



Historical Resources Board Meeting

April 23, 2026

ITEM 2: ELM COURTS

Audrey Rains, Assistant Planner



City Planning Department

Overview



ELM COURTS

- 1730-1748 29th Street
- Greater Golden Hill Community Planning Area
- Designated on the local register: HRB# 1276-062

Description

- Review the Elm Courts National Register Nomination, which was submitted in conjunction with the Multiple Property Documentation Form (MPDF) for San Diego Bungalow Courts

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.

National Register Evaluation Criteria

- Criteria A:** Resources associated with events that have made a significant contribution to the broad patterns of our history
- Criteria B:** Resources associated with the lives of significant persons in our past
- Criteria C:** Resources 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
- Criteria D:** Resources that have yielded or may be likely to yield information important in history or prehistory.

Criteria Considerations

- Consideration A:** A religious property deriving primary significance from architectural or artistic distinction or historical importance
- 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
- Consideration C:** A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life
- Consideration D:** A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events
- 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
- Consideration F:** A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance
- Consideration G:** A property achieving significance within the past 50 years if it is of exceptional importance

Overview



Address:

1730-1748 29th Street

APN:

539-272-1200

Community Planning Area:

Greater Golden Hill

Neighborhood:

South Park

Setting:

Residential

Building Information

- **Style:**
Spanish Colonial Revival
- **Year Built:**
1925
- **Architect:**
Unknown
- **Builder:**
Unknown



**photos provided by South Environmental*

Building Information

- **Style:**
Spanish Colonial Revival
- **Year Built:**
1925
- **Architect:**
Unknown
- **Builder:**
Unknown



**photos provided by South Environmental*

Building Information

- **Style:**
Spanish Colonial Revival
- **Year Built:**
1925
- **Architect:**
Unknown
- **Builder:**
Unknown



**photos provided by South Environmental*

Building Information

- **Style:**
Spanish Colonial Revival
- **Year Built:**
1925
- **Architect:**
Unknown
- **Builder:**
Unknown



**photos provided by South Environmental*

Alterations

- Five windows replaced, unknown
- Garage conversion and extension, unknown
- Solar added, 2016



**photos provided by South Environmental*

Designation Criterion

Nominated Designation Criteria: National Register Criterion C

The subject resource is nominated for its representation of an excellent example of a San Diego bungalow court and the Spanish Colonial Revival style of architecture

- Two U-shaped courts with units mirrored along the east-west axis
- Landscape features including concrete walkways, grass lawns, trees, and garden beds
- Flat roofs with parapets
- Hand-troweled stucco cladding
- Pairs of clay tile attic vents
- Wood double-hung windows
- Clay-tile shed-roof projections with decorative stucco brackets

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.

