The following presents an abbreviated version of the full historic context provided in the San Diego Bungalow Courts Multiple Property Documentation Form (MPDF) prepared by South Environmental in 2025. Only relevant sections of the MPDF were used to reflect the specific historic context that pertains to Elm Courts' historical significance under NRHP Criterion C. Additionally, the local designation information for the property was also utilized where necessary for property specific historic context.²

Historic Context

Elm Courts was constructed in 1925 as a bungalow court designed in the Spanish Colonial Revival style of architecture. It was constructed within the South Park neighborhood located to the east of Balboa Park in the Greater Golden Hill area.³

In the early 20th century, San Diego was experiencing the effects from rapid population growth following the 1915-1917 Panama-California Exposition and the arrival of new military personnel and their families. It was also experiencing rapid advancements in public transportation, via the creation of the San Diego Electric Railway, which established streetcar lines throughout existing and newly developing residential neighborhoods beginning in the late 1800s and continuing

² South Environmental, *San Diego Bungalow Courts Multiple Property Documentation Form*, July 2025.

³ City of San Diego, "California Historical Resources Inventory Database", accessed May 2025, https://sandiego.cfwebtools.com/search.cfm?display=resource&res_id=17324.

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through 1949. The establishment of streetcars as a form of public transportation permitted development farther from downtown in more suburban areas.

Both the increase in population and construction of new public transportation created a need for the development of new multi-family property types. One of the property types that became popular during this period of development was bungalow courts. The bungalow court was already a popular property type in Pasadena and the Greater Los Angeles area for a decade prior, but it was not until 1920 that they began to be constructed in San Diego. The popularity of the property type is most often attributed to its compact size which could provide all the benefits of a single-family residence with the convenience and communal aspects of apartment living. The compact layout and small scale also permitted developers to construct many units on a single lot, which added density within single-family neighborhoods and allowed them to blend with existing and planned single-family homes using popular architectural styles.

San Diego bungalow courts are defined as multiple buildings arranged around a central communal space/courtyard. While bungalow courts may vary in size, layout, and arrangement, the following components must be present in good representations of the property: standard plan shapes such as L-plans or U-plans, common spaces/courtyards, multiple residential units/bungalows (detached/semi-detached), easy access to street, cohesive architectural styles/features, paths of circulation with landscaping and/or green spaces, and no more than one to two stories in height. Bungalow courts in San Diego were also designed in the following popular styles of the time, such as Craftsman, Spanish Colonial Revival, Mission Revival, Pueblo Revival, Egyptian Revival, Minimal Traditional, and Ranch.

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Elm Courts (court/property) is an excellent example of the expanded version of the San Diego bungalow court property type and serves as an excellent representation of the Spanish Colonial Revival style of architecture that was constructed in 1925. The property was constructed in the South Park neighborhood and was located one block from the 30th Street streetcar line. The streetcar line that ran through South Park traveled north and south on 30th street, providing access to downtown as well as neighborhoods to the north such as North Park and University Heights.⁴

The Spanish Colonial Revival style court was designed as an expanded bungalow court, made up of two enclosed, U-shaped courts. The two courts are identical in design and feature six detached bungalows and two semi-detached bungalows, for a total of eight buildings creating the courts. The center walkways of each court open to 29th street and are surrounded by small landscape areas with additional grassy areas along the street. In addition, the property contains three ancillary buildings at the rear, consisting of garages and storage.

⁴ Harms, Kristin, "New Banners Honor History of San Diego Streetcars," University Heights Historical Society, June 6, 2025, <https://www.uhhs-uhcdc.org/blog/new-banners-honor-history-of-san-diego-streetcars>.

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The court's cohesive and distinctive Spanish Colonial Revival architectural style included such features as stucco exterior, flat roofs with stepped parapet walls, door and window hoods with stucco brackets and clay tile roofs, double-hung wood windows, and wood entry doors.

Throughout its history, the integrity of the court's materials, design, and workmanship remained high and there have been minimal alterations to the property. The following is a detailed account of all known alterations that occurred on the property since 1925. There are five replacement vinyl sash windows on some secondary elevations, which are not visible from the public right-of-way. At an unknown date, the garage located at the southwest corner of the property was converted into storage space and appears to have been expanded to connect with the rear detached bungalow at the southern corner of the property. Solar panels were added to the roof of the bungalows in 2016.⁵

Significance

Elm Courts is eligible under NRHP Criterion C for its excellent representation of the San Diego bungalow court property type and its representation of the Spanish Colonial Revival style of architecture. As outlined in the registration requirements in the MPDF prepared by South Environmental in 2025, San Diego bungalow courts are eligible under NRHP Criterion C if they are properties "that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction."⁶ Eligible San Diego bungalow courts must embody the distinctive characteristics of the bungalow court property type such as overall form, arrangement, and orientation.⁷

Elm Courts is significant under NRHP Criterion C as it embodies the distinctive characteristics of a bungalow court property type. The property serves as an excellent example of an expanded court with its two full, U-shaped, enclosed courts, each containing a mix of detached and semi-detached bungalows. The bungalows are one-story and centered around central communal spaces that are open to the street, with individual entryways fronting the communal space. Both courts are narrow in plan, with central walkways and minimal landscaping. Parking is located at the rear. Further adding to the representation of the bungalow court property type, the property was designed with a cohesive architectural style and retains original character defining features of the Spanish Colonial Revival style of architecture. Such character defining features include stucco exterior, clay tile flat roofs with parapet walls, door and window hoods, decorative stucco clad brackets, double-hung wood windows, and glazed wood entry doors.

For all of the reasons presented above, Elm Courts is eligible for designation under the San Bungalow Court MPDF under NRHP Criterion C with a period of significance of 1925.

⁵ City of San Diego, Development Services, Building Permit Records, accessed May 2025.

⁶ U.S. Department of the Interior, "National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation," 17.

⁷ South Environmental, *San Diego Bungalow Courts Multiple Property Documentation Form*, 10-12.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

City of San Diego. "California Historical Resources Inventory Database." Sccessed May 2025. https://sandiego.cfwebtools.com/search.cfm?display=resource&res_id=17324.

City of San Diego. Development Services. Building Permit Records. Accessed May 2025.

Harms, Kristin. "New Banners Honor History of San Diego Streetcars." University Heights Historical Society. June 6, 2025. <https://www.uhhs-uhcdc.org/blog/new-banners-honor-history-of-san-diego-streetcars>.

Historic Resources Group. North Park Community Plan Area Historic Resources Survey. 2011.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 2013.

Page & Turnbull. Southeastern San Diego Historic Context Statement. 2014.

Page & Turnbull. Bungalow Courts and Apartment Courts Historic Context Statement. 2021.

South Environmental. San Diego Bungalow Courts Multiple Property Documentation Form. July 2025.

U.S. Department of the Interior. "National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation." U.S. Government Printing Office, 1997. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: City of San Diego

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Unknown

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 32.724190 Longitude: -117.132322

Verbal Boundary Description (Describe the boundaries of the property.)

The property is located on the southwest corner of the intersection of 29th and Elm Streets within the city limits of San Diego, California. It is located within the neighborhood identified as South Park. It is situated on a corner lot, delineated by Assessor Parcel Number (APN) 539-272-12. The lot is rectangular in shape.

Boundary Justification (Explain why the boundaries were selected.)

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The boundary is defined by the Assessor's Parcel Number recorded in the County of San Diego Assessor's Records. It reflects the historic boundaries of the property at the time of construction and in the present day.

11. Form Prepared By

name/title: Marlena Krcelich, BA, Architectural Historian and
Sarah Corder, MFA, Principal Architectural Historian
organization: South Environmental
street & number: 2061 North Los Robles Avenue, Suite 205
city or town: Pasadena state: California zip code: 91104
e-mail: mkrcelich@southenvironmental.com
telephone: 760.334.3355
date: September 2, 2025

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items**
 - **Photographs:** Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

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Photo Log

Name of Property: Elm Courts

City or Vicinity: San Diego

County: San Diego

State: California

Photographer: Marlena Krcelich

Date Photographed: May 16, 2025

Description of Photograph(s) and number, include description of view indicating direction of camera:

PHOTO NO.	DESCRIPTION
1	Overview of east elevation front 29th Street (camera facing southwest)
2	Overview of north elevation of detached bungalows, fronting Elm Street (camera facing southwest)
3	Overview of east and north elevations of detached bungalow located at southeastern corner of property (camera facing southwest)
4	Overview of walkway between detached bungalows along southern property line showing east and west elevations (camera facing south)
5	Overview of south and east and west elevations of semi-detached bungalows (camera facing northeast)
6	Overview of walkways between semi-detached bungalow courts showing east and west elevations (camera facing north)
7	Overview of driveway/parking area (camera facing east)
8	Overview of east elevation of the detached bungalow court, and the south elevation of the semi-detached bungalow (right) and the north elevation of the detached bungalow (left) (camera facing west)
9	Overview of communal area and converted garage (camera facing southwest)
10	Overview of driveway and garage area (camera facing north)
11	North elevation of northernmost wide detached bungalow and driveway area off of Elm Street (camera facing south)
12	Overview of northern courtyard area with all three types of bungalows framing it (camera facing west).

Elm Courts
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San Diego, California
County and State

PHOTOGRAPH 1 of 12



Overview of east elevation front 29th Street (camera facing southwest)

Elm Courts
Name of Property

San Diego, California
County and State

PHOTOGRAPH 2 of 12



Overview of north elevation of detached bungalows, fronting Elm Street (camera facing southwest)

Elm Courts
Name of Property

San Diego, California
County and State

PHOTOGRAPH 3 of 12



Overview of east and north elevations of detached bungalow located at southeastern corner of property (camera facing southwest)

Elm Courts
Name of Property

San Diego, California
County and State

PHOTOGRAPH 4 of 12



Overview of walkway between detached bungalows along southern property line showing east and west elevations (camera facing south)

Elm Courts
Name of Property

San Diego, California
County and State

PHOTOGRAPH 5 of 12



Overview of south and east and west elevations of semi-detached bungalows (camera facing northeast)

Elm Courts
Name of Property

San Diego, California
County and State

PHOTOGRAPH 6 of 12



Overview of walkways between semi-detached bungalow courts showing east and west elevations (camera facing north)

Elm Courts
Name of Property

San Diego, California
County and State

PHOTOGRAPH 7 of 12



Overview of driveway/parking area (camera facing east)

Elm Courts
Name of Property

San Diego, California
County and State

PHOTOGRAPH 8 of 12



Overview of east elevation of detached bungalow, and the south elevation of the semi-detached bungalow (right) and the north elevation of the detached bungalow (left) (camera facing west).

Elm Courts
Name of Property

San Diego, California
County and State

PHOTOGRAPH 9 of 12



Overview of communal area and converted garage (camera facing southwest)

Elm Courts
Name of Property

San Diego, California
County and State

PHOTOGRAPH 10 of 12



Overview of driveway and garage area (camera facing north)

Elm Courts
Name of Property

San Diego, California
County and State

PHOTOGRAPH 11 of 12



North elevation of northernmost wide detached bungalow and driveway area off of Elm Street (camera facing south)

Elm Courts
Name of Property

San Diego, California
County and State

PHOTOGRAPH 12 of 12

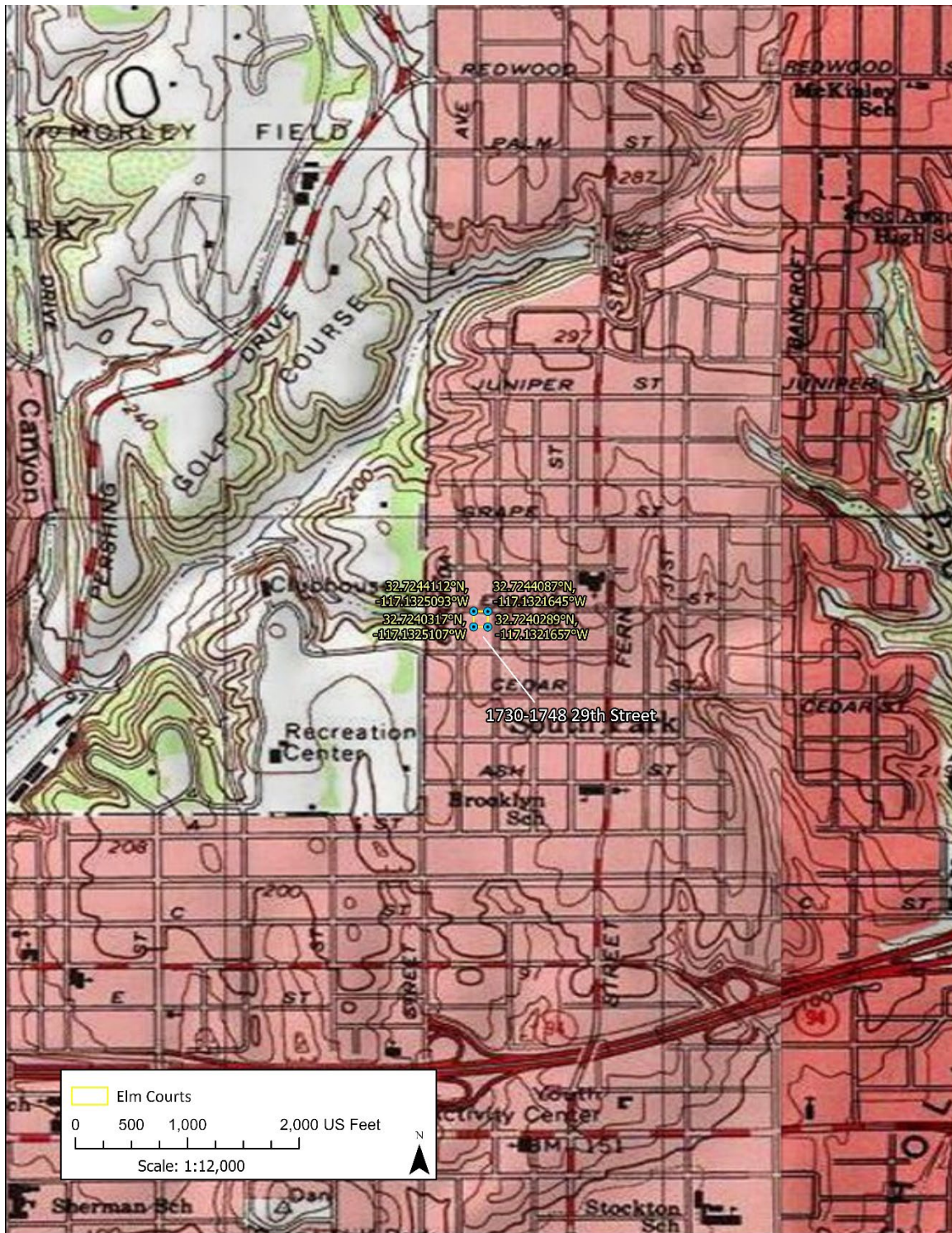


Overview of northern courtyard area with all three types of bungalows framing it (camera facing west).

Elm Courts
Name of Property

San Diego, California
County and State

ATTACHMENT 1: USGS Map of Elm Courts



Elm Courts
Name of Property

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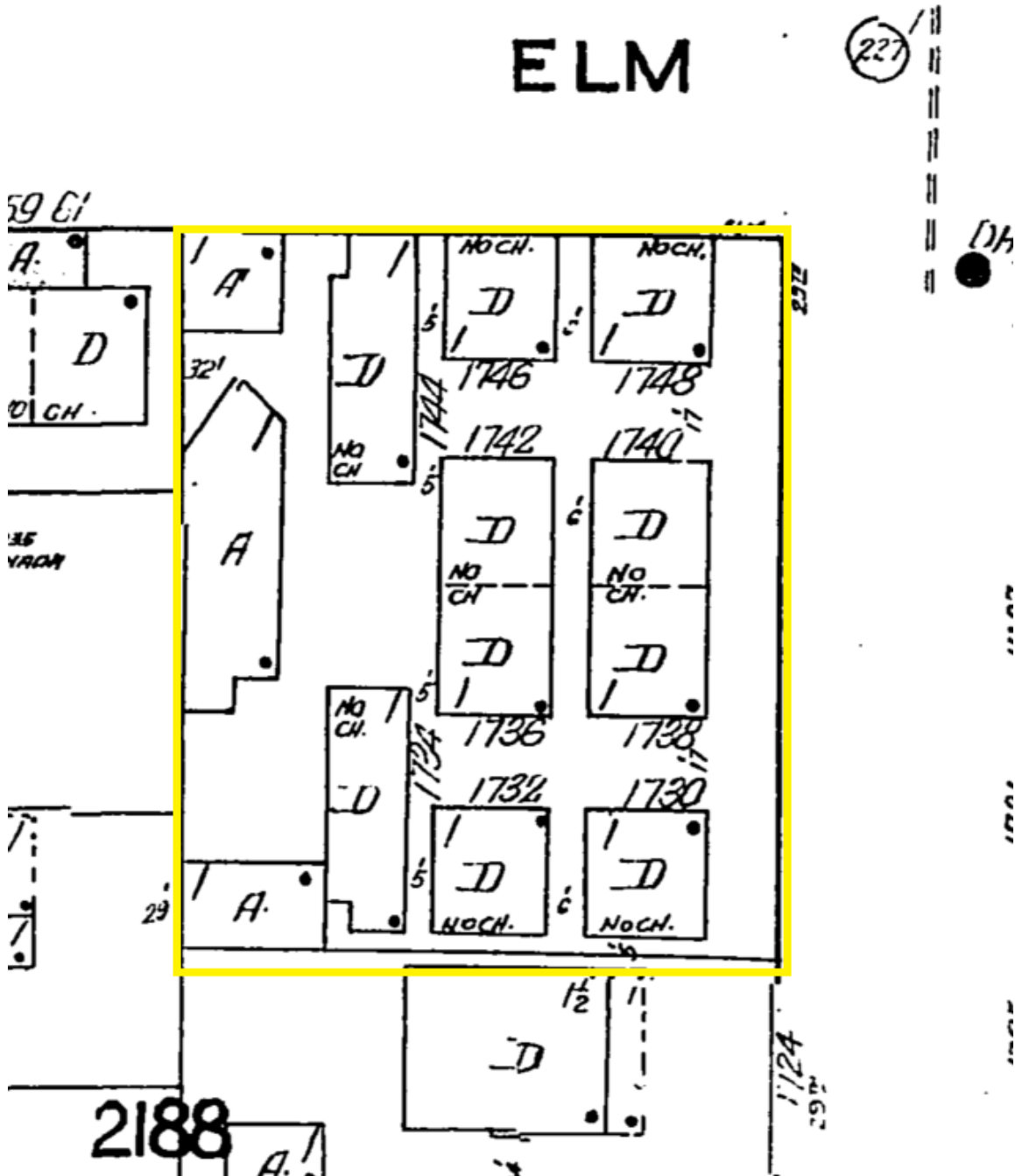
ATTACHMENT 2: Sketch Map/Photo Key



Elm Courts
Name of Property

San Diego, California
County and State

ATTACHMENT 3: 1950 Sanborn Map



1950 Sanborn Map of Elm Courts, property outlined in yellow.

Elm Courts
Name of Property

San Diego, California
County and State

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.