



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: April 8, 2026 REPORT NO. HRB-26-16

HEARING DATE: April 23, 2026

SUBJECT: **ITEM #3 – El Cantorral Court**

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

APPLICANT: South Environmental

LOCATION: 2454-2474 Adams Avenue, North Park Community, Council District 3

DESCRIPTION: Review the El Cantorral Court National Register Nomination.

### STAFF RECOMMENDATION

Recommended to the California State Office of Historic Preservation the listing of El Cantorral Court with a period of significance of 1928 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 El Cantorral Court 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, El Cantorral Court, is already listed on the local register as [HRB Site #1468](#).

### 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.*

The El Cantorral Court was constructed in 1928 as a Pueblo Revival style bungalow court by Glen Funcheon, a locally designated Master Builder. The court faces south on Adams Avenue and consists of five buildings arranged in a U-shaped plan around a central courtyard. A five-unit building is located to the rear, two duplexes in the middle, and two bungalows in the front. The court is mirrored along a north-south axis, and the center landscape includes a grass lawn, trees, and planter boxes. Concrete walkways surround the central landscape. The court and residences are situated on a plane above the street grade. A centered staircase, built on the sidewalk's edge, leads upwards towards the court. Ten attached garages, five on each side, flank the stairs and face the street.

The subject resource features flat roofs with espadaña shaped parapets and hand-troweled stucco cladding. Fenestration consists primarily of wood multi-lite lancet arched and casement windows in varying arrangements. Primary entryways consist of concrete steps, solid wood entry doors topped by wood lintels, wood multi-lite lancet arched windows, and wood multi-lite casement windows topped by wood lintels. The street-facing facades of the bungalows closest to the street feature wood multi-lite lancet arched windows, wood multi-lite casement windows topped by wood lintels, stucco battered chimneys, and stucco wing walls with wood doors.

Since its construction in 1928, the property was modified as follows; in 1954, a laundry room was constructed on the east elevation of the two-story building at the rear of the court, in 1961, the arched windows were reglazed. At unknown dates, a wood deck and metal railing were added to the east elevation of the two-story building and a metal railing was removed from the south elevation, windows were replaced on the detached and semi-detached units, metal security gates were added to the staircase entrances and to a garage door, replacing a wood garage door. In 2019, a permit was approved to replace windows throughout the court. This work was reviewed and deemed consistent with the US Secretary of the Interior's Standards by Heritage Preservation staff. These modifications do not detract from the resource's ability to convey significance under National Register Criterion C.

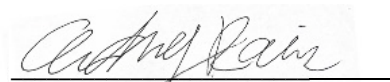
The San Diego Bungalow Courts Multiple Property Documentation Form states that bungalow courts are most likely to be found eligible for designation under the National Register of Historic Places Criterion C. To be eligible under Criterion C, a bungalow court must embody the distinctive characteristics 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.

El Cantorral Court is significant under National Register Criterion C as a historical resource for its representation of an excellent example of a San Diego bungalow court and of the Pueblo Revival style of architecture. Specifically, the property was constructed in 1928 and features five buildings arranged in a U-shaped plan, a central courtyard, landscape features including a grass lawn, trees, planter boxes and walkways with character defining features of the Pueblo Revival style, including flat roofs with espadaña shaped parapets, hand-troweled stucco cladding, wood multi-lite lancet arched windows, wood multi-lite casement windows with wood lintels, and battered stucco chimneys.

CONCLUSION

Based on the information submitted, it is recommended that the Historical Resources Board forward a positive recommendation for El Cantorral Court located at 2454-2474 Adams Avenue to be listed on the National Register of Historic Places under Criterion C.



Audrey Rains  
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City Planning Department



Suzanne Segur  
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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: El Cantorral Court DRAFT

Other names/site number: 2454-2474 Adams Avenue

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: 2454-2474 Adams Avenue

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

<p>_____</p> <p><b>Signature of certifying official/Title:</b></p> <p>_____</p> <p><b>State or Federal agency/bureau or Tribal Government</b></p>	<p>_____</p> <p><b>Date</b></p>
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<p>In my opinion, the property <u>  </u> meets <u>  </u> does not meet the National Register criteria.</p>	
<p>_____</p> <p><b>Signature of commenting official:</b></p> <p>_____</p> <p><b>Title :</b></p>	<p>_____</p> <p><b>Date</b></p> <p>_____</p> <p><b>State or Federal agency/bureau or Tribal Government</b></p>

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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:) \_\_\_\_\_

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**Signature of the Keeper**

**Date of Action**

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#### 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

##### Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

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<u>5</u>	<u>0</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>5</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register \_\_\_\_\_

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> CENTURY AND 20<sup>TH</sup> CENTURY REVIVALS: Pueblo

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: \_\_\_\_\_

Foundation: Concrete

Walls: Stucco

Roof: Unknown

Other: Wood, Concrete

### 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.)

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#### Summary Paragraph

El Cantorral Court, located at 2454-2474 Adams Avenue, is significant as an excellent example of the bungalow court property type in San Diego, California, and is an excellent local representation of the Pueblo Revival architectural style. The bungalow court retains all its original character-defining features of the property type, including its bilaterally symmetrical U-shaped plan. The court contains one, two-story attached bungalow, two detached bungalows, and two semi-detached bungalows. All of the units in the court are oriented around a central courtyard with paved and landscaped sections and delineated paths of circulation. The court also features its original garages with wooden garage doors that open directly onto Adams Avenue. Access to the court from the garage/street level is provided via three original concrete staircases.

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In addition to being an intact and excellent example of a San Diego bungalow court, El Cantorral Court also retains the following character-defining features of the Pueblo Revival architectural style: rough textured stucco exterior, flat roofs with espadaña shaped parapets, large lancet arch fixed windows, step down corner walls, divided light casement windows, and wood entry doors. The property also retains a very high level of integrity with minimal alterations to its original design, materials, or workmanship.

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### **Narrative Description**

El Cantorral Court consists of five buildings arranged in a U-shaped plan around a central courtyard. There are also ten garages accessed by three staircases built into the slope on the Adams Avenue side of the property. The garages feature wood doors and are topped by wood lintels. The wood door on the 5<sup>th</sup> garage was replaced with a metal security gate, but all other garage doors are original. Metal security gates were also added to the staircases to restrict access from the street. Atop the garage is a railing system consisting of an articulated stucco wall interspersed with stucco piers connected via two metal cylindrical pipes.

The five buildings that make up the court consist of the following: one attached bungalow with five units (rear of property/south facing); two semi-detached bungalows (duplex/courtyard facing), and two detached bungalows (courtyard facing). All residential units on the property share the following character defining features of the Pueblo Revival architectural style:

- Rough texture stucco cladding
- Espadaña shaped parapet
- Lancet arch fixed windows
- Divided-light wood windows
- Wood doors
- Wood lintels
- Tapered stucco chimneys

### **Attached Bungalow**

At the rear of the property is the largest of the residential units, a two-story attached bungalow. Its location at the northern end of the property creates a visual and physical anchor point for the court and defines the northern property line. Like all the other buildings in the court, the building is clad in stucco and features an ornately carved espadaña shaped parapet. The parapet steps down to create smaller one-story sections on the east and west sides of the building. The building's primary elevation faces south into the central courtyard. There are multiple entrances to the units including a central breezeway that provides access to the rear of the building and contains a staircase which leads up to the second story unit. Fenestration on the first story is irregular with multiple entry points with unglazed wood doors and varying wood window types and sizes (all original). The second story's fenestration is regular and ordered and features multi-light casement windows. With the exception of the lancet arch fixed windows on the first story, all windows and doors on the primary elevation are capped by wood lintels.

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The east and west elevations are one-story in height. They each feature one divided-light fixed wood window, a pair of six-over-six divided-light casement windows, and one wood entry door. Attached to the east elevation is a modern, wood frame deck with a metal railing and attached to the west elevation is a small addition with wood siding that serves as a laundry room. The rear elevation is obscured from view by the adjacent property.

### **Semi-detached Bungalows (duplex)**

Flanking either side of the courtyard are two mirror image semi-detached bungalow duplexes. They contain stucco walls on concrete foundations. The primary (courtyard facing) elevations contain two large lancet arch fixed windows, divided-light arched windows, a pair of divided-light casement windows, and a wood entry door accessed via a small concrete stoop. Over top of the doors and casement windows are wood lintels. These elevations are topped with an ornately carved espadaña shaped parapet.

The north and south elevations of the duplexes contain another wood entry door with a single light, as well as one divided-light wood casement window and one louvered window. Small concrete stoops lead to these secondary entry doors. The east and west rear (non-courtyard facing) elevations contain a mix of six fixed, louvered, and non-original double hung windows. The southeast corner of the eastern duplex and the southwestern corner of the western duplex both feature step down walls. Beneath the parapets on all non-courtyard facing elevations of these duplexes are hollow clay tile attic vents.

### **Detached Bungalows**

Detached bungalows flank the courtyard with their side elevations facing Adams Avenue. Each of the bungalows contain one residential unit and they are mirror images of each other. The courtyard facing and street facing corners of these bungalows all feature step down walls. The courtyard facing elevations each contain one large lancet arch fixed window, divided-light arched wood windows, a pair of divided-light wood casement windows, and a wood entry door accessed via a small concrete stoop. Over the top of the doors and casement windows are wood lintels.

The north elevations face the semi-detached bungalows and feature a glazed wood entry door, one divided-light wood casement window, and one louvered window. The south elevations have a large lancet arch fixed window, divided-light arched window, tapered stucco clad chimney, small recessed rectangular shape, and divided-light casement window topped by a wood lintel. At the corner of the bungalows, there is a stepped stucco wing wall that contains a wood gate topped by a wood lintel. These gates provide access to the sides and rear of the property.

### **Site Features**

The court is oriented around a central courtyard with concrete pathways that create paths of circulation. The center of the courtyard is anchored by a large grassy area. There are several mature trees and garden beds adjacent to the units' primary elevations. Around the perimeter of the

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property is a vertical wood slat fence. The ten original attached garages along Adams Avenue are accessed via three concrete staircases leading from the court level down to the street level.

*Observed Alterations*

In 1954, a wood frame laundry room addition was added to the east elevation of the attached bungalow at the rear of the court. Four black metal security gates were added to the three staircases and one of the garage bays fronting Adams Avenue. In 1961, the lancet arch fixed windows were reglazed, but the reglazing did not impact the style, aesthetics, or wood frame and muntins in the windows. In 2019, window replacements occurred on some of the secondary elevations of the units. This includes the north elevation of the rear attached bungalow, and the non-courtyard facing elevations of the semi-detached and detached bungalows. A 1928 historic image shows that a metal balcony that was installed on the second story of the south (primary) elevation of the two-story attached bungalow was removed at an unknown date.

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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**

1928

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1928

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Glen Funcheon (builder)

\_\_\_\_\_  
\_\_\_\_\_

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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.)

El Cantorral Court (court/property) was constructed in 1928 as a multi-family bungalow court designed in the Pueblo Revival style of architecture. The property is significant under NRHP Criterion C with a period of significance of 1928.

The property is significant under NRHP Criterion C for its representation of an excellent example of a San Diego bungalow court and of the Pueblo Revival style of architecture. The property's design as a U-shaped bungalow exemplifies the bungalow court property type through its orientation around a central courtyard, use of detached and semi-detached units, and 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 Pueblo Revival style of architecture. El Cantorral Court is also significant under NRHP Criterion C as a representation of the work of local master builder Glen Funcheon. The City of San Diego established a period of significance for Funcheon's master builder career from 1925 to 1933. This represents the time in his career when he worked independently and for the Pantages, Shreve and Mills Company. During this time, he primarily designed and constructed residential buildings including single-family houses and bungalow courts. His design and construction of El Cantorral Court shows his mastery of the Pueblo Revival style and his creativity in design through his use of the unique lancet arch fixed windows, a feature not found in any other bungalow court in San Diego.

For these reasons, the property is significant under NRHP Criterion C with a period of significance reflecting its original date of construction of 1928.

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

The following presents an abbreviated version of the 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 El Cantorral Court's historical significance under NRHP Criterion C. The local designation information for the property was also utilized where necessary for property specific historic context.<sup>1</sup>

### **Historic Context**

In the early 20<sup>th</sup> century, San Diego was experiencing the effects of rapid population growth following the 1915-1917 Panama-California Exposition and the arrival of new military personnel

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<sup>1</sup> South Environmental, *San Diego Bungalow Courts Multiple Property Documentation Form*, July 2025.; Legacy 106, Inc, *Historical Nomination of El Cantorral Court, 2454-2474 Adams Avenue*, January 2022.

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and their families.<sup>2</sup> 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 through 1949. The establishment of streetcars as a form of public transportation permitted development farther from downtown in more suburban areas.<sup>3</sup>

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,<sup>4</sup> 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.<sup>5</sup>

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 (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.<sup>6</sup>

## El Cantorral Court

El Cantorral Court (court/property) is an excellent example of the San Diego bungalow court property type and the Pueblo Revival style of architecture. The property was constructed in the University Heights neighborhood and was located along the Adams Avenue streetcar line. The Adams Avenue streetcar line ran east to west on Adams Avenue, providing access to eastern San Diego as well as neighborhoods to the west such as Hillcrest and Mission Hills.<sup>7</sup>

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<sup>2</sup> Historic Resources Group, *North Park Community Plan Area*, 15, A-32.; Page & Turnbull, *Bungalow Courts and Apartment Courts Historic Context Statement*, 24, 41.

<sup>3</sup> Historic Resources Group, *North Park Community Plan Area*, 13.; Page & Turnbull, *Bungalow Courts and Apartment Courts Historic Context Statement*, 21. Page & Turnbull, *Southeastern San Diego Community Plan Update Historic Context Statement*, August 2014, 31.

<sup>4</sup> Page & Turnbull, *Bungalow Courts and Apartment Courts Historic Context Statement*, 24.; Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2014), 566-578.

<sup>5</sup> Page & Turnbull, *Bungalow Courts and Apartment Courts Historic Context Statement*, 28-30.

<sup>6</sup> Page & Turnbull, *Bungalow Courts and Apartment Courts Historic Context Statement*, 33-34.; Legacy 106, Inc., *Historical Nomination of El Cantorral Court, 2454-2474 Adams Avenue*, 1.

<sup>7</sup> 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 Pueblo Revival style court was originally designed as a wide, enclosed, U-shaped court that featured five buildings. It was arranged with a two-story attached bungalow at the rear, and two semi-detached and two detached bungalows flanking the courtyard. The courtyard contained a large grassy area, as well as concrete walkways and mature landscaping throughout. Access to the street and garages was provided via a set of three concrete staircases along Adams Avenue.

The court's cohesive and distinctive Pueblo Revival architectural style included such features as rough texture stucco cladding, espadaña shaped parapet, lancet arch fixed windows, divided-light wood windows, wood entry doors, wood lintels, tapered stucco chimneys, and step down corner walls. The lancet arch fixed windows are a distinct feature of this specific court that showcase the creativity and work of master builder Funcheon. Glen Funcheon was known for constructing other bungalow courts within the City with unique picture windows, such as the Aztec Court located at 3933-3947 Hamilton Street, but a review of his work indicates that the lancet arch fixed windows at El Cantorral Court appear to be the only example of this window type used at a bungalow court in San Diego.<sup>8</sup>

Throughout its history, the integrity of the court's materials, design, and workmanship has remained high and there have been minimal alterations to the property. The following is a detailed account of all the known alterations that have occurred on the property since 1928. In 1954, a small scale, wood frame laundry room addition was constructed off the east (side) elevation of the rear detached bungalow, which is obscured from view by one of the other units. In 1961, lancet arch fixed windows throughout the property were reglazed, but no changes were made to the wood frame and the muntins remain intact. Security features were also added to the property at unknown dates and include metal security gates for the three staircases and the replacement of one wood garage door with a security gate. In 2019, the current property owner was approved by City Historical Staff to replace several original windows on the north elevation (rear) of the two-story bungalow and on the non-courtyard facing elevations of the semi-detached and detached bungalows. These window replacements are not visible from the street or the courtyard area.<sup>9</sup>

### **Glen Funcheon**

Glen Funcheon was hired by San Diego developer J. P. Mills and began working with the Pantages, Shreve and Mills Company in 1925. He began as a design associate and quickly designed and constructed several houses in the San Diego area. One particular home was a Spanish Colonial Revival mansion located at 1007 Cordova Street, which was used as a showhouse to market the company's design and building skills. Other houses he constructed while working for Pantages, Shreve and Mills included 1004 Devonshire Drive, 1025 Devonshire Drive, and 4423 Alhambra Street. While Funcheon was not a formally trained architect, he studied architectural plans, such as those drawn by architect Eugene M. Hoffman who worked closely with the company and learned architectural design and building techniques.<sup>10</sup>

<sup>8</sup> Legacy 106, Inc, *Historical Nomination of El Cantorral Court*, 86-88.

<sup>9</sup> Legacy 106, Inc, *Historical Nomination of El Cantorral Court*, 9-10.

<sup>10</sup> Legacy 106, Inc, *Historical Nomination of El Cantorral Court*, 86.

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Funcheon continued in his career as a builder working both for the company and privately, often acquiring vacant lots to design and erect speculation houses for sale. He constructed several bungalow courts during this time, including Aztec Court on Hamilton Street, Las Casitas Court on 3<sup>rd</sup> Avenue, and El Cantorral Court on Adams Avenue.<sup>11</sup>

The City of San Diego recognized Funcheon for his work as a master builder who exclusively designed and built well designed residential buildings during the most productive years of his career, 1925-1933. During this time, he mastered constructing buildings in the Spanish Colonial Revival style of architecture and took creative and artistic liberties in his designs.<sup>12</sup> Many of Funcheon's works have been recognized and designated by the City of San Diego Historical Resources Board (HRB) including the following:<sup>13</sup>

- HRB #533 – Glen Funcheon/Douglas T. Kelley House, 4423 Alhambra Street, built in 1927 in the Spanish Colonial Revival style
- HRB #1073 – John Steven McGroarty Spec House #1, 1004 Devonshire Drive, built in 1927 in the Spanish Colonial Revival style
- HRB #1161 – Eva Hill and Pantages, Mills & Shreve Company Spec House #1, 1007 Cordova Street, built in 1927 in the Spanish Eclectic style
- HRB #1352 – Genevieve Howard House, 1025 Devonshire Drive, built in 1927 in the Spanish Colonial Revival style
- HRB #1468 – El Cantorral Court, 2454 - 2474 Adams Avenue, built in 1928 in the Pueblo Revival style
- HRB #1542 – Baker/Glen Funcheon House, 3023 1<sup>st</sup> Avenue, built in 1929 in the Spanish Colonial Revival style

By 1933, Funcheon worked as a building manager for Ruth S. Albright, who was the owner of the New Palace Hotel. He later married Ruth and together they coinvested to start a travel trailer manufacturing and sales business.<sup>14</sup> He later returned to construction industry in the 1940s and 1950s for the Federal Housing Administration (FHA) military housing development projects in the Linda Vista area. In the 1940s and 1950s, Funcheon was also known for the construction of his own La Jolla residence and for the renovation of several buildings along Washington Street in San Diego.<sup>15</sup>

<sup>11</sup> City of San Diego, *Report to the Historical Resources Board*, November 7, 2024.

<https://www.sandiego.gov/sites/default/files/2024-11/sr-3023-1st-avenue-final-combined.pdf>.

<sup>12</sup> Legacy 106, Inc, *Historical Nomination of El Cantorral Court*, 87-88.

<sup>13</sup> City of San Diego, *Report to the Historical Resources Board*.

<sup>14</sup> City of San Diego, *Report to the Historical Resources Board*.; Legacy 106, Inc, *Historical Nomination of El Cantorral Court*, 87-88.

<sup>15</sup> City of San Diego, *Report to the Historical Resources Board*.; Legacy 106, Inc, *Historical Nomination of El Cantorral Court*,

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### **Significance**

El Cantorral Court is eligible under NRHP Criterion C for its excellent representation of the San Diego bungalow court property type and its representation of the Pueblo 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.”<sup>16</sup> Eligible San Diego bungalow courts must embody the distinctive characteristics of the bungalow court property type such as overall form, arrangement, and orientation.<sup>17</sup>

El Cantorral Court is also significant under NRHP Criterion C as an excellent example of a bungalow court property type and of the Pueblo Revival style of architecture. The property’s design as a U-shaped bungalow exemplifies the 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 Pueblo Revival style of architecture. Such character defining features of the Pueblo Revival style include rough texture stucco cladding, espadaña shaped parapets, lancet arch fixed windows, divided-light wood windows, wood entry doors, wood lintels, tapered stucco chimneys, and step down corner walls. There are also unique local and site-specific features of the property that add to its significance such as the original and intact garages and staircases along Adams Avenue that were built into the slope of the property to provide early parking options for the residents with easy access to the units above via the three original concrete staircases.

El Cantorral Court is also significant under NRHP Criterion C as the work of local master builder Glen Funcheon. The City of San Diego established a period of significance for Funcheon’s master builder career from 1925 to 1933. This represents the time in his career when he worked independently and for the Pantages, Shreve and Mills Company. During this time, he primarily designed and constructed residential buildings including single-family houses and bungalow courts. His design and construction of El Cantorral Court shows his mastery of the Pueblo Revival style and his creativity in design through his use of the unique lancet arch fixed windows, a feature not found in any other bungalow court in San Diego.

For all of the reasons presented above, El Cantorral Court is eligible for designation under the San Diego Bungalow Court MPDF under NRHP Criterion C with a period of significance of 1928.

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87-88.

<sup>16</sup> U.S. Department of the Interior, “National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation,” 17.

<sup>17</sup> 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](https://sandiego.cfwebtools.com/search.cfm?display=resource&res_id=17324).

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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](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):** \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** 0.22

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 29<sup>th</sup> and Elm Streets in San Diego, California. It is situated on a corner lot, delineated by Assessor Parcel Number (APN) 539-272-12. The lot is rectangular in shape.

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**Boundary Justification** (Explain why the boundaries were selected.)

The boundary reflects the legal boundary of the parcel on which the bungalow court is constructed as recorded in the County of San Diego. It reflects the historic boundaries of the property at the time of construction and in the present day.

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**11. Form Prepared By**

name/title: Marlena Krcelich, BA, Architectural Historian and Sarah Corder, MFA,  
Principal Architectural Historian

organization: South Environmental LLC

street & number: 2061 North Los Robles Avenue, Suite 205

city or town: Pasadena state: California zip code: 91104

e-mail mkrclch@southenvironmental.com

telephone: 760-334-3355

date: September 2, 2025

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**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:** (Check with the SHPO, TPO, or FPO for any 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: El Cantorral Court

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:

<b>PHOTO NO.</b>	<b>DESCRIPTION</b>
1	Overview of south elevation and garage area fronting Adams Avenue (camera facing north)
2	Overview of south elevation of two-story attached bungalow (camera facing north)
3	Overview of east elevation of western semi-detached, duplex style bungalow (camera facing southwest)
4	Overview of the west elevation of eastern semi-detached, duplex style bungalow (camera facing northeast)
5	Overview of the west elevation of the easternmost detached bungalow (camera facing east)
6	Overview of the east elevation of the westernmost detached bungalow (camera facing northwest)
7	Overview of the courtyard area, semi-detached, duplex style bungalow, and two-story attached bungalow (camera facing northwest)

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**PHOTOGRAPH 1 of 7**



**Overview of south elevation and garage area fronting Adams Avenue (camera facing north)**

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**PHOTOGRAPH 2 of 7**



**Overview of south elevation of two-story attached bungalow (camera facing north)**

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**PHOTOGRAPH 3 of 7**



**Overview of east elevation of western semi-detached, duplex style bungalow (camera facing southwest)**

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**PHOTOGRAPH 4 of 7**



**Overview of the west elevation of eastern semi-detached, duplex style bungalow (camera facing northeast)**

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**PHOTOGRAPH 5 of 7**



**Overview of the west elevation of the easternmost detached bungalow (camera facing east)**

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**PHOTOGRAPH 6 of 7**



**Overview of the east elevation of the westernmost detached bungalow (camera facing northwest)**

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**PHOTOGRAPH 7 of 7**

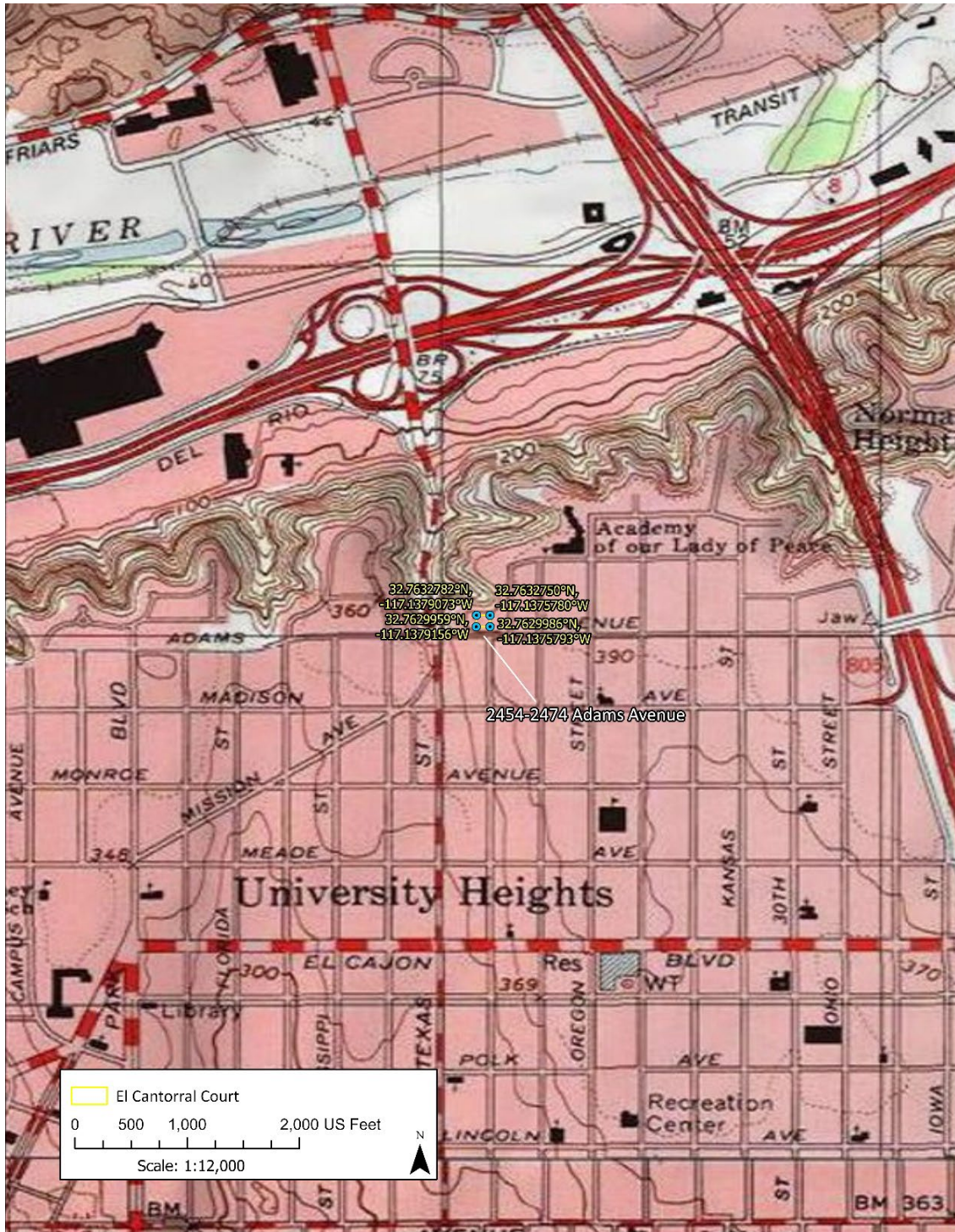


**Overview of the courtyard area, semi-detached, duplex style bungalow, and two-story attached bungalow (camera facing northwest)**

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**ATTACHMENT 1: USGS Map of El Cantorral Court**



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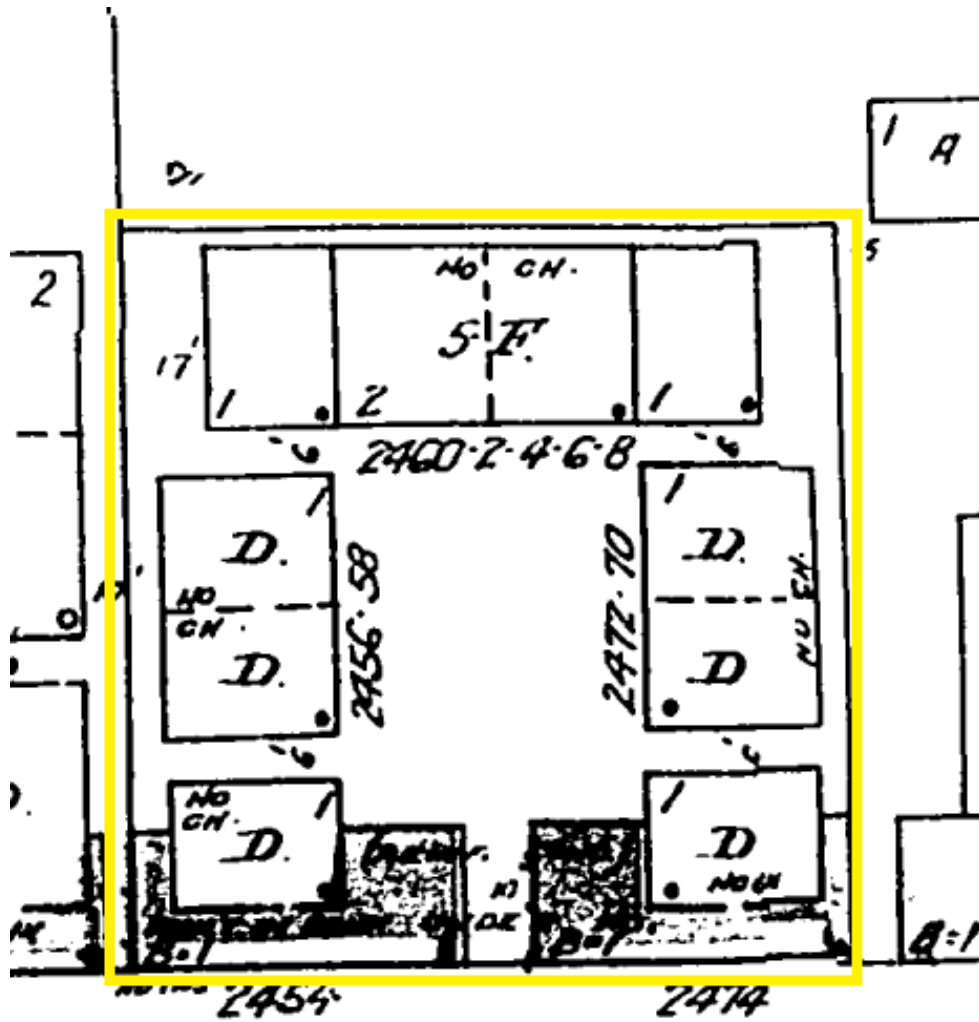
### ATTACHMENT 2: Sketch Map/Photo Key



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**ATTACHMENT 3: 1950 Sanborn Map**

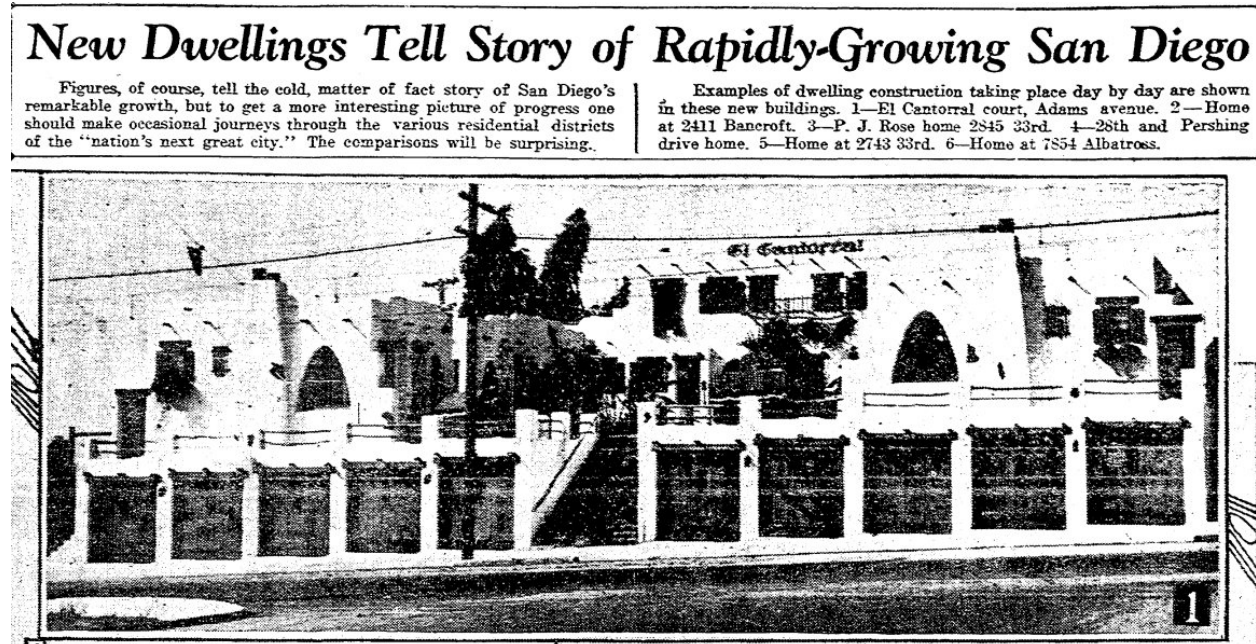


1950 Sanborn Map of El Cantorral Court, property outlined in yellow.

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**ATTACHMENT 4: 1928 Historic Photograph**



1928 historic photograph from the *San Diego Union* showing El Cantorral Court after it was constructed (San Diego Union 1928).

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**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.