APPENDIX D:
NORTH PARK HISTORIC SURVEY REPORT

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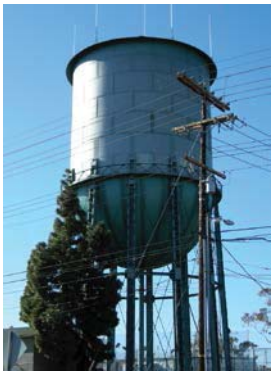
North Park
Community Plan Area

Historic Resources Survey



Prepared by
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April 2011
Revised, June 2014
Revised, May 2016

North Park
Community Plan Area

Historic Resources Survey

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April 2011
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EXECUTIVE SUMMARY

This report presents the results of a historic resources survey conducted in the North Park Community Plan Area. In August 2009, The City of San Diego retained Historic Resources Group (HRG) to complete this survey as part of its community plan update process. HRG conducted a detailed examination of the community plan area, focusing on properties constructed prior to 1970. Surveyors identified properties that appeared eligible for individual designation, as well as geographically-definable areas that appeared eligible for designation as historic districts. All identified properties were evaluated using the City of San Diego's local designation criteria and documented in an Access database provided by the City. Properties were also evaluated for eligibility for listing in the California Register of Historical Resources and the National Register of Historic Places. This historic resources survey was completed in April 2011, with additional revisions to address comments from the State Office of Historic Preservation completed in June 2014.

Following submittal of the final draft from HRG, the City further refined the survey. These refinements included removal of the removal of the Conservation Area section, which was folded into the Methods section; changing the Park Boulevard Apartment grouping to a potential historic district based upon the results of the adjacent Uptown Historic Survey; removal of the evaluation of the North Park Dryden District, which was designated following the preparation of the initial survey draft; discussion of public outreach efforts conducted solely by the City; and the addition of the new section 5.0, *Community Identified Potential Resources*.

This survey has identified six (6) potential historic districts which meet one or more of the City's local designation criteria for historical sites and one (1) multiple property listing. Of these districts, three (3) also appear eligible for listing in the National Register of Historic Places and the California Register of Historical Resources. Additionally, the survey has identified forty-seven (47) individual properties which appear eligible for local designation, including residential (single-family and multi-family), commercial, civic and institutional, and infrastructural properties. Of these, twenty-five (25) also appear eligible for listing in the National Register of Historic Places and the California Register of Historical Resources.

This project was conducted by Historic Resources Group, including Christy McAvoy, Managing Principal; Kari Michele Fowler, Senior Preservation Planner; Christine Lazzaretto, Senior Architectural Historian; and Paul Travis, Senior Preservation Planner; all of whom meet the Secretary of the Interior's qualifications for professionals in historic preservation.[1] The project was managed by Kelley Stanco, Senior Planner; Jennifer Hirsch, Senior Planner; and Cathy Winterrowd, Principal Planner, with the City of San Diego's Planning Department, who also meet the U.S. Secretary of the Interior's qualifications.

[1] Federal Register, Vol. 48, No. 190, pp. 44738-44739, September 29, 1983.

1.0 PROJECT OVERVIEW

1.1 INTRODUCTION

In 2008, the City of San Diego completed a comprehensive update of its General Plan, which calls for updates to its various community plans. Among the stated goals of the community plan updates is the identification of potential historic districts, individual sites, and conservation areas. The City identified the Uptown, North Park, and Golden Hill community plan areas as a single update cluster, with all three community plan updates to take place concurrently. A historic resources survey in each of the three areas was included as part of the update process to identify potential historic resources in order to inform the updated community plans. On August 10, 2009, HRG attended a project kick-off meeting with City staff to begin the historic resources survey for the North Park Community Plan Area.

1.2 PUBLIC PARTICIPATION

The North Park community boasts a number of involved citizens groups who have contributed in various ways to the completion of this historic resources survey. Groups include the North Park Historical Society, Save Our Heritage Organisation (SOHO), University Heights Historical Society, and Between the Heights (BeHe). To facilitate public participation, the City established several committees through which community residents, business owners, and other stakeholders could contribute the community update process, including the historic resources survey effort. Groups included a Stakeholder Advisory Committee (a sub-committee to Community Planning Group); a Cluster Update Advisory Committee (a joint committee for all three community plan areas being updated); and a Historic Resources Project Working Group. The specific role of the Historic Resources Project Working Group was to provide historic information about the survey area; review draft historic context statements and preliminary survey results; and provide feedback.

Throughout the project, the City conducted a number of public workshops and volunteer meetings, as well as meetings with the Historic Resources Working Group and the Cluster Update Advisory Committee, to discuss a range of issues relating to historic preservation in North Park.

- HRG met with North Park residents on October 28th, 2009 to discuss volunteer opportunities.
- On March 20, 2010, HRG participated in the *Uptown, North Park and Greater Golden Hill Cluster Advisory Meeting*, a half-day public workshop on urban design and historic resources in the three community plan areas. HRG and City staff provided an introduction to historic resources surveys and described how the North Park survey fit into the larger community plan update process.
- The City hosted a Historic Resources Survey Open House on June 28, 2010 to discuss the status of the survey.

- In early October 2010, the City and its urban design consultant conducted a three-day public design charette for the community plan update.[2] HRG attended the charette on October 16th and presented preliminary results of the historic resources survey for comment.
- On March 19, 2011 the City hosted the Uptown, North Park and Golden Hill Historical Resources Survey and Conservation Areas Open House, a half-day public workshop where City Planning staff and the urban design consultants discussed the most recent historic survey results and a framework for approaching conservation areas.
- On April 18, 2011 City Planning staff hosted an afternoon walking tour of the Golden Hill area, to provide an opportunity for members of the community and various citizen groups to provide input to City staff on the boundaries of potential districts, as well as the location of additional individual resources that may be significant.

At these events, members of the community were invited to contribute to the survey process by reviewing local library and historical society archives, locating historic photographs, supplying property-specific information, and providing general feedback on draft survey documents. Following submittal of the final survey draft by HRG, staff continued to work with the community on the identification of potential individual resources and districts which appear to meet one or more of the City's criteria for historic designation. The results of this collaboration are included in Section 5.0.

1.3 SURVEY AREA

The North Park Community Plan Area is one of the older communities in San Diego. Located north and east of Balboa Park, the community plan area is composed of several communities, including the original North Park neighborhood, and portions of University Heights and Valle Vista, among others. *(See Figure 1)*

North Park is located on a mesa punctuated by hills and numerous canyons. The sloping sides of the mesa define the north, east and south boundaries of North Park, while Balboa Park further defines the western boundary. North Park was first connected to the city center by the electric streetcar in 1890. This affordable and convenient mode of transportation, in combination with the city's substantial growth and installation of supporting utilities within the community, prompted subdivision of land in the late 19th century and development in the early 20th century.

The North Park community is primarily residential, with commercial centers located along major transportation corridors. Major east-west corridors include Upas Street, University Avenue and El Cajon Boulevard; north-south corridors include Park Boulevard and 30th Street. While large portions of North Park were first subdivided in the late-19th century, much of the development did not occur until the 1920s and 1930s. During this period, large tracts were built out with single-family residences designed in the popular architectural styles of the day, including the Craftsman and Spanish Colonial Revival styles. Multi-family residences were developed

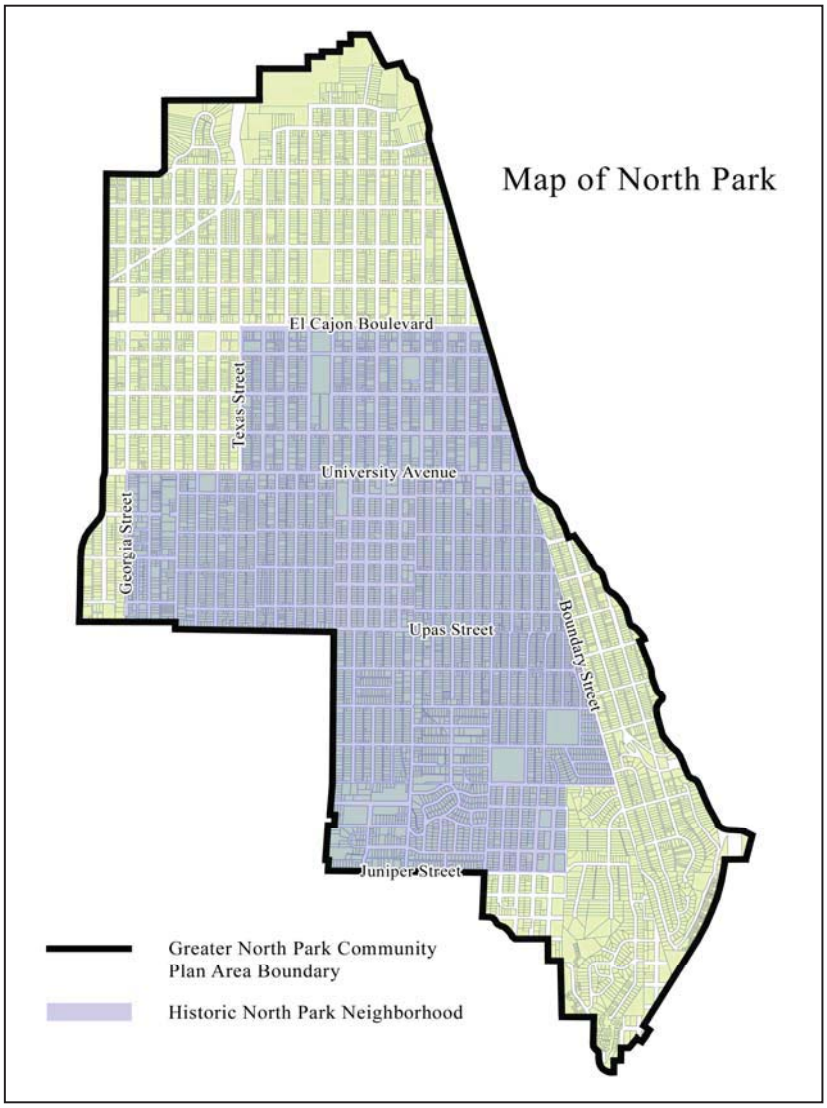
[2] The North Park charette took place over three days: October 2nd, 13th, and 16th, 2010.

primarily as infill in established neighborhoods, and include residential courts from the 1920s through the 1950s, along with larger apartment buildings from the 1960s and 1970s.

Commercial development was clustered along transportation lines, first along well-traveled streetcar routes, such as Park Boulevard and University Avenue, and later along automobile corridors like El Cajon Boulevard. As a result, North Park's commercial development reflects a wide range of architectural styles, including Art Deco, Egyptian Revival, Streamline Moderne, Spanish Colonial Revival, and Mid-Century Modern.

At the start of this project, the North Park Community Plan Area contained approximately 70 individually designated historical sites and two historic districts. By the survey's completion in May 2016, North Park contained 105 individually designated historical sites and four historic districts.[3]

Figure 1. North Park Community Plan Area.



[3] The designated historic districts include Burlingame, Shirley Ann Place, North Park Dryden and the University Heights Water Tower and Pumping Station.

2.0 METHODS

2.1 LEVEL OF SURVEY

A ***reconnaissance-level survey***, as defined by the National Park Service, is a "once over lightly" inspection of an area, the purpose of which is to characterize the area generally as the basis for more detailed survey efforts. General historical research is conducted, such as the study of aerial photos, historical maps, and written histories. This research is followed by field work that identifies the basic characteristics of the area, such as extant property types, architectural styles, and street patterns.

In contrast, an ***intensive-level survey*** includes a detailed inspection of the survey area in order to identify "precisely and completely" all historic resources in an area. Property-specific research is conducted, including building permits and historic photos of individual structures. All historic properties are documented on California Department of Parks and Recreation (DPR) forms.

The historic resources survey for the North Park Community Plan Update is substantially more detailed than a reconnaissance-level survey, but without the degree of documentation required for an intensive-level survey. The purpose of this survey is to identify potentially historic properties within the community plan area for consideration in the community plan update process and for possible future designation. This includes the verification of previously-identified potential historic districts and individual resources, as well as the identification of new historic districts and individual resources.

2.2 SURVEY APPROACH

This survey was conducted using a four-step approach defined by standard preservation practice:

STEP 1: RESEARCH & HISTORIC CONTEXT

Prior to the commencement of fieldwork, HRG conducted a wide range of research. This task included reviewing various relevant City documents (municipal codes and regulations, planning reports, previous historic resources surveys, and historic nominations); a number of written local histories (most notably Donald Covington's *North Park: A San Diego Urban Village, 1896-1946*); and historical materials (period newspaper articles, photographs, and subdivision maps).[4]

Based upon this information, HRG developed an historic context statement for North Park.[5] A historic context statement analyzes the historical development of a community according to guidelines written by the National Park Service and specified in *National Register Bulletin 16*. It contains information about historical trends and properties, organized by important themes

[4] The 2004 *North Park Survey* used historical subdivisions as a framework for identifying potential historic districts. However, field work indicated that extant cohesive clusters of historic resources did not fall along subdivision lines.

[5] The North Park historic context statement appears in the next section of this report.

during particular periods of development. A historic context statement is linked with tangible built resources through the concept of *property type*: a grouping of individual properties based on shared physical or associative characteristics. Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends, thereby providing a framework for understanding the potential significance of a property.[6]

The purpose of the North Park historic context statement is to assist in the identification, evaluation, and preservation of significant historic buildings and districts that are important within the context of the development of North Park as well as the larger San Diego region. A historic context statement is not a comprehensive history of an area. Rather, it is intended to highlight broad historical trends that help to explain why the built environment evolved in the way that it did. Some of the trends identified in North Park are discussed within the larger context of the San Diego region.

STEP 2: FIELDWORK

Preliminary field reconnaissance was conducted with City staff on October 26, 2009, in order to become familiar with the property types and relative levels of integrity to be found in the survey area. HRG then conducted a detailed, property-by-property inspection of the entire community plan area. In particular, HRG examined the following:

- Built resources constructed prior to 1970
- All properties appearing to date from the turn-of-the-20th-century (circa 1900)[7]
- All one-story residential courts
- All potential historic properties identified in previous surveys[8]
- Additional properties identified by members of the community as potentially significant

Field teams identified properties that appeared eligible for individual designation, as well as geographically-definable areas that appeared eligible for designation as historic districts. For districts, boundaries were defined and contributing and non-contributing resources were identified. Designated properties were not re-surveyed.

All fieldwork was conducted from the public right-of-way. Only the primary building on a parcel (the building that fronts the public right-of-way) was surveyed. Any properties that could not be observed from the public right-of-way were not surveyed. Properties that were identified as potentially significant through fieldwork were then evaluated and documented.

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[6] N*ational Register Bulletin 16A. How to Complete the National Register Form*. Washington D.C.: National Park Service, U.S. Department of the Interior, 1997. (4)

[7] Properties which appear to date from the turn-of-the-20th-century were identified through field observation. Note that these properties have tax assessor construction dates ranging from 1902 to 1910. There are no properties in the City-provided database with a tax assessor date earlier than 1902.

[8] The 1996 *Historical Greater Mid-City Preservation Strategy* identified four potential districts, only two of which were subsequently designated; the 2004 *North Park Survey* identified twenty-nine potential historic districts.

STEP 3: EVALUATION

Designation Criteria

All properties identified in the field as potentially eligible for designation were evaluated using the City of San Diego's local designation criteria.[9] The Designation Criteria for City of San Diego Historical Sites are as follows:

> *To be designated as historical by the City of San Diego Historical Resources Board, the site must meet any of the following criteria:*
>
> *A. Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development; or*
>
> *B. Is identified with persons or events significant in local, state or national history; or*
>
> *C. Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship; or*
>
> *D. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman; or*
>
> *E. Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources; or*
>
> *F. Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.*

Properties identified as potentially eligible for local designation were also evaluated for the National Register of Historic Places and the California Register of Historical Resources. The National Register evaluation criteria are as follows:

> *The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:*
>
> *A. That are associated with events that have made a significant contribution to the broad patterns of our history; or*
>
> *B. That are associated with the lives of significant persons in or past; or*

[9] City of San Diego Planning Department. "Designation Criteria for City of San Diego Historical Sites."

C. 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; or

D. That have yielded or may be likely to yield, information important in history or prehistory.

The California Register evaluation criteria are modeled after those for the National Register, and are as follows:

1. *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; or*
2. *Associated with the lives of persons important to local, California or national history; or*
3. *Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or*
4. *Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.*

Integrity Thresholds

In addition to meeting at least one of the designation criteria, a property must retain sufficient integrity to convey its significance. Integrity is the ability of a property to convey its significance; that is, the authenticity of a property's historic identity as evidenced by the survival of physical characteristics that existed during the property's historic period.[10] The National Park Service has defined the following seven aspects of integrity:

- ***Location:*** The place where the historic property was constructed or the place where the historic event occurred.
- ***Design:*** The combination of elements that create the form, plan, space, structure, and style of a property.
- ***Setting:*** The physical environment of a historic property.
- ***Materials:*** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- ***Workmanship:*** The physical evidence of the crafts of a particular culture of people during any given period in history or prehistory.
- ***Feeling:*** A property's expression of the aesthetic or historic sense of a particular period of time.
- ***Association:*** The direct link between an important historic event or person and a historic property.

[10] *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation*. Washington D.C.: U.S. Department of the Interior, National Park Service, 1995. (44-45)

This survey establishes meaningful integrity thresholds for each of the various property types identified in North Park.[11] In order to determine if a property retains integrity, it is necessary first to establish why the property is significant. Because properties are significant for different reasons, separate integrity thresholds have been established for different types of resources. Property types that are ubiquitous in North Park – such as 1920s Craftsman and Spanish Colonial Revival single-family residences – have a relatively high threshold for integrity. In contrast, early or rare examples of a particular property type – such as Victorian-era residences or bungalow courts – have a lower integrity threshold, meaning that a greater degree of alteration may be acceptable.[12]

Similarly, historic districts composed of property types that are common in an area have a higher integrity threshold than those that are composed of types that are rarer.[13] Integrity thresholds for district types are described below:

Single-Family Residential Districts

North Park is predominantly composed of single-family residences dating from the first three decades of the 20th century. For this reason, integrity thresholds for these resources have been set relatively high. In order for a property to retain *high* integrity, it must be essentially unaltered with very minor or highly reversible alterations, such as the replacement of a door or window or the addition of porch railings or security window bars. Properties with more substantial alterations – original stucco replaced with textured stucco; some windows replaced; porch altered; side or rear additions – have *moderate* integrity. Properties with severe alterations – original wall cladding replaced with inappropriate material; original windows removed for inappropriate replacements; large or prominent additions; porch alterations or enclosures – have *low* integrity.

In order for a grouping of single-family residences to retain sufficient integrity to qualify as a historic district, it must contain a substantial concentration of properties with high integrity, although properties with moderate integrity would also be contributors to the district. Other features that may contribute to a district's overall integrity include street patterns, uniform setbacks, and landscaping.

[11] The Survey uses a hierarchical system for categorizing the integrity of historic resources: high, moderate, and low. Local jurisdictions often find it useful in regulating historic resources to understand a property's relative degree of integrity as compared with other extant resources. However, the State Office of Historic Preservation uses a binary system to assess integrity; that is, a property either retains sufficient integrity to convey its significance or it does not. For the purposes of this survey, properties that have been assessed as having moderate to high integrity can be said to *retain integrity*. Properties assessed as having low integrity do not.

[12] Currently-designated individual resources in North Park, including some with Mills Act contracts, display a range of integrity levels, from very high to moderate. For this reason, the integrity of designated resources did not provide a standard that could be applied to this survey.

[13] This survey did not identify any historic districts on par with the designated Burlingame Historic District, or the designated North Park Dryden Historic District.

Commercial Districts

North Park contains a limited number of commercial nodes and corridors. As is typical of commercial areas throughout California, these nodes and corridors have evolved over time. Modifications to individual storefronts and the replacement of older buildings with new structures reflect the evolution of a thriving commercial core. To the extent that these modifications represent this larger development trend, they may have acquired their own significance. For this reason, properties with modernized storefronts may still have *moderate* integrity. A substantial geographic concentration of such properties with moderate to high integrity may qualify as a commercial historic district.

Conservation Areas

A conservation area is a designation typically utilized in neighborhoods that do not meet local criteria for designation as a historic district, but that possess a unifying or distinctive character that the community wishes to preserve.[14] Conservation areas possess a strong sense of place based on physical characteristics, though not necessarily on historic fabric. As such, conservations areas preserve neighborhood character, but generally do not provide protection for historic structures. Features often regulated by conservation areas guidelines include overall lot size, lot width at the right-of-way, front and side yard setbacks, and building height. The survey identified four (4) potential conservation areas, the Valle Vista Terrace Residential Conservation Area; the Park Boulevard/Adams Avenue Commercial Conservation Area; the 30th Street/El Cajon Boulevard Commercial Conservation Area; and the 30th Street/Juniper Street Commercial Conservation Area. The boundaries of these areas and their characteristics were given to Community Planning staff for consideration and possible use in the Urban Design Element of the Plan Update.

Dates of Construction

Reliable construction dates are a critical tool in evaluating the significance of potentially historic properties. Because the City does not have available building permits prior to 1955, this survey utilized the construction dates that were pre-loaded into in the City-provided database.[15] In some cases these dates did not appear to be accurate, or no date was provided. In these instances, estimated (circa) dates have been assigned based upon field observation.

STEP 4: DOCUMENTATION

All properties identified as potentially significant – either as an individual site or as a feature of a potential historic district – have been documented in a Microsoft Access database provided by the City. The database was preloaded with survey data from the 2004 North Park Survey, with a separate record for each property that was documented as part of this previous survey. The

[14] The potential conservation areas do not qualify for historic district designation due to poor integrity of individual properties; lack of neighborhood cohesion; broad period of development; and/or low ratio of contributors to non-contributors.

[15] The dates of construction in the City-provided database came from the *2004 North Park Survey* and appear to be from the County tax assessor, which are estimated based upon building improvement records.

database also contained designated historic sites and baseline parcel information, including parcel addresses; Assessor Parcel Numbers (APNs); and estimated dates of construction.

HRG has updated the database so that it contains records only for those properties that have been identified and evaluated as potentially significant for local, California Register, and/or National Register designation as part of this survey. For properties with an existing record, specific data fields have been updated according to current survey information. For properties that did not have an existing record, a new record has been created and current survey data added. Properties that were determined to be ineligible for designation are not documented in the database. All survey data has been provided to the City in this Access database; no State DPR forms have been generated.

Database

For each documented property, survey information has been verified, updated, or added in the ***following data fields only***:

DATA FIELD	ACTION
NUM/STREET	Verify/Revise per street or parcel address.[16]
FULL ADDRESS	Verify/Revise to include any alternate street or parcel addresses.
APN	Add to new records.[17]
ARCHITECTURAL STYLE	Verify/Revise per field observation.
YEAR BUILT	Verify/Revise per field observation.
DESCRIPTION	Add property name, if any.
ALTERATIONS	Add per field observation. *(See list below)*
INTEGRITY	Add (low, moderate, high).
CRITERIA	Add one or more (San Diego Register A-F).
NRHP STATUS CODE	Add (5B, 5S3, 5D3, 6Z).[18]
STATUS	Add "Surveyed" for documented properties; Verify "Designated" for designated properties.
CONTRIBUTING	Add (individually significant, contributing, non-contributing).
DISTRICT NAME	Add to all properties (contributors and non-contributors) within the boundaries of a potential district.
IMAGE NAME	Add one or more file names using standardized naming convention (ex. 10272009_001).

[16] Parcel addresses were provided by the City.
[17] Assessor Parcel Numbers (APNs) were provided by the City.
[18] The City's database allows only one NRHP Status Code per property. Therefore, the status code in the database refers to the property's local eligibility for designation. For a list of properties evaluated as appearing eligible for listing in the National or California Register, see Appendix I.

No other data fields were modified by HRG as part of this survey. Any information in fields other than those listed above is pre-existing data either from the 2004 North Park Survey or from the City.

Noted Alterations

In order to ensure an efficient field methodology while maintaining consistency in the data, HRG developed a standardized list of inappropriate alterations to be noted in the field:

Windows replaced	Roof material altered
Wall cladding replaced	Security window bars/doors added
Front door replaced	Awnings added
Storefronts altered	Rear addition
Porch enclosed	Second-story addition

Properties with few or no visible alterations are identified as having "No major alterations." Properties with numerous alterations are identified as "Substantially altered." Appropriate modifications, such as the replacement of roof material in kind, are not noted.

Photography

At least one color digital photograph was taken of each documented property. Photos have been renamed using a standardized naming convention, with the date the photo was taken followed by sequential numbering (ex. 10272009_001). All photos taken during fieldwork are being provided to the City on CD; they are keyed to the survey database and to a photo log. *(For the complete Photo Log, see Appendix B.)*

3.0 SUMMARY HISTORIC CONTEXT

3.1 INTRODUCTION

As part of this historic resources survey, HRG developed a historic context statement for the North Park Community Plan Area. The historic context includes a historical narrative, organized by chronological periods of development, significant themes, and associated property types. Following the narrative, relevant property types are identified and registration requirements established. Finally, architectural styles represented in North Park are described and illustrated. A summary of North Park's development history appears below. *(For the complete Historic Context Statement, see Appendix A.)*

3.2 SUMMARY DEVELOPMENT HISTORY

In the mid-19th century, San Diego had approximately 650 residents. However, new arrivals were transforming the small Mexican community into a growing commercial center. In 1867, Alonzo Erastus Horton acquired nearly 1,000 acres of land two miles south of "Old Town", where downtown San Diego sits today. Dubbed "New San Diego", Horton orchestrated the creation of a new city center, relocating the city's first bank, main newspaper, and several government buildings to this site. Thus Old Town was supplanted as the city's primary commercial center. The arrival of the railroad in the 1880s linked San Diego with the eastern United States and sparked its first building boom. By 1887, San Diego's population had spiked to 40,000, and large tract of new development began to appear on the hills immediately adjacent to downtown.

By 1892, substantial infrastructure improvements were underway, including public utilities, street paving, sewer systems, and the electrification of the streetcar system. These improvements would be critical to the development of new suburbs surrounding downtown and the 1,400-acre City Park, including present-day North Park.

North Park initially developed as an agricultural community. In 1893, James Monroe Hartley purchased forty acres on what was then the northeastern edge of the city. He named the area Hartley's North Park, due to its location relative to City Park, and planted a lemon orchard. Over the next decade, several other families established residences and citrus ranches in North Park. By 1900, there were seven land owners and fifty-five residents between Florida Canyon and the eastern City limits at Boundary Street. However, by 1905 most of the groves had been decimated by drought. This, combined with ongoing infrastructure improvements, paved the way for the subdivision of these agricultural lands for residential development.

The expansion of the city's streetcar system into North Park – including the Adams Avenue Line (1907), University Avenue Line (1907), and 30th Street Line (1911) – had a tremendous impact on the development of North Park. Early real estate subdivisions closely followed the routes of the streetcar lines. As San Diego's population reached 75,000 by 1920, most of the new development occurred in the areas east of downtown. By 1924, North Park was considered the fastest growing district in San Diego.

As the streetcar lines were connecting North Park to greater San Diego, the city was making plans for an exposition that would be a national advertisement for the City of San Diego. The 1915 *Panama-California Exposition* was held in City Park, at the edge of the burgeoning North Park communities. Over its two-year run, the Exposition attracted over 3.7 million visitors, many of whom chose to relocate to San Diego permanently. Due to this steady stream of new residents, local developers began to subdivide new tracts of land, particularly in the areas immediately surrounding the park.

In the 1920s, as developers installed the infrastructure, mostly middle-class families erected the modest residences that make up much of North Park's residential building stock today. During this period, architectural preferences shifted away from Victorian styles to the Craftsman style, whose deep eaves and large porches were well-suited to San Diego's mild climate. The area's largest subdivision is University Heights, much of which was developed in the first decades of the 20th century. The Burlingame tract, developed by prominent local real estate speculators Joseph McFadden and George Buxton, retains much of its original character. The Kalmia Place tract overlooking Balboa Park, had a comprehensive landscape plan and architectural supervisors to ensure a consistently high standard of design throughout the tract. During this same period, bungalow courts were proliferating throughout North Park, primarily in the area between University and Adams avenues.

One of North Park's earliest commercial nodes, at the intersection of the 30th Street and University Avenue streetcar lines, would developed into the community's primary business district. By 1922, there were fifty businesses along the two streets, and by the 1930s North Park's commercial center was second only to downtown San Diego. As automobile ownership increased, commercial centers began to move away from the streetcar routes. In North Park, commercial development shifted to El Cajon Avenue (now El Cajon Boulevard). Unlike University Avenue, which was developed for the pedestrian, businesses on El Cajon were primarily catering to the motorist. Eventually, El Cajon would become the official western terminus of Interstate 80.

As the population of North Park exploded, the existing water supply system needed to be upgraded. A new filter plant and a reservoir were built in University Heights, and a water tank added in 1910 in order to provide sufficient water pressure. Similarly, the growing population put a strain on the city's power sources, so in 1927 San Diego Consolidated Gas & Electric Company (SDCG&E) built Substation on El Cajon Boulevard.

Substantial civic and institutional development took place in North Park throughout the 1920s. During this period, the community received its first localized branches of public services, including a fire station and a post offices. Several educational facilities were established, including Park Villas Elementary School and Jefferson Elementary school, as well as two priate schools, Saint Augustine boys' school and the Academy of Our Lady of Peace School for Girls. Between 1922 and 1924, five religious congregations built new facilities in North Park, including Trinity Methodist Church, St. Patrick's Catholic Church, Plymouth Congregational Church, North Park Baptist Church, and St. Luke's Episcopal Church.

The Great Depression had an immediate impact on what had been one of the fastest growing community's in San Diego, and construction would remain slow into the early 1940s. Residential construction essentially ceased, and many business ventures failed along established commercial thoroughfares such as University Avenue. However, the 1935 California Pacific International Exposition, also held in Balboa Park, helped North Park to rebound more quickly than other communities. That same year, a sign with the community name was suspended across the intersection of 30th Street and University Avenue.

However, it was United States' entrance into World War II that effectively ended the economic downturn and boosted the regional economy. This was particularly true in San Diego; with its extensive military or manufacturing facilities now devoted to the defense industry, the city received had the highest per capita share of war contracts in the state.

Like other large cities, San Diego's wartime and postwar population growth far outpaced its ability to provide sufficient services and housing. However, the formation of the Federal Housing Administration (FHA) helped to reignite the construction of single-family homes, in part, by established building guidelines for a modest and affordable single family residence, termed the *minimum house*.

Soon, unimproved lots in established neighborhoods throughout North Park were infilled with single-family homes and residential courts inspired by FHA designs. The high demand for new homes produced large-scale suburban tracts on the periphery of the city. However, as this part of the city was largely built out by this time, there was not much of this kind of development in North Park. The exception to this pattern was the area located between Boundary and the 805 Freeway, on the eastern edge of North Park, which contains development from the 1940s through the 1970s, alongside some earlier residences. Developers of multi-family housing favored higher densities over the residential courts of the pre-war period. The result was the proliferation of the two-story stucco box apartment building, designed to maximize the number of units and provide the required the parking on a single residential lot.

As the economy slowly began to rebound, new businesses occupied existing storefronts along established commercial corridors, often renovating their facades with more contemporary details. The modernization of storefronts occurred along Main Streets and commercial corridors throughout California, and included new large display windows which allowed merchandise to be visible to passing motorists. Such changes reflect the evolution of a thriving commercial core.

Along University Avenue, new commercial properties were constructed and existing storefronts were renovated, as this area began to shift from a neighborhood retail area to a regional shopping district. At the same time, increased reliance on the automobile and local road improvements meant the arrival of new businesses which catered to the needs of the motorist. Auto-related businesses – such as gas stations, car lots, and auto parts stores – began to appear alongside existing grocery stores, meat markets, pharmacies, and clothing shops. Similarly, this trend led to new building forms, such as drive-ins, and pushed commercial structures back on their lots to accommodate surface parking. This was particularly true along El Cajon Boulevard, where nearly 300 new businesses opened between 1940 and 1950.

Highway 395 became San Diego's first freeway when it was built in 1941. The construction of this and other freeways would hasten the decline of the streetcar system throughout the city, including in North Park. By the early 1960s, commercial activity along University Avenue and El Cajon Boulevard began to decline, due in part to the construction of Interstate 8, which drew vehicular traffic away from these thoroughfares. In addition, the opening of nearby shopping centers – such as College Grove, Mission Valley Shopping Center, and Grossmont Center – provided new competition for retail outlets along North Park's commercial corridors.

In the 1970s, the commercial areas along University Avenue and El Cajon Boulevard were transformed yet again by new demographics in the area, as people of Chinese, Filipino, and Vietnamese descent moved into the adjacent residential areas. Coupled with the community's own revitalization efforts, North Park has experienced a resurgence of neighborhood-oriented businesses in recent decades.

4.0 IDENTIFIED HISTORIC RESOURCES

4.1 POTENTIAL HISTORIC DISTRICTS

Evaluation of a historic district should be based upon an understanding of the district's physical features and how those features relate to the district's significance. In order to be eligible for designation, a historic district must have a distinct period of significance, a definable geographic boundary, and an association with one of the themes established in the historic context. Additionally, a historic district must retain sufficient integrity as a whole to convey its significance, and it must contain a substantial concentration of properties that *contribute* the district.

Contributors to a historic district:

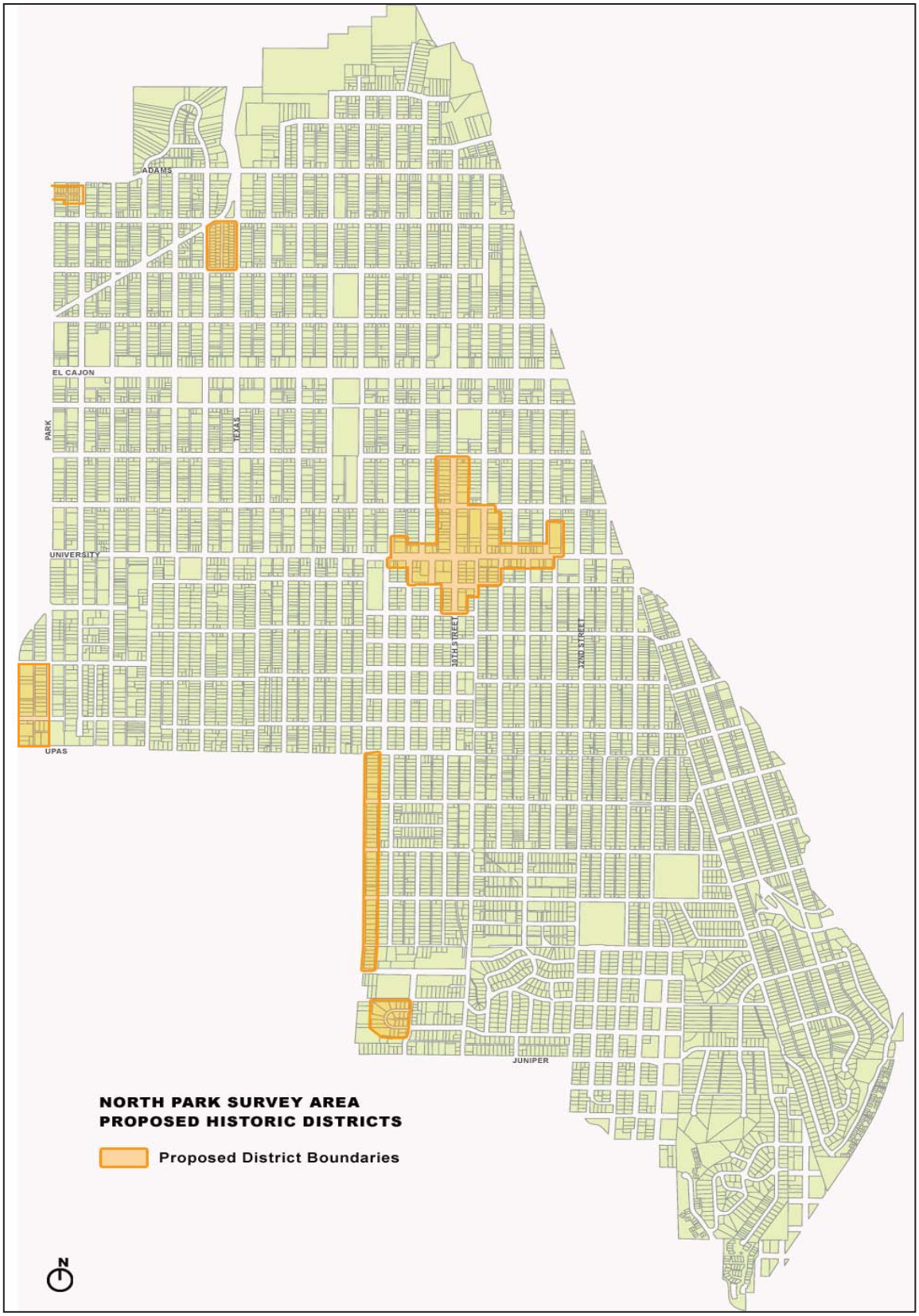
- Are constructed within the identified Period of Significance for the district;
- Relate to the theme for which the district was identified as being significant; and
- Retain sufficient integrity to convey the significance of the district.

Non-Contributors:

- Are constructed outside the identified Period of Significance for the district;
- Do not represent the theme for which the district was identified as being significant; or
- Have been altered so that they no longer retain sufficient integrity to convey the significance of the district.

The survey has identified six (6) potential historic districts which meet one or more of the City's local designation criteria for historical sites. Of these, two also appear eligible for listing in the National Register of Historic Places and the California Register of Historical Resources. A description of each potential district appears below, along with photos of representative district contributors, and a map defining district boundaries and contributing and non-contributing features. *(For a complete list of properties located within the potential historic districts, see Appendix E.)*

Figure 2. Potential Historic Districts.



Residential Districts

28th Street Residential Historic District

The 28th Street Residential Historic District is an intact grouping of single-family residences overlooking Balboa Park to the west. Eligible under San Diego criterion A, this potential district is composed of approximately 45 one- and two-story residences, designed primarily in the Spanish Colonial Revival style. It has a period of significance of 1920 to 1939, and is significance under the *Residential Development* themes within the *Development of North Park: 1907-1929* and *Influence of the Great Depression and World War II in North Park: 1930-1945* contexts. This area currently includes eleven designated local landmarks. This district also appears eligible for listing in the National Register and the California Register.

Representative district contributors:

2727 28th Street.

2829 28th Street.

2807 28th Street.

2037 28th Street.

Figure 3. 28th Street Residential Historic District.

Kalmia Place Residential Historic District

The Kalmia Place Residential Historic District is an intact grouping of single-family residential properties located along a single U-shaped street overlooking the Balboa Park Golf Course to the west. Eligible under San Diego criterion A, the district boundaries coincide with those of the original Kalmia Place tract, subdivided in 1923. The tract was developed with a comprehensive landscape plan, and its irregular street pattern created lots which took advantage of the natural topography and canyon views. This potential district is composed of approximately 20 properties, designed primarily in the Spanish Colonial Revival, Streamline Moderne, and Modern architectural styles. It has a period of significance of 1920 to 1959, and is significant under the *Residential Development* themes within the *Development of North Park: 1907-1929* and *Influence of the Great Depression and World War II in North Park: 1930-1945* contexts. The area is marked by a pair of concrete pillars at both the entrance and exit to the district's one-way street. The district also includes a potential individual landmark, a 1937 Streamline Moderne residence at 2848 Kalmia Place.

Representative district contributors:

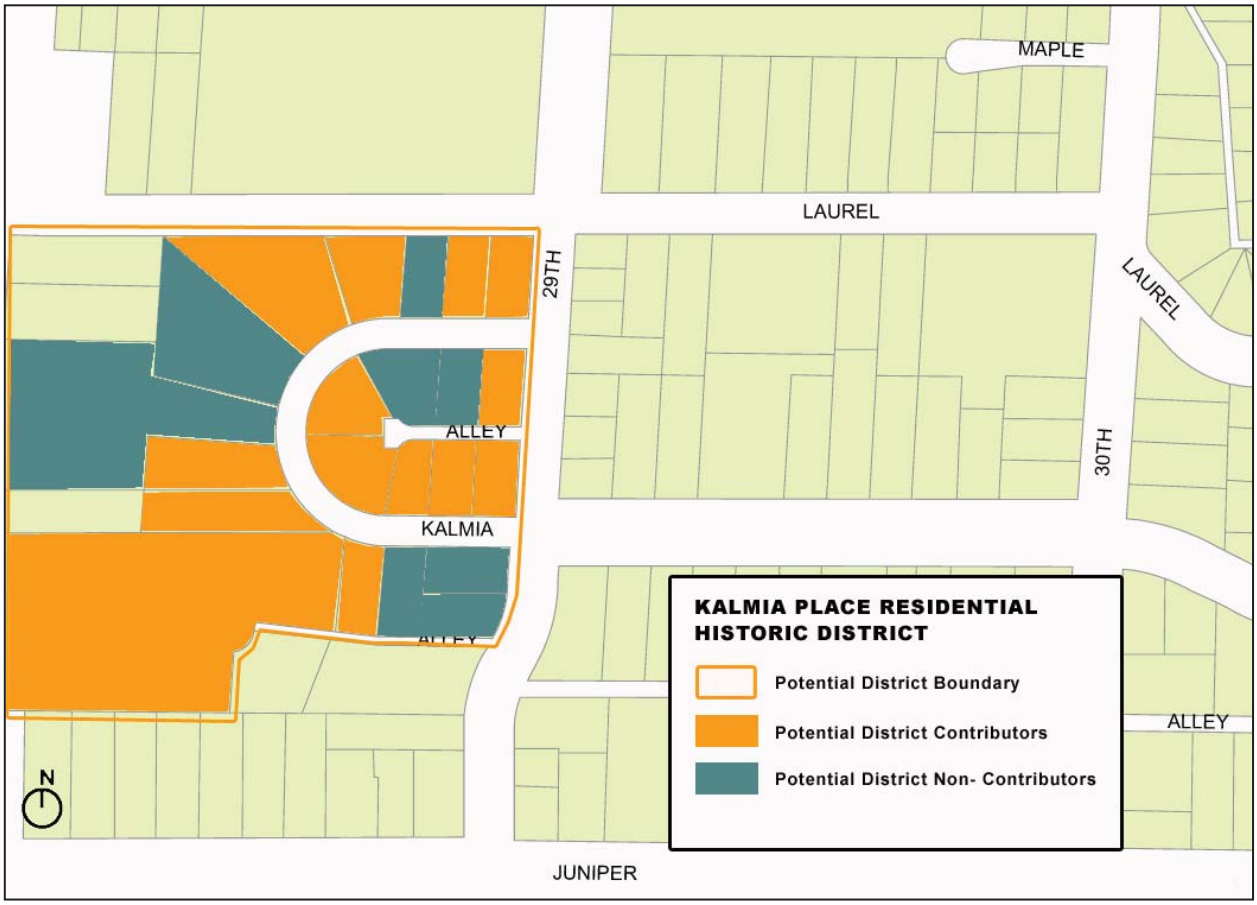
2848 Kalmia Place.

2839 Kalmia Place.

Kamlia Place Subdivision Markers.

2802 Kalmia Place.

Figure 4. Kalmia Place Residential Historic District.



Park Boulevard Apartment (East) Historic District[19]

The Park Boulevard Apartment (East) potential historic district is a collection of 1920s and 1930s multi-family residences located along both sides of Park Boulevard north of Upas. Known today as "Park Boulevard Apartment Row," this area was targeted for higher-density development in the 1920s in order to maximize residential units within a limited space. These apartment buildings were designed to be compatible in scale with the surrounding single-family neighborhoods. Earlier examples were designed in the Spanish Colonial Revival or Renaissance Revival styles, reflecting the influence of the 1915 Panama-California Exposition. One of the most prominent structures along Apartment Row is the Embassy Hotel at 3645 Park Boulevard, which originally opened in 1929 as "The Padre." This property has been identified as a potential landmark.

This grouping of apartment buildings straddles two community plan areas: the area west of Park Boulevard is in the Uptown CPA; the area east of Park is in the North Park CPA. The North Park portion of this grouping is composed of 33 properties which were evaluated as part of this survey. While this grouping alone does not retain a sufficient concentration of resources to be eligible, when taken together with the Park Boulevard Apartment (West) Potential Historic District identified in the adjacent Uptown Survey, the area as a whole retains sufficient integrity to convey shared significance as a cohesive district.

Representative district contributors:

Embassy Hotel, 3645 Park Blvd.

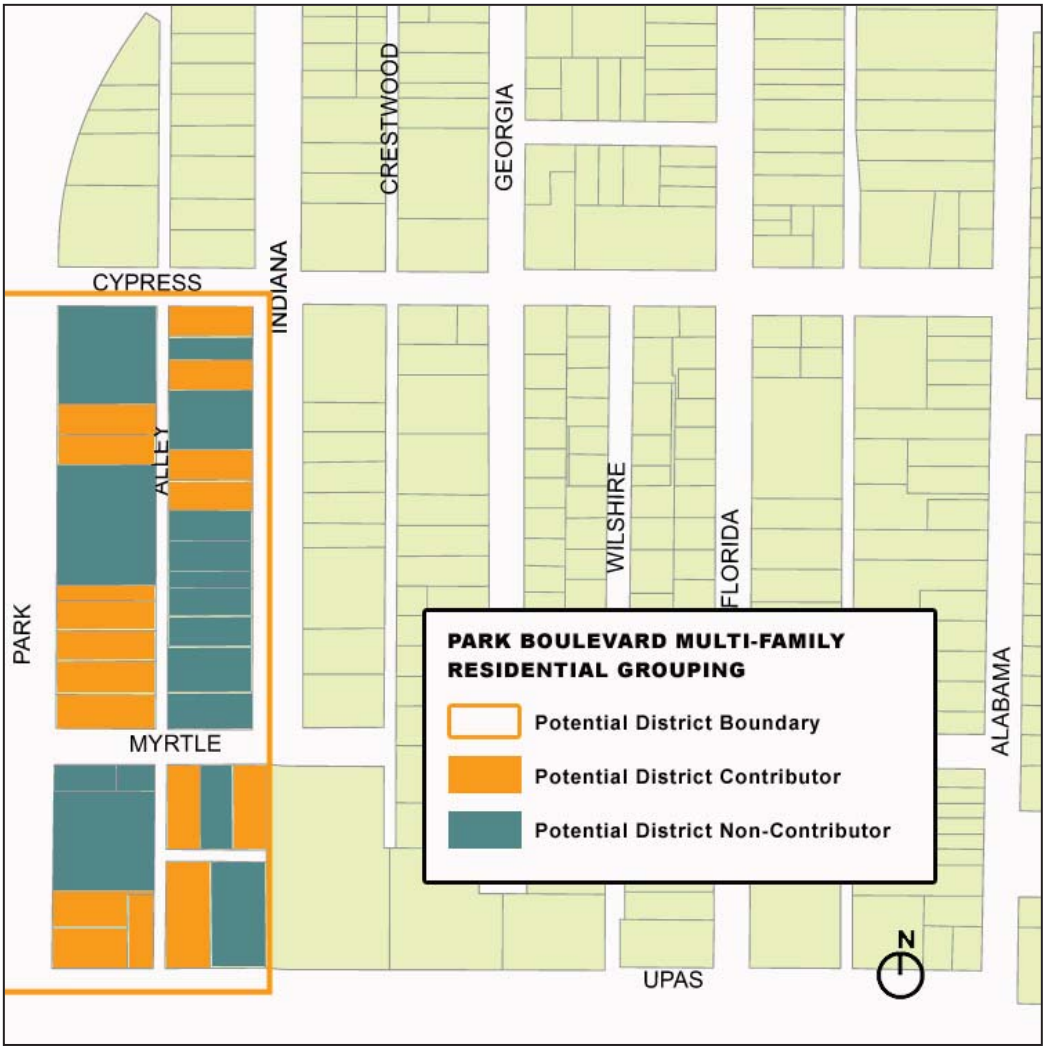
3602-3608 Indiana Street.

3650 Indiana Street.

1725-1729 Myrtle Avenue.

[19] HRG concluded that this grouping is not eligible on its own due to an insufficient concentration of resources. However, qualified City staff determined that the district is eligible in conjunction with the Park Boulevard Apartment (West) Potential Historic District in the adjacent Uptown Survey.

Figure 5. Park Boulevard Apartment (East) Potential Historic District.



Shirley Ann Place Residential Historic District Expansion

The Shirley Ann Place Residential Historic District Expansion proposes to expand the boundaries of the designated historic district. The designated district contains a single block of modest Spanish Colonial Revival single-family residences along both sides of Shirley Ann Place. The expansion would extend the boundaries one half-block east to Texas Street, and one half-block west to Louisiana Street. The entire extent bounded by Texas, Louisiana, Madison and Monroe, was purchased by the Alberta Security Company in 1924. The west side of Texas and the east side of Louisiana were largely developed that same year with approximately 26 California bungalows on standard residential lots. Sometime between 1925 and 1927, the rear portions of these lots were re-subdivided and developed by the same owners, and the rear alleyway was rededicated as Shirley Ann Place.[20] All of these residences were developed within a narrow period of time (approximately 1924 to 1934). Also, it appears that the residences within the designated district and those in the potential expansion area retain a similar level of integrity. This potential district is eligible under San Diego criterion A, and is significant under the *Residential Development* themes within the *Development in North Park: 1907-1929* and *Influence of the Great Depression & World War II in North Park: 1930-1945* contexts.

Representative district contributors:

4562 Texas Street.

4549 Louisiana Street.

4536 Texas Street.

[20] City of San Diego. "Shirley Ann Place Historical Resources Board Historical District Designation." June 22, 2000. (9)

Figure 6. Shirley Ann Place Residential Historic District Expansion.

Spalding Place Residential Historic District

The Spalding Place Residential Historic District is an intact grouping of single-family residential properties located along an alleyway near Park Boulevard and Adams Avenue. Eligible under San Diego criterion A, this potential district is composed of approximately 14 modest California bungalows, most of which were constructed in 1909. It has a period of significance of 1909 to 1929, and is significant under the *Early Residential Development* theme within the *Development of North Park: 1907-1929* context.

Representative district contributors:

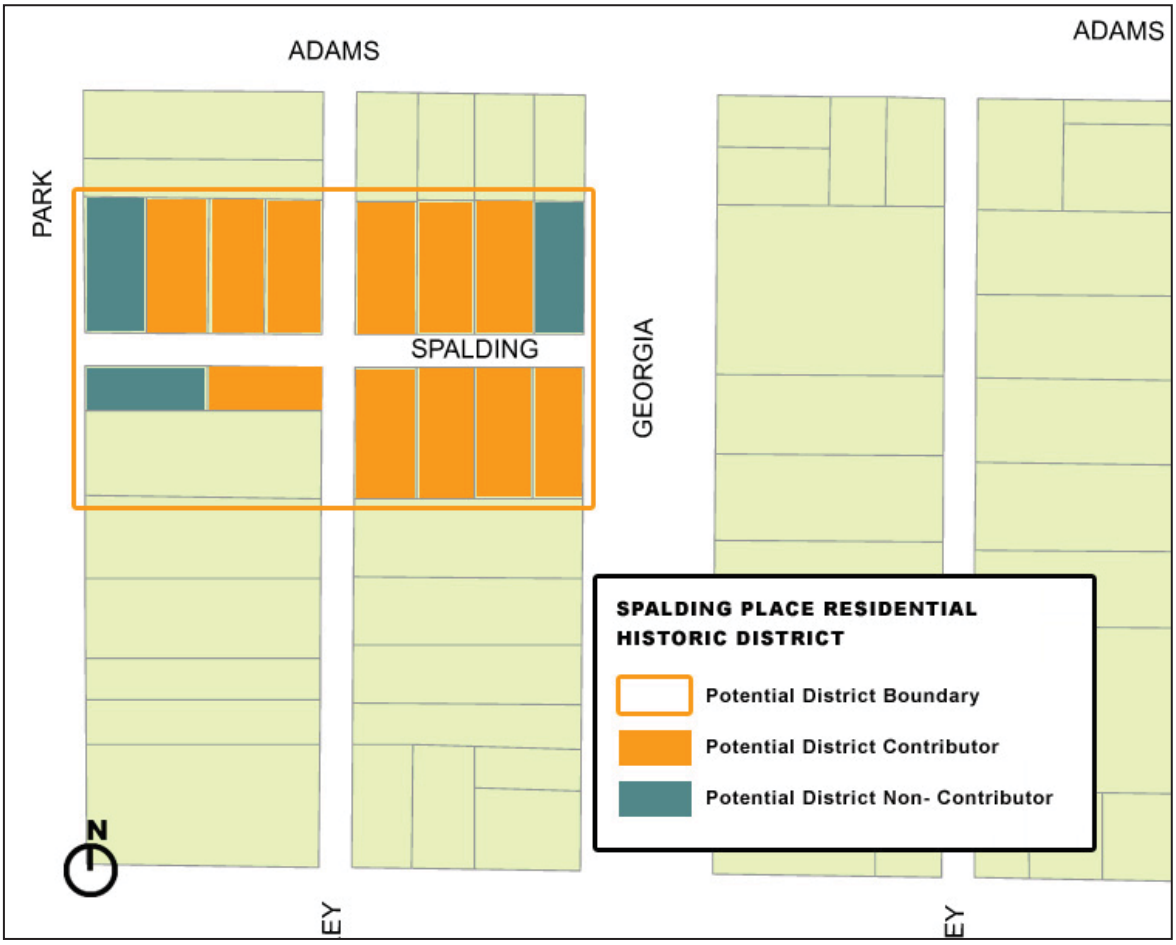
1831 Spalding Place.

1815 Spalding Place.

1837 Spalding Place.

1814 Spalding Place.

Figure 7. Spalding Place Residential Historic District.



Commercial District

30th Street/University Avenue Commercial Historic District

The 30th Street/University Avenue Commercial Historic District is an intact grouping of approximately 128 commercial properties. Commercial development began here in 1912, when the 30th Street Streetcar Line was extended northward to intersect with the University Avenue Line. During this period, businesses primarily catered to the needs of local residents. In the 1920s and 1930s, the area experienced a major expansion, making 30th and University the city's largest commercial center outside of downtown. In the 1950s, many storefronts were modernized, often with large display windows, a trend that occurred along commercial corridors throughout the country.[21] This potential district is eligible under San Diego criterion A, with a period of significance of 1912 to 1959. It is significant under the *Early Commercial Development* theme within the *Development of North Park: 1907-1929* context; the *Commercial Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context; and the *Post-World War II Commercial Development* theme within the *Post-World War II Development in North Park: 1946-1970* context. The district includes two designated local landmarks: the North Park Theater at 2893-2899 University Avenue, and the storefronts at 2911-2917 University Avenue. It also includes two potential landmarks: the Newman Building at 2900-2912 University Avenue and the J.C. Penney Building at 3029 University Avenue. This district also appears eligible for listing in the National Register and the California Register.

Representative district contributors:

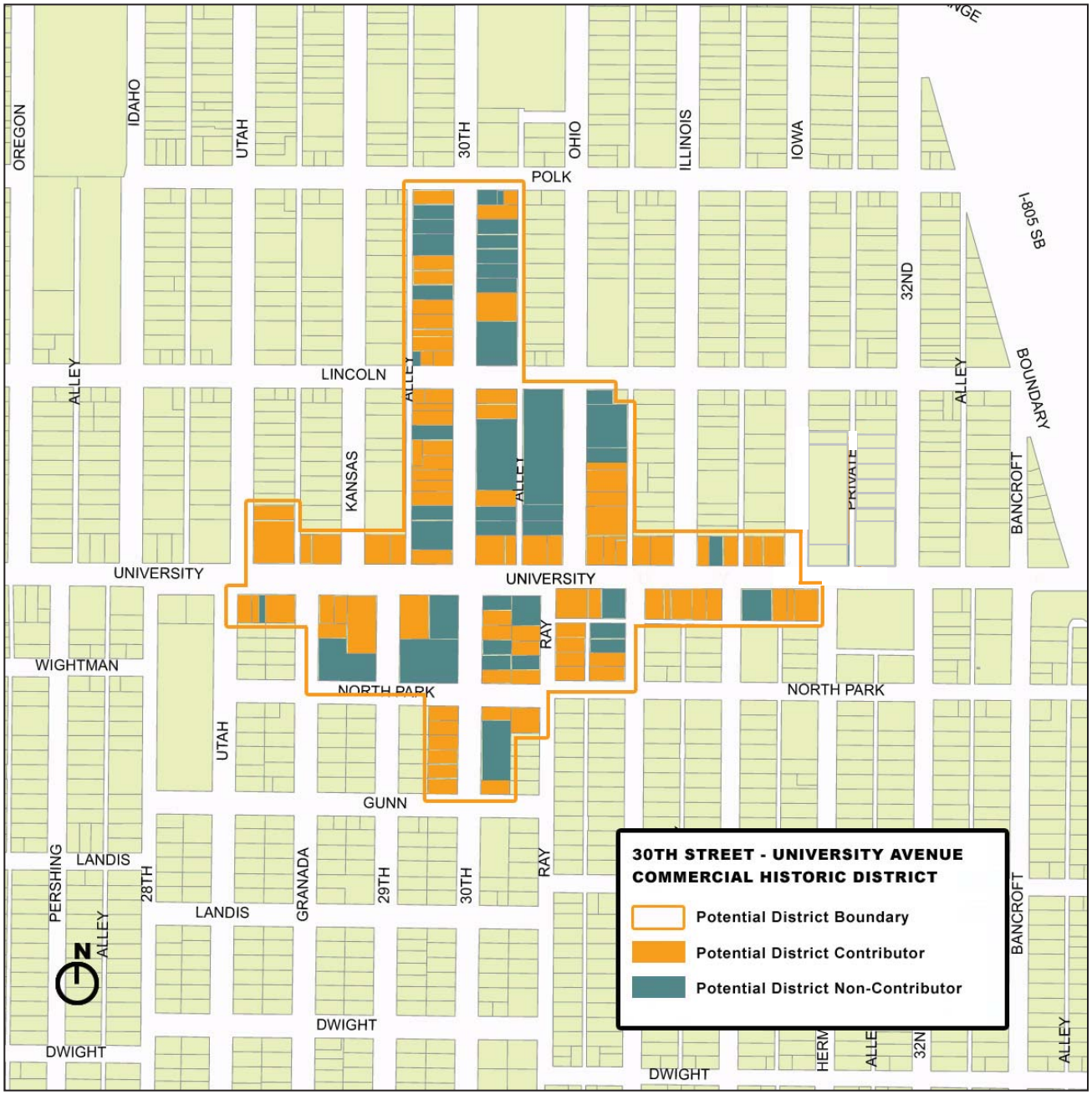
Dixie Lumber & Supply Co., 3925 Ohio Street.

Newman Building, 2900-2912 University Avenue.

J.C. Penney, 3029 University Avenue.

[21] As noted above, modifications to individual storefronts reflect the evolution of a thriving commercial core. To the extent that these modifications represent this larger development trend, properties with modernized storefronts may still have *moderate* integrity and be considered contributors to the potential historic district.

Figure 8. 30th Street/University Avenue Commercial Historic District.



4.2 POTENTIAL MULTIPLE PROPERTY LISTING

Residential Court Multiple Property Listing

The Residential Court Multiple Property Listing is a discontiguous grouping of approximately ninety (90) residential courts located throughout the survey area.[22] Eligible under San Diego criterion A, this potential multiple property listing (MPL) is concentrated primarily between University and Adams Avenues. These properties were not developed in geographic clusters; rather, they were built as infill in previously established single-family neighborhoods. The MPL has a period of significance of 1920 to 1959, and is significant under the *Multi-Family Residential Development* theme within the *Development of North Park: 1907-1929* context; the *Residential Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context; and the *Post-World War II Residential Development* theme within the *Post-World War II Development in North Park: 1946-1970* context. The term "residential court" includes both pre-war detached-unit "bungalow courts," as well as post-war linear courts. Earlier examples were designed in the Craftsman/California Bungalow, Spanish Colonial Revival, and American Colonial Revival style; later examples are Streamline Moderne, Minimal Traditional, or Modern in style. *(For a complete list of properties included in the potential multiple property listing, see Appendix F.)*

Representative resources:

4367 30th Street.

3009-3015 Suncrest Drive.

4366-4378 Illinois Street.

4343-4349 Mississippi Street.

[22] Because this is a multiple property listing, and not a historic district, all of the properties are eligible for listing as individual resources.

4.4 POTENTIAL INDIVIDUAL RESOURCES

In addition to the 105 properties[23] currently designated as individual local historic resources in North Park, this survey has identified an additional forty-seven (47) properties which meet one or more of the City's local criteria for individual designation. These include residential (single-family and multi-family), commercial, civic and institutional, and infrastructural properties. Of these, twenty-five (25) also appear eligible for listing in the National Register of Historic Places and the California Register of Historical Resources.

All of these properties are listed below, organized by property type, along with photos of representative examples. *(For a complete list of potential individual resources, see Appendix G.)*

Residential

Single-Family Residences[24]

- 3553 28th Street, George Carr Residence, 1925. Good example of Oriental Craftsman residential architecture; significant under the *Residential Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.
- 2228 33rd Street, Clitsome Residence, 1938, designed by Lloyd Ruocco. Good example of Streamline Moderne residential architecture by a master architect; significant under the *Residential Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context. This property also appears eligible for listing in the National Register and the California Register.
- 2204 Cliff Street, 1914. Good example of Craftsman residential architecture; significant under the *Residential Development* theme within the *Development of North Park: 1907-1929* context.
- 4212 Florida Street, circa 1900. Rare example of turn-of-the-20th century residential development in North Park; significant under the *Early Settlement as an Agricultural Community* theme within the *Early Settlement of North Park: 1893-1906* context.
- 4216 Florida Street, circa 1900. Rare example of turn-of-the-20th century residential development in North Park; significant under the *Early Settlement as an Agricultural Community* theme within the *Early Settlement of North Park: 1893-1906* context.
- 1915 Howard Avenue, circa 1900. Rare example of turn-of-the-20th century residential development in North Park; significant under the *Early Settlement as an Agricultural Community* theme within the *Early Settlement of North Park: 1893-1906* context.

[23] As of April 2016

[24] This survey examined any single-family residences which appeared to have been constructed around the turn of the 20th century (i.e. circa 1900). Only those which appear to retain sufficient integrity to be eligible for local landmark designation have been listed here. Note that these properties have tax assessor construction dates ranging from 1902 to 1910. There are no properties in the City-provided database with a tax assessor date earlier than 1902.

- 1919 Howard Avenue, circa 1900. Rare example of turn-of-the-20th century residential development in North Park; good example of Queen Anne residential architecture in North Park; significant under the *Early Settlement as an Agricultural Community* theme within the *Early Settlement of North Park: 1893-1906* context.
- 2848 Kalmia Place, 1937. Good example of Streamline Moderne residential architecture; significant under the *Residential Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context. This property also appears eligible for listing in the National Register and the California Register.
- 4744 Panorama Drive, George Hawley House, 1907, designed by Hebbard & Gill. Good example of Craftsman residential architecture by a master architect; good example of early-20th century residential development in North Park; significant under the *Residential Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.
- 3727 Park Boulevard, circa 1900. Good example of Stick/Eastlake residential architecture; good example of turn-of-the-20th century residential development in North Park; significant under the *Early Settlement as an Agricultural Community* theme within the *Early Settlement of North Park: 1893-1906* context.
- 2860 Redwood Street, circa 1900. Good example of early-20th century residential development in North Park; significant under the *Early Settlement as an Agricultural Community* theme within the *Early Settlement of North Park: 1893-1906* context.

George Carr Residence, 3553 28th Street.

Clitsome Residence, 2228 33rd Street.

3727 Park Boulevard.

Multi-Family Residences

- 2454-2474 Adams Avenue, El Cantorral Court, 1928. Good example of Pueblo Revival residential architecture; good example of early-20th century multi-family residential development in North Park; significant under the *Multi-Family Residential Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.
- 3925-3935 Alabama Street, 1930. Good example of Spanish Colonial Revival residential architecture; good example of early-20th century multi-family residential development in North Park; significant under the *Residential Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.
- 4469-4517 Ohio Street, Palm Court, circa 1940. Good example of a mid-20th century garden apartment in North Park; significant under the *Residential Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.
- 3645 Park Boulevard, Embassy Hotel, 1925. Good example of Spanish Colonial Revival residential architecture; good example of early-20th century multi-family residential development in North Park; significant under the *Multi-Family Residential Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.
- 3791 Park Boulevard, Nile Apartments, 1928. Good example of Renaissance Revival residential architecture; good example of early-20th century multi-family residential development in North Park; significant under the *Multi-Family Residential Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.
- 1910 Robinson Avenue, 1937, designed by Owen King. Good example of Streamline Moderne residential architecture; good example of mid-20th century multi-family residential development in North Park; significant under the *Residential Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context. This property also appears eligible for listing in the National Register and the California Register.

El Cantorral Court, 2454-2474 Adams Avenue.

Nile Apartments, 3791 Park Boulevard.

Commercial

- 2361-2367 30th Street, circa 1920. Good example of Renaissance Revival commercial architecture; good example of early-20th century commercial development in North Park; significant under the *Commercial Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.
- 3382-3396 30th Street, The Lynhurst, 1919. Good example of early-20th century commercial development in North Park; significant under the *Commercial Development* theme within the *Development of North Park: 1907-1929* context.
- 2110 El Cajon Boulevard, circa 1960. Good example of Modern commercial architecture; significant under the *Commercial Development* theme within the *Post-World War II Development in North Park: 1946-1970* context.
- 2144 El Cajon Boulevard, Shield Security, 1964. Good example of Modern commercial architecture; significant under the *Commercial Development* theme within the *Post-World War II Development in North Park: 1946-1970* context.
- 2445 El Cajon Boulevard, Denny's Restaurant, circa 1965, designed by Armét and Davis. Good example of Googie commercial architecture by a master architect; significant under the *Commercial Development* theme within the *Post-World War II Development in North Park: 1946-1970* context. This property also appears eligible for listing in the National Register and the California Register.
- 2900 El Cajon Boulevard, Rudford's Restaurant, originally constructed in 1938, became Rudford's in 1949. Good example of neon signage; good example of mid-20th century commercial development in North Park; significant under the *Commercial Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.
- 2935-2947 El Cajon Boulevard, circa 1925. Good example of early-20th century commercial development in North Park; significant under the *Commercial Development* theme within the *Development of North Park: 1907-1929* context.
- 3004-3022 Juniper Street, circa 1930. Good example of Spanish Colonial Revival commercial architecture; good example of early-20th century commercial development in North Park; significant under the *Commercial Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.
- 3783 Park Boulevard, 1928, designed by George L. Stowe. Good example Egyptian Revival commercial architecture; good example of mid-20th century auto-related commercial development in North Park; significant under the *Commercial Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.
- 4175 Park Boulevard, Henry's Farmers Market, circa 1965, example of the prototype developed for Safeway by architects Wurster, Bernardi & Emmons. Good example of Googie commercial architecture; significant under the *Commercial Development* theme within the

Post-World War II Development in North Park: 1946-1970 context. This property also appears eligible for listing in the National Register and the California Register.

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

2361-2367 30th Street.

4237-4251 Park Boulevard.

Henry's Farmers Market, 4175 Park Boulevard.

3783 Park Boulevard.

2525-2543 University Avenue.

3004-3022 Juniper Street.

Civic and Institutional

Churches

- 3585 30th Street, St. Patrick's Church, 1929, architect Frank Hope Jr. Good example of Renaissance Revival architecture; good example of early-20th century institutional development in North Park; significant under the *Civic & Institutional Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.
- 3729 30th Street, St. Luke's Chapel, originally built in 1897, designed by Hebbard & Gill, reconstructed at the current location in 1924. Good example of Mission Revival architecture by a master architect; good example of early-20th century institutional development in North Park; significant under the *Civic & Institutional Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.
- 4333 30th Street, Chua Phat Da, (formerly Metropolitan Community Church), circa 1940. Good example of Spanish Colonial Revival architecture; significant under the *Civic & Institutional Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context. This property also appears eligible for listing in the National Register and the California Register.
- 3810 Bancroft Street, North Park Baptist Church, 1935, designed by J. S. Groves. Good example of Streamline Modern architecture; good example of early-20th century institutional development in North Park; significant under the *Civic & Institutional Development* theme

within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.

- 3655 Park Boulevard, St. Spyridon Greek Orthodox Church, circa 1930. Good example of Spanish Colonial Revival architecture; good example of early-20th century institutional development in North Park; significant under the *Civic & Institutional Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context. This property also appears eligible for listing in the National Register and the California Register.
- 3076-3090 Polk Avenue, Korean Church of Seventh-Day Adventists, circa 1930. Good example of Art Deco architecture; good example of early-20th century institutional development in North Park; significant under the *Civic & Institutional Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context. This property also appears eligible for listing in the National Register and the California Register.
- 3030 Thorn Street, Trinity United Methodist Church, 1924, designed by E. Tuttle. Good example of Spanish Colonial Revival architecture; good example of early-20th century institutional development in North Park; significant under the *Civic & Institutional Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.

St. Patrick's Church, 3585 30th Street.

Korean Church of Seventh-Day Adventists, 3076-3090 Polk Avenue.

Fraternal Organizations

- 3795 Utah Street, Masonic Temple/Silver Gate Lodge, 1931, designed by Charles and Edward Quayle. Good example of Art Deco architecture by a master architect; good example of early-20th century institutional development in North Park; significant under the *Civic & Institutional Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context. This property also appears eligible for listing in the National Register and the California Register.

Masonic Temple/Silver Gate Lodge, 3795 Utah Street.

Schools

- 3226-3266 Nutmeg Street; St. Augustine High School, original buildings (Austin Hall and Vasey Hall) built in 1922, designed by Mead & Requa. Good example of Spanish Colonial Revival architecture by a master architect; good example of early-20th century institutional development in North Park; significant under the *Civic & Institutional Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.
- 4860 Oregon Street, Academy of Our Lady of Peace, three original 1916 buildings were constructed as part of the Vandruff Estate (2 residences and an observatory), several additional buildings were constructed in the 1920s. Good example of Renaissance Revival and Spanish Colonial Revival architecture; good example of early-20th century residential and institutional development in North Park; significant under the *Civic & Institutional Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.

St. Augustine High School, 3226-3266 Nutmeg Street.

Academy of Our Lady of Peace, 4860 Oregon Street.

Civic

- 3791 Grim Avenue, U.S. Post Office, 1951. Good example of mid-20th century civic development in North Park; significant under the *Civic & Institutional Development* theme within the *Post-World War II Development in North Park: 1946-1970* context.

- 4193 Park Boulevard, University Heights Branch Library, 1966. Good example of Modern civic architecture; good example of mid-20th century civic development in North Park; significant under the *Civic & Institutional Development* theme within the *Post-World War II Development in North Park: 1946-1970* context. This property also appears eligible for listing in the National Register and the California Register.

U.S. Post Office, 3791 Grim Avenue.

University Heights Branch Library, 4193 Park Boulevard.

Infrastructure

- 3169 El Cajon Boulevard, San Diego Gas & Electric Co. Building (SDG&E), Substation F, 1926, designed by Eugene Hoffman. Good example of Renaissance Revival architecture by a master architect; rare example of early North Park infrastructure; significant under the *Civic & Institutional Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.

SDG&E Co., Substation F, 3169 El Cajon Boulevard.

5.0 COMMUNITY IDENTIFIED POTENTIAL RESOURCES

Substantial public outreach with the North Park Planning Group, regional and local preservation groups, and members of the community occurred throughout the development of the Historic Context and completion of the survey. This information was considered and often incorporated into the results and recommendations of the survey. Following distribution of the Draft Survey Report, City staff conducted additional outreach with these groups to identify any resources not included in the survey which the community believed to be historically significant. Based on the results of this outreach and review by qualified City staff, additional resources have been identified as potentially significant, requiring additional site-specific evaluation.

5.1 POTENTIAL INDIVIDUAL RESOURCES

Twenty-one (21) additional individual resources, primarily commercial in nature, were identified as potentially significant. These include four (4) under the theme *Development of North Park: 1907-1929*, six (6) under the theme *Influence of the Great Depression & World War II in North Park: 1930-1945*, and eleven (11) under the theme *Post-World War II Development in North Park: 1946-1970.* These resources are identified in more detail in the table below.

Property Address	APN	Year Built	Style	Property Type
Development of North Park: 1907-1929				
2432 El Cajon Boulevard*	4453421200	c.1925	False Front	Commercial
2621 El Cajon Boulevard*	4454220400	c.1910s	No Style	Commercial
3094 El Cajon Boulevard	4461831500	1927	Spanish Eclectic	Institutional
3093-3095 El Cajon Boulevard	4462530700	c.1922	Streamline Moderne	Commercial
Influence of the Great Depression & World War II in North Park: 1930-1945				
2528 El Cajon Boulevard	4453513000	c.1935	Art Deco	Institutional
2903-2911 El Cajon Boulevard	4462320500	c.1937	Streamline Moderne	Commercial
2921-2923 El Cajon Boulevard	4462320400	c.1940	Modern	Commercial
2927-2931 El Cajon Boulevard	4462320300	c.1935	Modern	Commercial
2923-2935 Meade Avenue	4461622300	c.1942	Moderne	Commercial
4121 Utah Street**	4463021300	1921	Craftsman	Residential
Post-World War II Development in North Park: 1946-1970				
4334-4382 30th Street	4461622900	c.1950s	Aztec Bowl Neon Sign	Sign
1835 El Cajon Boulevard	4453801400	c.1969	Modern	Commercial
1940 El Cajon Boulevard	4453222500	c.1946	Modern	Commercial

Property Address	APN	Year Built	Style	Property Type
2136 El Cajon Boulevard	4453311500	c.1955	Modern	Commercial
2222 El Cajon Boulevard	4453321400	unkwn	Wonder Weaver Painted Sign	Sign
2548-2550 El Cajon Boulevard	4453511600	1955	Modern	Commercial
3035 El Cajon Boulevard	4462330600	c.1962	Modern	Commercial
3051 El Cajon Boulevard	4462530100	c.1951	Colonial	Commercial
3069-3075 El Cajon Boulevard	4462530300 4462530400	c.1946	Streamline Moderne	Commercial
3984 Idaho Street***	4457112600	1921	Vernacular	Residential
2717 University Avenue	4530821100	c.1956	Modern	Institutional

*It has been indicated that this building may be socially/historically significant.
**This building was the childhood home baseball Hall-of-Famer Ted Williams.
***This building was the home of tennis champion Maureen Connolly during her accomplishments in the 1950s.

5.2 ADDITIONS TO THE POTENTIAL RESIDENTIAL COURT MPL

Five additional residential courts were identified for inclusion in the Potential Residential Court Multiple Property Listing. These include two from the *Development of North Park: 1907-1929* context and three from the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.

- 2454-2474 Adams Avenue, APN 4382401200; Pueblo Revival, 1928. Good example of residential court development; significant under the *Development of North Park: 1907-1929* context.
- 4449-4455 Florida Street, APN 4452220600; Minimal Traditional, 1938. Good example of residential court development; significant under the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.
- 4615-4623 Georgia Street, APN 4450510900; Minimal Traditional/Ranch, c.1941. Good example of residential court development; significant under the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.
- 4118-4124 Mississippi Street, APN 4455122500; Spanish c. 1925. Good example of residential court development; significant under the *Development of North Park: 1907-1929* context.
- 4343-4349 Mississippi Street, APN 4453320800; Minimal Traditional, 1935. Good example of residential court development; significant under the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.

5.3 POTENTIAL HISTORIC DISTICTS

During the public outreach process, members of North Park community identified five (5) additional potential historic districts, including the Valle Vista Terrace Historic District, the Park Villas Historic District, the Altadena/Carmel Heights/Frary Heights Historic District, the Wabash Mesa Historic District and the St. Louis Heights/Lynhurst/O'Nealls Terrace/Wallace Heights Historic District.

While the survey work conducted by HRG did not identify these areas as potential historic districts, qualified City staff reviewed these potential historic districts and conducted a windshield survey on foot to evaluate whether or not these areas may contain a sufficient concentration of resources and the physical integrity required to be eligible for local listing. While each property was not individually revaluated and documented; staff was able to determine that these areas do appear to retain sufficient integrity to be eligible for listing on the City's Register under HRB Criteria A and C.

In order to bring these districts forward for designation, additional, intensive-level research will be required to evaluate the district and define a precise boundary, period of significance, significance criteria, and contributing and non-contributing resources. The initial information below will provide a baseline of information for future survey work and analysis.

Valle Vista Terrace Historic District

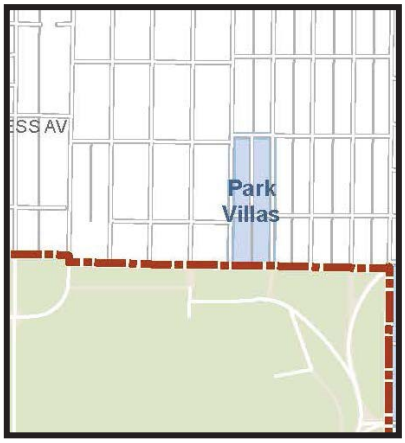
Encompassing the Valle Vista Terrace Subdivision, including Panorama Street, Cliff Street, and north side of Adams Avenue; the Valle Vista Terrace potential historic district consists of approximately 89 parcels. Developed between c.1907 and c.1940, this district is potentially eligible under HRB Criteria A and C related to the themes of *Development of North Park: 1907-1929* and *Influence of the Great Depression & World War II in North Park: 1930-1945.*

Figure 9. Valle Vista Terrace Historic District.

Park Villas Historic District

Bounded by Dwight Street to the north, Arnold Street to the east, Myrtle Street to the south, and Arizona Street to the west.; the Park Villas potential historic district consists of approximately 48 parcels. Developed between c.1911 and c.1937, this district is potentially eligible under HRB Criteria A and C related to the themes of *Development of North Park: 1907-1929* and *Influence of the Great Depression & World War II in North Park: 1930-1945.*

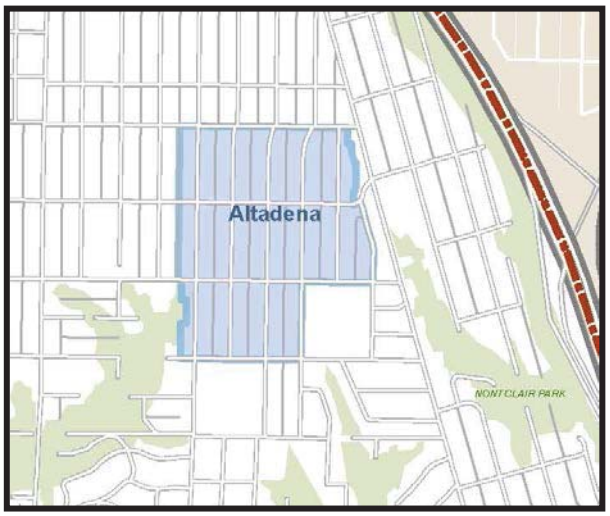
Figure 10. Park Villas Commercial Historic District.



Altadena/Carmel Heights/Frary Heights Historic District

Encompassing portions of the Altadena, Carmel Heights and Frary Heights subdivisions, the potential historic district that bears their names consists of approximately 400 parcels[25]. Developed between c.1907 and c.1945, this district is potentially eligible under HRB Criteria A and C related to the themes of *Development of North Park: 1907-1929* and *Influence of the Great Depression & World War II in North Park: 1930-1945.*

Figure 11. Altadena/Carmel Heights/Frary Heights Historic District.

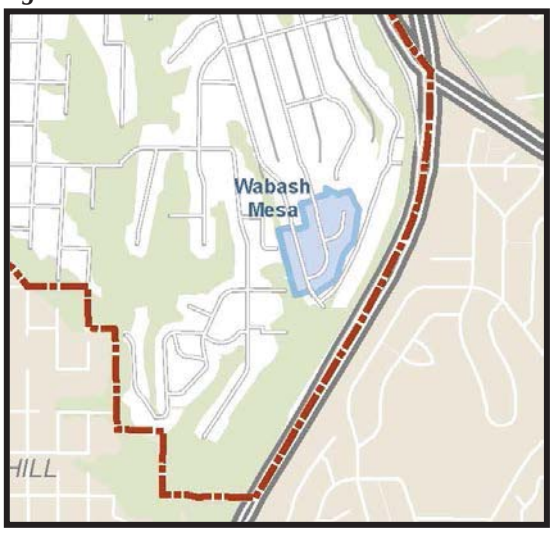


[25] Altadena Subdivision: Blocks A, B, C, D, H, I, J, K, L, and western half of Block E; Carmel Heights Subdivision: Blocks 1, 2, 3 and eastern half of Blocks 4 and 5; Frary Heights Subdivision: Block 10 - Lots 1, 2, 3, 4, 47, 48, and Block 11 - Lots 1, 2, 3, 4, 45-48.

Wabash Mesa Historic District

Comprised of the subdivisions of Wabash Mesa Units No2 and 3; the Wabash Mesa potential historic district consists of approximately 82 parcels. Developed c.1963-1967, this district is potentially eligible under HRB Criteria A and C related to the theme of *Post-World War II Development in North Park: 1946-1970.*

Figure 12. Wabash Mesa Historic District.



St. Louis Heights/Lynhurst/O'Nealls Terrace/Wallace Heights Historic District

Encompassing portions of the St. Louis Heights, Lynhurst, O'Nealls Terrace, and Wallace Heights Heights subdivisions, the potential historic district that bears their names consists of approximately 135 parcels[26]. Developed between c.1907 and c.1945, this district is potentially eligible under HRB Criteria A and C related to the themes of *Development of North Park: 1907-1929* and *Influence of the Great Depression & World War II in North Park: 1930-1945.*

Figure 13. St. Louis Heights/Lynhurst/O'Nealls Terrace/Wallace Heights Historic District.

[26] St. Louis Heights Subdivision: Block 2 & Eastern half of Block 1; Lynhurst Subdivision: Block 2; Wallace Heights Subdivision: Entire subdivision; O'Nealls Terrace: Eastern half of Block 1

6.0 RECOMMENDATIONS

The following are recommendations for the ongoing identification, evaluation and designation of historic resources within the North Park Community Plan Area. These recommendations are based upon standard preservation guidelines and practice as outlined by the National Park Service, the California Office of Historic Preservation, and the National Trust for Historic Preservation, and are consistent with relevant City of San Diego policies and the Historic Preservation Element of the General Plan.

Residential Court Multiple Property Listing

This survey identified a Residential Court Multiple Property Listing composed of thematically-related properties located throughout the North Park community plan area. HRG recommends that the residential courts identified in this survey be designated as part of a city-wide MPL of San Diego residential courts.

Properties with Social or Cultural Significance

Properties in this survey have been identified primarily as representative of significant patterns of development in North Park, or for their architectural merit (as an excellent example of a building type or architectural style). There may be additional properties within the North Park community plan area which possess historic significance for social or cultural reasons (such an association with an important person or event), which cannot always be established at the survey level. HRG recommends that City staff work with members of the community to identify and evaluate such properties for potential historic designation.

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APPENDICES

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APPENDIX E: Properties in Potential Historic Districts

APPENDIX F: Properties in Potential Multiple Property Listing

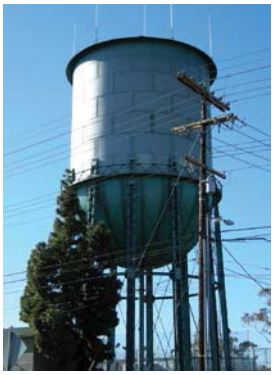
APPENDIX G: Potential Individual Resources

APPENDIX H: Potential National Register & California Register Resources

APPENDIX A: Historic Context Statement

North Park
Community Plan Area

Historic Context Statement



Prepared by
Historic Resources Group

April 2011

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I. INTRODUCTION

The following is a historic context statement for the North Park Community Plan Area ("North Park"). The historic context narrative is organized into chronological periods of development. Within each period, significant themes are identified and discussed. Following the narrative, there is a section which identifies relevant property types and establishes registration requirements, including integrity thresholds. Finally, architectural styles represented in North Park are described and illustrated.

II. HISTORIC CONTEXT

A. SETTLEMENT OF SAN DIEGO AND ENVIRONS[1]

Native American Period

San Diego was a well populated area before the first Spanish explorers arrived. The original inhabitants of the San Diego area are now known as the San Dieguito people, whose origins may date to about 7,500 B.C. The Dieguenos were hunter/gatherers and built shelter in the upland valleys. Though most of the Dieguenos villages were inland, there were eight permanent settlements around San Diego itself, and a number of camp sites used for fishing.

Spanish Exploration and Settlement: 1542-1820

Juan Rodríguez Cabrillo was the first European to discover California by sea. He led the first European expedition to explore what is now the west coast of the United States, hoping to find the wealthy cities, known collectively as Cibola, believed to be somewhere on the Pacific coast beyond New Spain, as well as a route connecting the North Pacific to the North Atlantic. Cabrillo entered the bay of San Diego on September 28, 1542.

Sixty years later, Sebastian Vizcaino followed Cabrillo's path up the coast and renamed the places discovered and identified by Cabrillo. Vizcaino gave San Diego the name it bears today. He described San Diego in his journal as "a port which must be the best to be found in all the South Sea (the Pacific)...protected on all sides and having a good anchorage."[2]

No ship entered San Diego Bay for more than a century and a half. Not until Spain's absentee ownership of California, established by right of discovery, was challenged in the mid-eighteenth century, did settlement ensue. In 1768, the Mexico's Inspector General Jose de Galvez organized five expeditions to settle California. Don Gaspar de Portola, the newly appointed governor of Baja California, volunteered to lead the effort. On April 29, 1769, he sailed into San Diego Bay.

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[1] As there are no extant built resources from this period in North Park, themes and property types have not be defined for this section. The information here is provided as a foundation for understanding the subsequent chronological periods and their associated themes.

[2] Mills, James R. *San Diego: Where California Began*. https://www.sandiegohistory.org/books/wcb/wcb.htm. Accessed December 2009.

One of two land expeditions was led by Portolá and included Father Junipero Serra. They arrived on June 27, 1769 and headquartered near what is now the Old Town area, thereby choosing the site of San Diego.

On July 16, 1796, Father Serra, after a solemn mass, dedicated the first mission in California. In the same ceremony he dedicated the first Presidio, or military settlement, whose walls were to surround and protect the mission. Both were named San Diego, in honor of the saint for whom Vizcaino had named the port. Earthworks for defense and huts for shelter were soon built to create the first foothold of European civilization in California on Presidio Hill.

The mission failed to prosper because of a lack of tillable land near the Presidio. It was relocated in 1774 to its present site further up the valley. It soon boasted flourishing vineyards, orchards, and herds of cattle, horses, and sheep. In 1810, the Mexican war of independence from Spain began in central Mexico. As a result, California became a Mexican dependency instead of a province of Spain. This ushered California into a new era, with the influence of the mission system waning, replaced by a focus on secular agricultural settlement.

Mexican Period: 1821-1848

Mexico won its independence from Spain in 1821, thereby placing San Diego under Mexican rule. In San Diego several significant advancements occurred during the Mexican period, including the secularization of the missions, the development of the rancho system, the growth of the town outside the Presidio walls, and the granting of pueblo status. Settlers began to move down the hill from the Presidio to construct homes around 1824. This area became known as Old Town after the center of town shifted to present downtown San Diego. By 1829, San Diego was a collection of thirty houses.

The town of San Diego prospered in the 1830s. Port revenues increased as a result of the development of the hide trade. In 1834, San Diego began its period of civil, rather than military, rule. Also during this period, the California missions were secularized, and many families applied for land grants on former Mission lands. Soon private ranchos took the place of mission farm and grazing lands. Thirty-two land grants were made in San Diego County. The land grants were held without real title which would pose a problem when California was granted statehood. The population of the San Diego district began to grow once more. By 1845, there were approximately 350 Anglos, native-born and foreign, in the area of San Diego. There were approximately forty houses in the town.

On May 13, 1846, the United States declared war on Mexico and invaded from the east, reaching San Diego later that year. In November, Commodore Robert Stockton arrived to assure American control of the region and posted a garrison on the hill near the old Presidio, assigning the site the name of Fort Stockton.

American Period: 1848-1893

On February 2, 1848, the Treaty of Guadalupe Hidalgo was signed, ending the war between Mexico and the United States. California was admitted to the Union on September 9, 1850. By this time, population of San Diego was 650.

New arrivals in San Diego helped transform the Mexican community into a growing commercial center. The 1850s brought the first hope of a transcontinental railroad reaching the Pacific. The San Diego & Gila, Southern Pacific & Atlantic Railroad Company was organized by Old Town merchants to build a rail line from San Diego to Yuma. The outbreak of the Civil War ended any hope for a transcontinental railroad that would reach San Diego. As a result, the city continued to rely heavily on ships for transportation and communication.

New San Diego: Expansion of the City

Alonzo Erastus Horton, who would successfully elevate San Diego's status as a city, arrived from San Francisco in 1867. Although to that point, San Diegans placed little value on the harbor area, Horton acquired 800 acres of pueblo lands about two miles south of Old Town and adjacent to the bay of San Diego. This land became known as New San Diego. Horton added to his holdings with a 160-acre parcel of land known as the Horton's Addition. This area encompasses portions of downtown San Diego and the Uptown Community Planning Area.

Horton was a tireless promoter who envisioned the metropolis that San Diego could one day become. He orchestrated the creation of the current downtown by relocating official city and country records, the city's first bank, and primary newspaper into new headquarters. Old Town was thus supplanted by this new city center promoted by Horton. In 1873, Old Town's largest hotel and several other buildings were destroyed by fire and it never recovered its former prominence.

City Park: A Pivotal Amenity

In 1868, San Diego became the first city west of the Mississippi River to set aside land for an urban park. The *San Diego Union* wrote that in order to ameliorate health and morale problems in an industrializing, urbanizing era, "every considerable city in Europe and the United States...has its vast tract of land reserved and beautified as a park."[3] The City set aside 1,400 acres, or nine tracts of pueblo land, for protection as a public park. The land became known as City Park (now Balboa Park). Between 1872 and 1881, few improvements were made in City Park. The canyons and mesas were covered by dense chaparral and after winter rains the arid land bloomed in large patches of yellow, white and blue with the many small flowers of wild adenostema, sage brush, Spanish violets, shooting stars, mimulas and white popcorn.

Beginning in the early 1890s, San Diegans proposed projects for the large reserve, including funding for park beautification and a bond issue to create dams, lakes and boulevards. Civic leader Kate Sessions leased thirty-six acres in the northwest corner of City Park for a nursery,

[3] "Our Public Park," *San Diego Union*, November 4, 1869.

agreeing to plant one hundred trees each year in the park.[4] City Park advocates convinced the local citizenry that a large, well-designed public park could improve not only the health and spirits of all classes of city residents, but also could boost local tourism and economic growth. City Park champions prized a large park for providing quietude, chances to reflect, romance, vast views of distant scenery and close observation of colorful, native wildflowers.[5]

One of the park's essential benefactors was George Marston, who was interested in park development and urban planning. Ultimately, he made his greatest contributions to San Diego in these two areas. Marston led a group of citizens to keep City Park out of the hands of land speculators and developers. In 1902, Marston began to develop a plan with one of the United States' most prominent landscape designers, Samuel Parsons, Jr., many aspects of which were implemented between 1902 and 1910. In 1910, the park site was selected as the site of the 1915 Panama-California Exposition.[6] Marston served as chairman of the Building and Grounds Committee for the Exposition. This Exposition would ultimately transform the architecture of San Diego, and would dramatically increase the prominence and desirability of the neighborhoods immediately surrounding the park.

Development of First-Ring Suburbs & Infrastructure

The railroad connection that linked San Diego with the East via the Atlantic & Pacific and Atchison, Topeka & Santa Fe was completed in 1885. It was the coming of this railroad which initiated San Diego's real estate boom of the 1880s. The resulting national railroad rate war started the westward land rush. By 1887, San Diego's population had spiked to 40,000. The areas of Golden Hill, Uptown, Banker's Hill and Sherman Heights, located on hills immediately adjacent to downtown, were developed during this period. Golden Hill was one of the first exclusive residential districts with wide streets and large lots with deep setbacks. For a time it was the most highly improved area of San Diego.[7] These and other first-ring suburbs located on the periphery of downtown became San Diego's first streetcar suburbs.

In order to accommodate the growing population, the city required an improved public transportation system. In 1886, the city's first transit system was organized by the San Diego Street Car Company. Horse-drawn streetcars operated over a two-mile track on Broadway in downtown.[8] Other streetcar lines were created by land developers seeking to connect their real estate to downtown. In 1892, the San Diego Street Car Company was acquired by A.B. Spreckels, who incorporated the line as the San Diego Electric Railway Company. Along with

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[4] City of San Diego, "Balboa Park History: San Diego's Urban Jewel."

[5] Montes, Gregory E. "San Diego's City Park, 1868-1902: An Early Debate on Environment and Profit." *Journal of San Diego History*, vol. 23, no. 2, 1977.

[6] *San Diego Modernism Historic Context Statement*. Prepared by the City of San Diego Planning Department, October 17, 2007.

[7] The Golden Hill area first declined after 1915 when more distant areas became accessible by automobile. It declined again in the 1930s and 1940s when housing values dropped and left Golden Hill an ethnically-mixed area. Many of the Victorian-era houses have been restored. The area has survived boom and bust and become one of San Diego's most fashionable addresses.

[8] In 1892, the entire San Diego Street Car Company passed into the hands of A.B. Spreckels. This purchase included all the electric tracks and the older lines in the city. To operate his lines, Spreckels immediately incorporated the San Diego Electric Railway Company. All the lines were transformed into electric power later that year.

improvements in transportation, this period saw the creation of significant infrastructure, including the addition of public utilities -- gas, electricity, and telephone – as well as street paving, sewer systems, and the electrification of the streetcars.[9] The formation of public transportation and infrastructural systems was critical to the development of new suburbs surrounding downtown and City Park, including North Park.

Another important factor in the development of this area was the establishment of the San Diego State Normal School at El Cajon and Park Boulevards. Completed in 1890, the campus "served as the anchor of neighborhood development and land subdivision efforts in San Diego including the University Heights and Normal Heights subdivisions; both of which were developed as first-ring suburbs accessible from streetcar lines."[10]

This period also saw steady economic growth that resulted in land investment and speculation frenzy throughout the county that created thirty new real estate tracts by 1888. New tracts in North Park included University Heights, located roughly two miles outside of the downtown core and accessed by new streetcar lines running along Park Boulevard. Ultimately, North Park would be subdivided in a manner similar to those of the earlier communities of Uptown and Golden Hill.

B. EARLY SETTLEMENT OF NORTH PARK: 1893-1906[11]

Following the land boom of the early 1880s was an economic collapse in 1888. One of the earliest suburban communities to develop as San Diego recovered was North Park. Initially North Park developed as an agricultural community, with individual families settling in the area to cultivate the land. The introduction of water to the northeastern section of the city spurred the development of a small citrus industry in the years before the turn of the century. Water for farming was pumped up from the San Diego River in Mission Valley and ran down El Cajon Avenue[12] in an open wooden trough to be collected by the residents in barrels. A drought in 1905 halted agricultural development, and changed the character of North Park. Resources from this early period are rare and settlement patterns shifted following the drought when developers started subdividing large tracts of land for residential and commercial development.

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[9] *San Diego Modernism Historic Context Statement*.

[10] Becker, Wendy L. Tinsley. "San Diego Normal School / San Diego City Schools Historic Education Complex, State of California Department of Parks and Recreation 523 Forms." Urbana Preservation & Planning, December 2008.

[11] North Park is fortunate to have access to a substantial body of research about the community, as compiled in the Donald Covington book, *North Park: A San Diego Urban Village, 1896-1946.* This volume contains an exhaustive amount of primary research which has contributed substantially to an understanding of the role of North Park within the larger context of San Diego history. This research has been used extensively in the development of this historic context.

[12] What is now El Cajon Boulevard was referred to as El Cajon Avenue until 1937.

Theme: Early Settlement of North Park as an Agricultural Community

There are several families who settled in North Park during this period who would have a great impact on the area's development and built environment. The first of these was the Hartley family. James Monroe Hartley had a family homestead in Dehesa in the backcountry of San Diego County. In 1893, he purchased forty acres in Park Villas Addition at what was then the northeastern edge of the city.[13] With a background in farming, Hartley planted a lemon orchard and named it Hartley's North Park due to its location north of and adjacent to City Park. In 1896, the Hartleys moved to a six-room house at their lemon orchard in at University Avenue and 31st Street. Because there was only one main water line to the area, water had to be hauled in barrels to irrigate the orchard. Citrus production on a dry mesa was difficult at best. Eventually, Hartley's son George took over the management of the lemon grove, which included the production and distribution of citrus.

During this same decade, several other families established residences in North Park. These included the Stiles family, who came to North Park in 1895 and cultivated orchards near present-day University Avenue and 32nd Street.[14] Swiss immigrant Siegfried Michel purchased a home site on Alabama Street near University Avenue. August Storme, a naturalized citizen from Belgium, cultivated a citrus orchard on property near Polk and 30th streets. Jacob Lenz, a German photographer, moved to the northeast corner of 30th and Myrtle Streets in 1896 and operated an art studio in downtown San Diego. Amos Richardson established a citrus ranch; the Richardson house still stands at 3425 31st Street, adjacent to the southern boundary of the original Hartley lemon grove.[15] Two additional families arrived in 1899 and also planted citrus orchards: Thomas Works established his home and ranch near Adams Avenue and Idaho Street; John M. Highett came from Australia and purchased twenty acres in the vicinity of Landis and 32nd Streets on the eastern border of the Hartley property.[16]

By 1900, there were seven land owners and fifty-five residents between the City limits at Boundary Street on the east and Florida Canyon on the west, Adams Avenue on the north, and Switzer Canyon on the south, according to Federal Census records.[17]

A severe drought of 1903-1904 intensified the area's irrigation problems and decimated the citrus groves. James Hartley died in 1904 and the family decided to give up the orchard business. However, the family kept the land, which would later become the heart of North Park's commercial district. By 1905, most of the groves were gone and many of the other pioneer families had either moved on or found other sources of income. At the same time, the City continued to make improvements to the infrastructure in the area. These improvements, in conjunction with the decline of the citrus industry, resulted in the subdivision of the agricultural lands for residential development.

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[13] Covington, Donald. North Park: A San Diego Urban Village, 1896-1946. San Diego: North Park Community Association, 2007. (11) The tract was bordered by University Avenue on the north, Dwight Street on the south, 32nd Street on the east, and Ray Street on the west.

[14] Covington, North Park. (15)

[15] This building has been substantially altered.

[16] Covington, North Park. (16)

[17] Covington, North Park. (15)

C. DEVELOPMENT OF NORTH PARK: 1907-1929

The population of San Diego rose dramatically in the first decades of the twentieth century. The city saw an influx of primarily working and middle-class residents during this period, largely attributable to two events: the arrival of the United States Navy in San Diego, and the growth of tourism following the Panama-California Exposition. The growing presence of the Navy brought increasing numbers of military personnel and their families to San Diego. At the same time, San Diego experienced measurable increase in tourism. The 1915 Exposition brought nearly four million tourists to the city and extolled "the area's climate, agricultural and water-borne resources."[18] Many of the Exposition visitors returned to San Diego to live, work, invest and retire.

The development of North Park during this period was influenced by the completion of the streetcar lines, which ran along Adams Avenue, University Avenue, and 30th Street. As the population of San Diego doubled from 1910 to 1920 (from 39,500 to 75,000), most of the new growth occurred in this area east of downtown.[19] According to the *San Diego Union*, in 1924 North Park was considered the fastest growing district in San Diego.[20] Housing was constructed in the neighborhoods surrounding University Avenue and the Adams Avenue trolley line. Residential and commercial areas that were in tracts that had been subdivided previously began to be developed rapidly in order to accommodate the area's growing population. Civic and institutional development in North Park was also prevalent during this period, as it grew from an agricultural area into a suburban community, influenced first by the development of the streetcar system, and later by the prevalence of the automobile.

Theme: Early Residential Development in North Park

Streetcar Development

As a residential neighborhood, North Park was envisioned as a streetcar suburb. The electric streetcar was to provide convenient and affordable transportation between the city and new residential subdivisions, where the price of land was often less expensive than in the city center. Streetcar expansion in San Diego began in 1881 and made its way to present day North Park in 1890, and into the heart of the community by 1907.

The expansion of the streetcar had a tremendous impact on the development of North Park. Early real estate subdivisions closely followed the routes of the streetcar lines, and were generally located within short walking distance from the established routes. Although some homes were built directly along the trolley line, most were constructed a block away in exclusively residential areas.[21] The adjacent subdivisions perpetuated the street grid already established in older parts of

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[18] Gensler. *North Park Historical Survey*. San Diego: City of San Diego Planning Department, March 2004. (4-2)

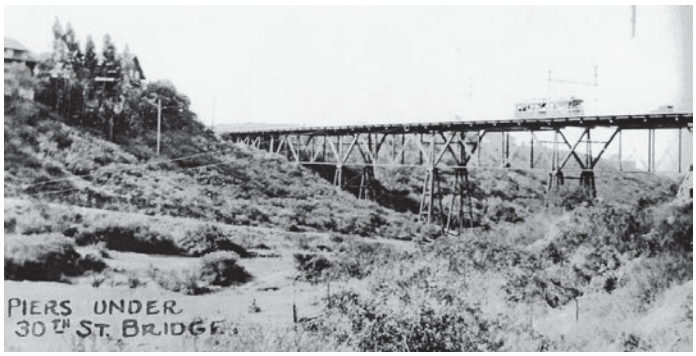
[19] O'Connor-Ruth, Anne V. "Mercantile to McDonald's: Commercial Strips in San Diego," *Journal of San Diego History*, Vol. 38, No. 3, 1992.

[20] Moomjian, Scott A. "Historical Assessment of the Joseph E. McFadden West End Residence." San Diego: City of San Diego, December 2006. (2)

[21] O'Connor-Ruth.

the city, which in turn influenced the subdivision of individual parcels. The streetcar lines also delineated zones for commercial and residential development, as the majority of commercial lots were located directly adjacent to the lines. The first subdivisions were platted along the streetcar lines and subsequent development paralleled the expansion of the streetcar lines.[22] An example is Hartley's North Park, which was developed and advertised for its proximity to the streetcar lines.

Opening Day of the Adams Avenue Line, 1907. Source: Journal of San Diego History.



Georgia Street Bridge, c. 1929. Source: San Diego Historical Society.

There were three early streetcar lines into North Park: *(See Figure 2)*

Adams Avenue – The Adams Avenue Line, completed in 1907, was the first electric streetcar in North Park. The stated purpose of the line was "to open up a new residential district to be known as Normal Heights."[23] The line ran along the northern edge of North Park extending eastward from Mission Cliff Gardens. An electrical substation and a trolley barn were constructed to accompany the Adams Avenue Line. The Adams Avenue Trolley Barn was constructed in 1913, and was located at 1924 Adams Avenue. The trolley barn stored trolley cars and housed a series of switches that controlled the trolleys entering and exiting Florida Street.[24] It was in operation until 1949 when the electric streetcar system was abandoned; it was demolished in 1979.[25]

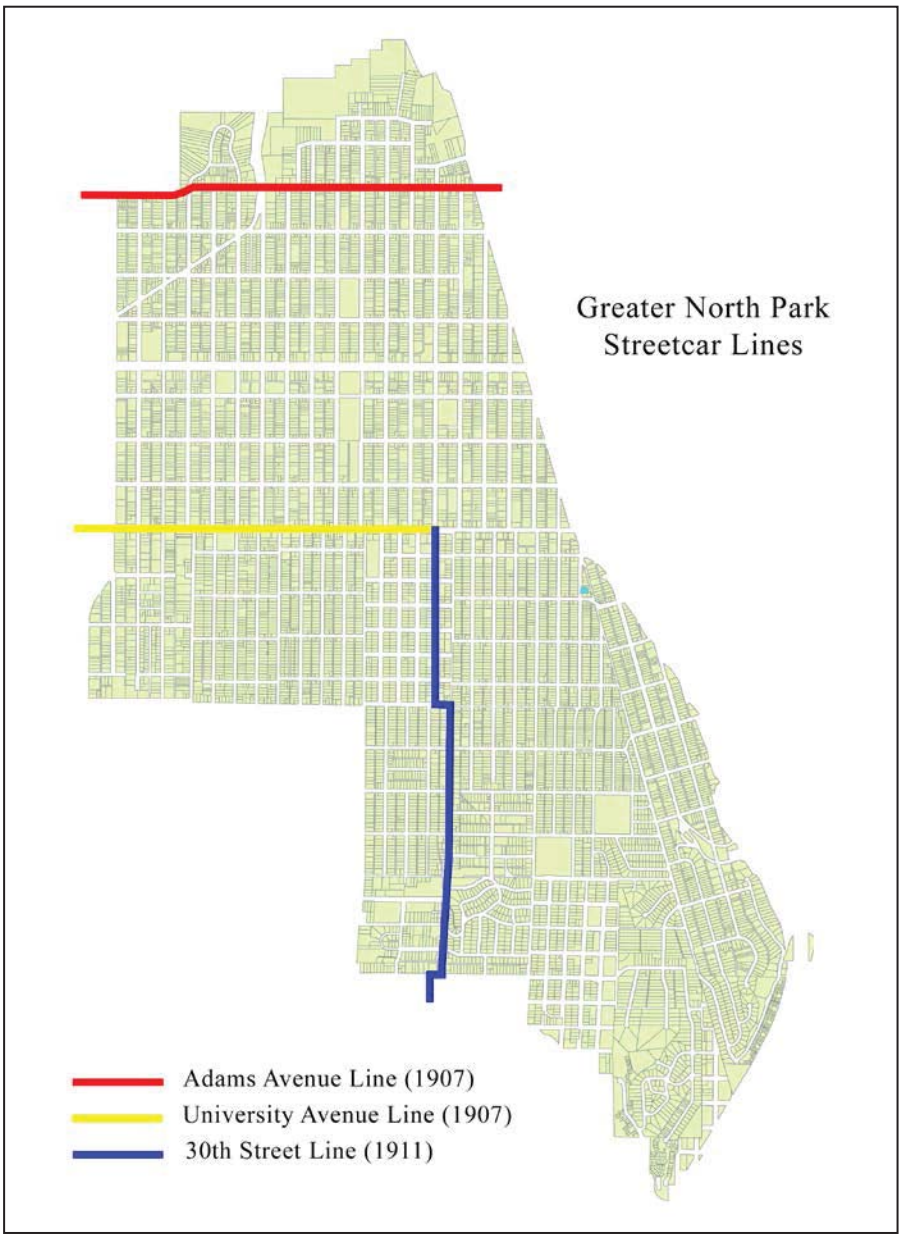
University Avenue – The University Avenue Line, begun in 1907 following the completion of the Georgia Street Bridge, extended eastward on University Avenue to 30th Street. This line went under the Georgia Street Bridge, a small wooden bridge that allowed street and pedestrian traffic to cross over the newly-excavated University Avenue Grade Separation Cut. The cut went through the ridge which paralleled the east side of Park Boulevard and allowed University Avenue to continue out to the communities of East San Diego, thereby opening-up a whole new area to development. The line was double-tracked in 1911 in response to the heavy demand generated by population growth. The expansion of the streetcar led to additional development in North Park. Due to increased traffic along the University Avenue corridor, the street was

[22] *North Park Historical Survey*, 2004. (4-3)
[23] Covington, North Park. (22)
[24] *North Park Historical Survey*, 2004. (4-4, 4-5)
[25] The site of the former trolley barn is now Old Trolley Barn Park.

widened in 1914 and the original Georgia Street Bridge was replaced with the existing concrete structure.[26]

30th Street – The 30th Street Line ran northward on 30th Street, terminating at University Avenue in North Park. The line initially terminated at Cedar Street in South Park in 1906 before being extended northward. The construction of a wooden trestle spanning Switzer Canyon enabled the line to extend north along 30th Street to Juniper Street in 1909 and to University Avenue in 1912.

Early Streetcar Lines in North Park.



[26] Today the Georgia Street Bridge serves as symbolic gateway between the communities of Uptown and North Park. It was listed in the National Register of Historic Places in 1999.

By 1922, it became clear that an increase in streetcar service would be necessary due to the strain placed on the system by the growth of the population and the subsequent rise of residential and commercial construction around 30th Street and University Avenue. In response, John D. Spreckles, President of the San Diego Electric Railway Company, announced a major project to rehabilitate all the streetcar lines in the city. Construction began in late 1922 and was completed at the corner of 30th Street and University Avenue in 1924. The University Avenue and 30th Street streetcar lines serviced North Park until all streetcars were removed from the city in 1949.

North Park Subdivisions and Tract Development

In many instances in North Park, residential development post-dates the original tract subdivision, often by a decade or more. The early subdivisions were largely completed on paper only, but were not developed. Most were put on the market late in 1887, when the San Diego real estate boom was at its height. The railroad had just been completed through the area and many expected to get high returns on their investment. However, the boom ended early in 1888 and subdivisions in San Diego's outlying districts were liabilities. Property values were not realized until after the turn of the century.[27]

Early in the twentieth century, the parcels along streetcar routes became valuable to real estate speculators, and these tracts were again purchased, subdivided and re-subdivided. Developers installed the subdivisions' infrastructure – water and sewer hook-ups, street lighting, shrubs, sidewalks, paving, street trees, etc. Several local real estate developers built several speculative houses on their tracts to boost sales. However, most developers were merely interested in selling lots, not homes. It was up to the individual property owner to contract either an architect or a craftsman/builder to design and construct a home. Largely middle-class households moved into North Park and built modest, small-scale residences that make up the bulk of the community's built environment.[28] *(For more information on North Park tracts and subdivisions, see Appendix C.)*

During this period, architectural preferences shifted from Victorian styles of the late nineteenth and early twentieth centuries to the Craftsman style which originated with the Arts and Crafts movement in England and the work of Greene and Greene in Southern California. The mild climate in San Diego perfectly accommodated the large entry porches and sleeping porches that were common in Craftsman designs, and the trend toward indoor-outdoor living spaces introduced by earlier adobe buildings gained in popularity. Pattern books and catalogues featuring "pre-fabricated" Craftsman bungalows made this style widely available and affordable. Examples of classic California Craftsman bungalows, both architect-designed and pattern-book, abound in San Diego's first ring subdivisions.[29]

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[27] "Times Gone By: A Taped Interview of Reminiscences with Rufus Choate," *Journal of San Diego History*, Vol. 11, No. 3, June 1965.

[28] Bevil, Alexander D. "David Owen Dryden: Craftsman Bungalow District, Statement of Significance," August 19, 1992.

[29] *San Diego Modernism Historic Context Statement*.

George Carr House, 3553 28th Street, 1915. Source: Journal of San Diego History.

The largest subdivision in North Park is University Heights. It takes its name from plans for the development of a university in the late nineteenth century that were never realized. In the mid-1880s the Methodist Reverend Chase suggested that a large tract of land be acquired for a university in San Diego, similar to plans that were being laid by another Methodist for the founding of the University of Southern California in Los Angeles.[30] The College Land Association was formed, which included several prominent developers in North Park – Douglas Gunn, C. C. Seaman, and Daniel Choate among them.[31] The shareholders owned 1,600 acres on the northern boundary of what was then known as City Park. They deeded a large portion of the land to the university, and sold the rest of the lots for residential development. The project was barely underway when the real estate market bust of 1888 hit San Diego and ended their plans. The name University Heights persisted, however, and the original university land ultimately was developed for residential and commercial uses beginning in the first decades of the twentieth century.

The Burlingame tract is a prominent example of neighborhood in North Park that retains its architectural and neighborhood character from its period of development.[32] The Burlingame tract was developed by prominent local realtors Joseph McFadden and George Buxton. The partnership between McFadden and Buxton lasted from approximately 1911 to 1913, during which time they developed several other tracts in North Park. The first lots of the Burlingame Tract were sold in 1912.[33] McFadden and Buxton promoted Burlingame as a "tract of character" and emphasized its sweeping views. The streets were contoured to follow the adjacent Switzer Canyon, and the sidewalks and curbs were tinted red. It features a highly intact collection of early twentieth century architecture, including Craftsman and Spanish Colonial Revival residences by prominent architects and builders of the period. The most notable architect to work in Burlingame was William Henry Wheeler, who worked for McFadden and Buxton as the supervisor of their firm's building and then architecture departments.

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[30] "Times Gone By."

[31] Ledeboer, Suzanne. "San Diego's Normal Heights: The Growth of a Suburban Neighborhood, 1886-1926," *Journal of San Diego History*, Vol. 52, Nos. 1-2, 2006. (23)

[32] Burlingame was designated a local historic district in 2002.

[33] History of Burlingame derived from Covington, Donald. "Burlingame: The Tract of Character, 1912-1914," *Journal of San Diego History*, Vol. 39, No. 3, 1993.

The Kalmia Place tract is composed of a single U-shaped street overlooking the Balboa Park Golf Course to the west. The tract was originally subdivided in 1923 by planning commissioner and realtor Louis P. Delano. In contrast with other tracts of the period which simply defined rectangular lots and installed infrastructure, Kalmia Place was envisioned as a "highly individual community of artistic houses."[34] The tract had a comprehensive landscape plan, and its irregular street pattern created lots which took advantage of the natural topography and canyon views. While residences were developed individually by lot owners, Delano retained architectural supervisors to ensure a consistently high standard of design throughout the tract.

Aerial view the Kalmia Place Tract, 1957. Source: San Diego Historical Society.

Influence of the Panama-California Exposition

As the streetcar lines were connecting North Park to greater San Diego, the city was making plans for an exposition to take place in 1915. It was to be a celebration of the completion of the Panama Canal, but was in fact a national advertisement for the City of San Diego. The themes and activities of the exposition were intended to educate the public about the cultures of the Southwest. The town enthusiastically supported what was to be called the *Panama-California Exposition*, despite the fact that another exposition was being planned for the same time in San Francisco. San Diegans were aware that they could not compete with San Francisco in staging a "world's fair." For this reason, they characterized their endeavor as a regional exposition showcasing the history and culture of the Southwest and Southern California. The Panama-California Exposition opened January 1, 1915 and ran for two years. The Exposition attracted over 3.7 million visitors and would ultimately have a significant impact on not only the development of San Diego, but in city planning and the built environment throughout Southern California.[35]

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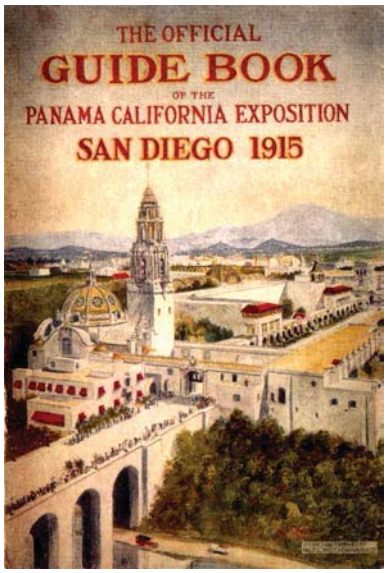
[34] Covington, North Park. (119)
[35] *San Diego Modernism Historic Context Statement*. (23)

The Exposition was located in City Park, at the southwest border of the burgeoning North Park communities. A significant long-term benefit of the Exposition to North Park was the extensive new landscaping created for the event. A new roadway, called Park Boulevard, was created at this time to allow access to the attractions in the park.[36] The park was later renamed Balboa Park in honor of Spanish explorer Vasco Nunez de Balboa, believed to be the first European to cross the Isthmus of Panama and observe the Pacific Ocean. Inspired by this historical event, Exposition architect Bertram Goodhue chose an eclectic Spanish style for the buildings, setting it apart from the more formal European Renaissance and Neo-Classical styles popular at the time, which were being employed at the San Francisco World's Fair. Goodhue's architecture featured stylistic references to the Catholic missions and churches of Southern California and Mexico, as well as to grand palaces of Mexico, Spain, and Italy.



Panama-California Exposition Guide Book, 1915. Source: California State Library.

The success of the Exposition was largely attributed to its exotic architecture and beautifully landscaped gardens and park grounds. However, the Exposition had a practical, as well as a romantic, purpose. Beyond promoting a new architecture and the region's temperate climate, the Exposition illustrated the great opportunities to be found in this burgeoning western metropolis. In addition, San Diego had invested approximately $2 million in physical improvements in preparation for the Exposition -- buildings, landscaping, roadways, and infrastructure.[37]

The success of the Exposition helped to create one of the greatest local building booms in San Diego's history. Many visitors chose to relocate to San Diego during this period. Due to this steady stream of new residents, local realtors began to buy and subdivide numerous tracts of land neighboring the downtown area, particularly in North Park.

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[36] Donaldson, Milford Wayne, IS Architecture and RNP/Roesling Nakamura Architects. *Historical Greater Mid-City San Diego Preservation Strategy*. San Diego: City of San Diego, 1996. (9)

[37] *San Diego Modernism Historic Context Statement*. (23)

Influence of the Automobile

While streetcar use in the United States continued to be the predominant form of transportation into the 1920s, this period also saw a dramatic increase in individual automobile ownership. By 1926, there were an estimated 50,000 registered automobiles in San Diego County.[38] In the early twentieth century, automobiles and streetcars co-existed, often sharing the same rights-of-way. However, as cities continued to grow during the period between the First and Second World Wars, the automobile was adopted by increasing numbers of middle- to upper-middle class households, while streetcars primarily served the working class. By the 1940s streetcar ridership had declined substantially, as the automobile became more affordable and accessible the working class. In San Diego, as in most American cities, the end of World War II brought the demise of the streetcar as the primary mode of transportation.[39]

As early as 1908, the San Diego City Council determined that automobiles were becoming a problem on the city's roadways, and in that year passed San Diego's first traffic ordinance. This action took place only a year after the 30th Street streetcar line reached the southern border of North Park, and a full four years before the 30th Street line was connected to the existing line along University Avenue. As shared rights-of-way became increasing chaotic, the City's first traffic control signals were installed as a traffic calming measures in the increasingly crowded streets of downtown.

The rapid expansion of North Park and the increase in popularity of the automobile created a demand for better roads in the community, and roads were continually being improved and constructed throughout the North Park area between 1910 and 1940. One of the significant improvements to transportation in the neighborhood was a major renovation to the road that became known as Pershing Memorial Drive in 1923. This roadway, which runs through Balboa Park, was converted from a steep, narrow, and inefficient connection to downtown into a modern, twenty-five-foot wide boulevard that facilitated automobile travel to and from the community. This road, known as the "big grade," connected 18th Street downtown to North Park at 28th Street. The improvement project was spearheaded by a group of businessmen residing in North Park and was intended as a memorial to the San Diego servicemen who died in World War I.[40] As a result of this improvement, residential development of the areas northeast of Balboa Park was possible.[41] During the 1920s and 1930s both single- and multiple-family development occurred in this area, many in Mediterranean Revival styles popularized by the Exposition.

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[38] *San Diego Modernism Historic Context Statement*. (23)

[39] Ames, David L. and Linda Flint McClelland. *National Register Bulletin, Historic Residential Suburbs.* Washington D.C.: U.S. Department of the Interior, National Park Service, 2002.

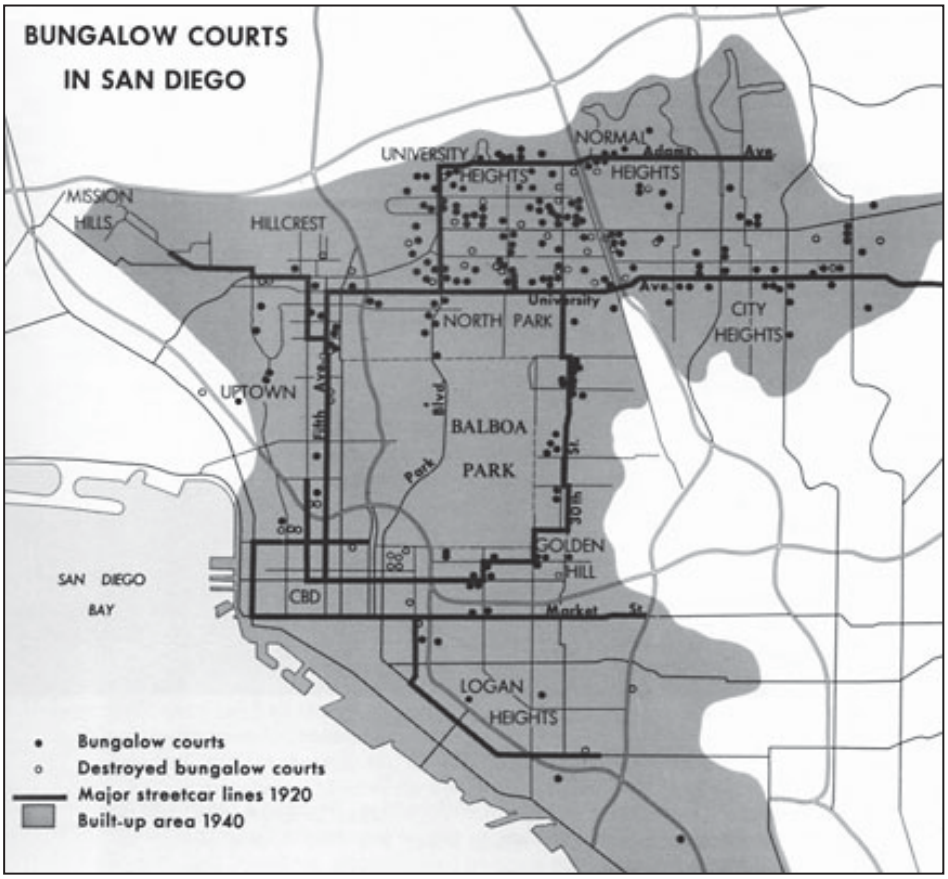
[40] Covington, North Park. (96-99)

[41] Perry, Joey. "Once Upon a Time in North Park: The Mediterranean Style and North Park Development." San Diego: North Park Historical Society, May 2000.

Theme: Early Multi-Family Residential Development in North Park

Bungalow Courts

As with single-family residential development of the same period, multi-family housing was clustered in areas easily accessible from local streetcar lines. In North Park, the most common form of multi-family housing in the early 20th century was the bungalow court. The bungalow court was a unique compromise for higher density housing, bringing together the amenities of privacy and open space usually reserved for single-family living with the convenience of an apartment.



Map of Bungalow Courts, 1986. Source: Journal of San Diego History.

Bungalow courts generally consist of a grouping of individual houses on one or two parcels, typically in a U- or L-shaped configuration around a central, landscaped courtyard bisected by a walkway. Accommodations for deliveries, and later automobile traffic, were usually restricted to the periphery, creating an urban garden setting that shielded residents from the bustling city and created a sense of community. Common spaces and shared facilities, such as laundry rooms and teahouses, suggest a utopian, communal philosophy. The first bungalow court is credited to architect Sylvanus Marston, whose St. Francis Court in Pasadena was built in 1909. The low cost of land, coupled with the relatively inexpensive construction expenses for the small

bungalows, made courts an attractive venture for small-scale developers, and the construction of bungalow courts quickly spread throughout Southern California.

4367 30th Street.

3009-3015 Suncrest Drive.

Outside of Los Angeles, more bungalow courts were constructed in San Diego than in any other city[42] (see Figure 8). In North Park, most bungalows courts were built between University and Adams avenues, and located along or very near the streetcar lines north of Balboa Park. Bungalow courts were not developed in geographic clusters. Rather, they were constructed as infill in neighborhoods primarily developed with single-family residences.

Park Boulevard Multi-Family Residential Development

Improvements in streetcar and automobile transportation led to the development of multi-family housing along both sides of Park Boulevard beginning in the 1920s, an area now known as "Park Boulevard Apartment Row."[43] This area was specifically targeted for higher-density development in order to maximize residential units within a limited space. These apartment buildings were among the first to accommodate the privately-owned automobile in multi-car garages located along the back alleyway. This innovation was significant as "the area's development as an apartment district was predicated on the opening of Park Boulevard as major automobile traffic corridor after World War I."[44] These apartment buildings were designed to be compatible in scale with the surrounding single-family neighborhoods. Earlier examples were designed in the Spanish Colonial Revival or Renaissance Revival styles, reflecting the influence of the 1915 Panama-California Exposition. One of the most prominent structures along Apartment Row is the Spanish-styled Embassy Hotel, at 3645 Park Boulevard, which originally opened in 1929 as "The Padre" hotel.

[42] Curtis, James R. and Larry Ford. "Bungalow Courts in San Diego: Monitoring a Sense of Place." *Journal of San Diego History*, Vol. 34, No. 2, 1988.

[43] Note that on the residences on the east side of Park Boulevard are located within the North Park Community Plan Area. Properties on the west side of Park Boulevard are in Uptown.

[44] "Park Boulevard Apartment Row, Statement of Significance."From *Historical Greater Mid-City San Diego Preservation Strategy*. (1)

Embassy Hotel.

Theme: Early Commercial Development in North Park

North Park's primary commercial thoroughfares are along University Avenue and El Cajon Boulevard. Each emerged with a different ambience, density, and architecture due to the influence of the predominant mode of transportation during their main period of development.

The streetcars lines provided four basic routes of travel along which both residential and commercial development first occurred. Important nodes of commercial development were located on University Avenue and 30th Street, and at Park Boulevard and Adams Avenue, as a result of the intersection of the streetcar lines. With the rise of private automobiles and the increased traffic along University Avenue, these commercial nodes were expanded, ultimately creating a linear commercial corridor.

El Cajon Avenue[45] became an important thoroughfare closely tied to the increasing automotive traffic that passed through North Park from communities to the east. [46] Many of the commercial businesses located on El Cajon were designed to accommodate the passing motorist. Unlike University Avenue, which developed with its primary focus on pedestrian activity, businesses on El Cajon Avenue catered to patrons arriving via automobile.

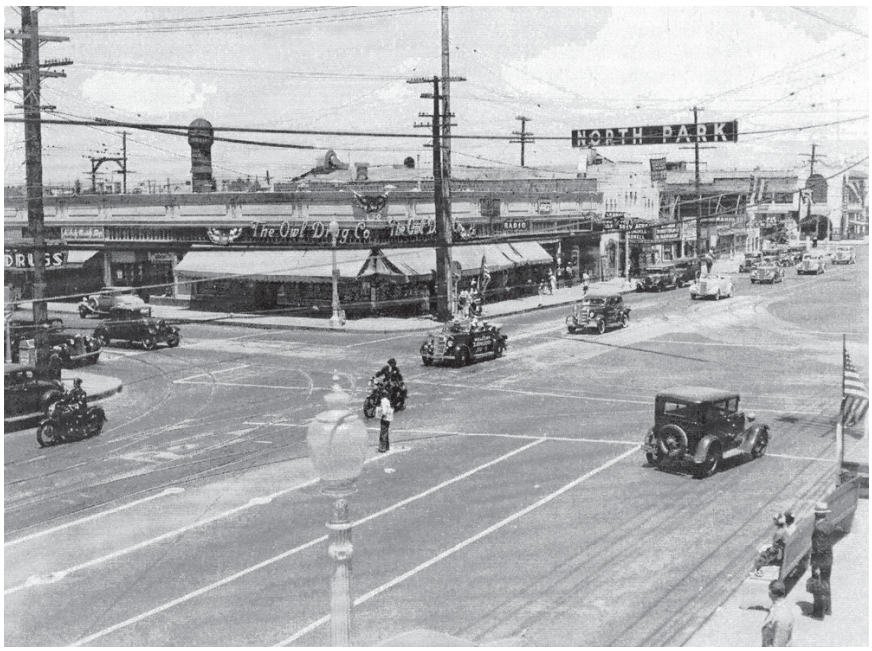
University Avenue and El Cajon Avenue are similar, however, in that they are both major commercial corridors, and not nodal commercial areas combined with residential development. This gives them a different character than other neighborhood commercial blocks in North Park.

University Avenue

Commercial clusters were established along two separate nodes of University Avenue.[47] The first, and most substantial, development occurred at the intersection of 30th Street and University Avenue, which was a transfer point of the streetcar lines. The second was established further east

[45] Today's El Cajon Boulevard was referred to as El Cajon Avenue until 1937.
[46] Ledeboer. (20)
[47] O'Connor-Ruth.

on University Avenue, at approximately the 4100 block.[48] This block is a smaller, "main street" type of commercial area which typically developed at the intersection of two trolley lines. Many service-related businesses opened here including attorneys, barbers, a dentist, insurance sales, a notary, a funeral parlor, a newspaper office, and, as always, real estate offices. Retail shops in this block included a hardware store, a grocery, a butcher shop, and a bakery.



University Avenue and 30th Street. Source: San Diego Historical Society.

The commercial center at 30th and University developed into the community's primary commercial core. Some of the earliest commercial buildings were built by real estate developers and promoters. In 1909, the Stevens & Hartley real estate firm constructed a one-story wood-frame structure, the first building to be erected at the northwest corner of 30th and University.[49] The Hartley and Stevens families were early residents of North Park and had citrus groves in the area. When the streetcar route was established at the edge of their holdings, they turned their attention to selling portions of their land for commercial and residential development.

In 1910, the population of North Park was still relatively small and commercial establishments at 30th and University primarily catered to the needs of local residents. This included the establishment of home-improvement retailers, grocery stores, pharmacies, and other neighborhood services. The first substantial commercial development at 30th and University began in 1912.[50] Stevens & Hartley built a three-story multi-use structure, and relocated their offices from downtown San Diego to North Park.[51] The building also housed a drug store, a barber shop, and apartments on the second and third floors. A strip of one-story storefronts was also built here in 1912, and housed two plumbing shops, a hardware store, and a furniture store.

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[48] O'Connor-Ruth.
[49] Covington, North Park. (67) The original Stevens-Hartley Building does not appear to be extant.
[50] Covington, North Park. (69)
[51] The building at this location has been substantially altered.

Soon the neighborhood boasted grocers, butchers, bakers, laundries, and two auto garages. In 1913 the North Park lumber yard was established near University Avenue and Ohio Street. It was renamed the Dixie Lumber and Supply Company in 1915, which had grown into a significant North Park business by the 1920s.[52]

Dixie Lumber & Supply Company building.

The Granada Building, c. 1922. Source: San Diego Historical Society.

Another major expansion of the commercial center at 30th and University began in 1921. An improvement in the economic conditions and an increase of population stimulated this growth, as many merchants saw potential for expansion of their businesses. By late 1922, there were approximately fifty businesses in the commercial center at 30th Street and University Avenue.[53] This period of expansion continued into the 1930s, at which point North Park's commercial center was second only to downtown San Diego.

Many resources from this period remain in North Park today. A prominent commercial building from this period is the Granada Building, located at the corner of University Avenue and Granada Street at 2875 University Avenue. It was constructed in 1921 and originally housed a plumbing shop on the ground floor and dentists and doctors on the second level. It has steel frame construction, which is exposed on the exterior of the ground floor as a decorative feature.

The North Park Furniture Company at 2877 and 2879 University Avenue was constructed in 1921 and expanded in 1923.[54] In 1926 the business was moved to 3829 Granada Avenue in a two-story brick and steel frame building.[55] The Swain & Poe Furniture Company opened in 1923 further down University Avenue.[56] In 1922, Jack Hartley expanded his commercial strip on the south side of University Avenue to include several grocery stores, a shoemaker, restaurant, poultry shop, billiard hall, and bakery. Piggly Wiggly, a chain store based in Memphis, Tennessee, brought the new concept of self service grocery shopping to North Park in 1922, opening a location on 30th Street. The Getz & Grant Realty office opened in 1922 a few doors

[52] Covington, North Park. (72)
[53] Covington, North Park. (106)
[54] The original North Park Furniture Store was substantially remodeled in 1935 to become the Pekin Café.
[55] Covington, North Park. (139) In 1948, the second floor of the North Park Furniture Store became Stern's Gym. In 1961, the ground floor of the North Park Furniture Store on Granada Avenue became the New Life Chinese Laundry. Both businesses are still housed in the building today.
[56] Covington, North Park. (100-101)

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

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

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

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

Newman Building.

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

[57] Covington, North Park. (104-108). The Ramona Theater has been substantially altered.
[58] The Nordberg building has been substantially altered.
[59] Covington, North Park. (147)
[60] The original First National Trust and Savings Bank does not appear to be extant.
[61] The building was sold to the Independent Order of Odd Fellows in 1932.
[62] Covington, North Park. (136)

integrated multi-unit shopping centers in North Park. It was completed in 1926, and designed in the Spanish Colonial Revival style with an arcade and a tower at each end.[63]

As automobile ownership increased following World War I, new businesses arrived in North Park in response to the needs of the motorist. In 1925, the Public Service Garage was erected at University Avenue and 28th Street. The garage shared space with other auto repair and maintenance services making it a one-stop-shop. Another garage of the all-purpose type was the North Park Garage at 3029 University Avenue purchased by Paul Hartley in 1927. The Miller Brothers Super Service, located at University Avenue and 32nd Street, was the largest and most advanced of all of the North Park service stations, offering cleaning, detail, and paint and body work in addition to gas and oil operations.[64]

The University Motor In Market at University Avenue and Arizona Street was the most innovative of North Park's 1920s retail centers, and a significant example of commercial architecture that developed in response to the automobile. Serving as North Park's first drive-in shopping center, the V-shaped building was placed at the rear of a corner parcel in order to accommodate a surface parking lot in front of the shops.[65]

In addition to substantial retail establishments, the neighborhood boasted amenities such as the North Park Theatre and North Park Golf Club, making 30th and University the first center of entertainment for the community in the early 1930s. The North Park Theatre opened in the Klicka Building at University Avenue and Kansas Street in 1929.[66] It was developed by local businessman Emil Klicka in association with William Fox's West Coast Theatres. The theater and building were designed by architects Charles and Edward Quayle in the Spanish Renaissance style with a prominent plaster frieze on the main façade. The theater exhibited vaudeville performances as well as the newly developed "talking pictures." It was designed specifically to project synchronized sound and motion pictures at a time when most theaters were still being designed to exhibit silent films.

North Park Theatre, c. 1930. Source: San Diego Historical Society.

[63] The Stevens & Hartley Block Annex does not appear to be extant.
[64] Covington, North Park. (151) None of these buildings appear to be extant.
[65] Covington, North Park. (137-138) The University Motor In Market has been substantially altered or is no longer extant.
[66] Covington, North Park. (161) The North Park Theatre sign is a designated local historic landmark.

El Cajon Avenue

A new type of commercial strip emerged as a result of the increasing popularity of the automobile. In the 1920s commercial centers began to move away from the streetcar routes, as developers were able to purchase cheaper land made newly accessible by automobile travel. The result was the development of new commercial corridors along automobile thoroughfares. In North Park, this shifted commercial development to El Cajon Avenue, just four blocks north of University Avenue.

El Cajon Avenue was originally a dirt road that served as the main wagon route connecting San Diego with the rural settlements east the city, and as late as 1910 there were only three businesses along the street. During this period, a movement began to link local roads and create intercontinental highways to ease automobile travel. In 1912, San Diego and Los Angeles compete for designation as the western terminus of an interstate highway connected to Yuma, Arizona. San Diego was proven the more direct route following a simultaneous race to Yuma that originated in each city, and as a result San Diego became the official western terminus of Interstate 80, which connected to the eastern end of El Cajon Avenue.[67]

By 1920, commercial development had increased along the route, and it now included two contractors, two grocers, a storage center, and two repair garages.[68] During this period, El Cajon Boulevard became the main highway between San Diego and El Centro, which is located approximately 120 miles to the east. As a result, it is became the best example of an auto-related commercial corridor in North Park, featuring numerous gas stations and restaurants that were developed to accommodate the traveling motorist.

Theme: Infrastructure Systems in North Park

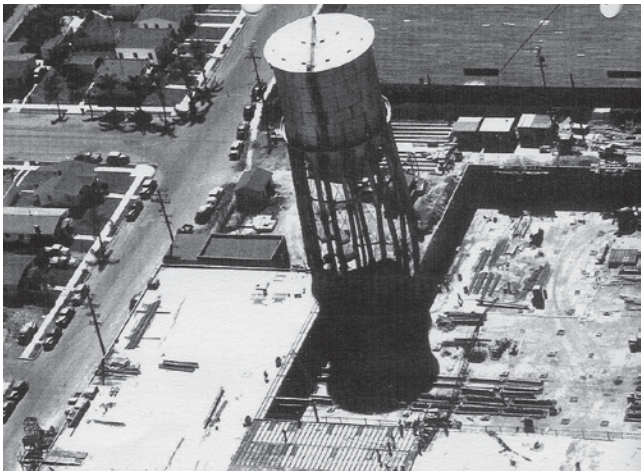
In order for North Park subdivisions to be successfully marketed to the public, real estate developers had to provide sufficient amenities to entice potential buyers to purchase lots and build homes or commercial properties in the area. In addition to transportation systems, basic amenities included access to potable water, gas or electric power, and provision for sanitation (sewer or septic system).

The arid mesa north of Balboa Park had been used for citrus farming at the turn of the twentieth century, with fewer than thirty families in residence. The existing water supply system, which had consisted of pumping water up from wells in Mission Valley to a small reservoir on El Cajon Boulevard, needed to be improved if the area was going to be able to support an increase in the population. A private water company, Southern California Mountain Water, began improvements in 1908, building a new dam (Barrett Dam) east of the city limits.[69] A filter plant and a reservoir were located at Chollas Heights; this facility was connected to another new plant (University Heights Reservoir) at Howard and Idaho Streets in North Park.[70] The University

[67] Covington, "Once Upon a Time in North Park."
[68] O'Connor-Ruth.
[69] Covington, North Park. (33)
[70] Covington, North Park. (33)

Heights Reservoir was a concrete structure with a capacity of nineteen million gallons that covered an entire city block. It is now the North Park community park.

Original wooden water mains were replaced with a new twenty-four inch iron main that was extended down University Avenue toward Hillcrest. The new water main supplied many of the neighborhoods of North Park and was intended to prepare the area for additional development. However, the new system did not supply enough water pressure, and in 1910 a water tank was added above the reservoir. This provided enough pressure to satisfy the needs of the residents until the population boom of the 1920s. A new reservoir and water tower were built beginning in 1923, which met the increased demand until the late 1940s. The reservoir and water treatment plant were removed in the 1950s, but the original tank remains at the intersection of Howard and Idaho Streets.[71] The water tower is 124 feet high and an important visual landmark in North Park.



Water Tower, 1924. Source: North Park Historical Society.

At the turn of the twentieth century, city planners were influenced by Progressive governmental and social policy. The subject of cleanliness as a cure for disease became one of the growing factors of infrastructure improvement at the time. In many cities, homeowners were no longer allowed to maintain onsite septic systems, which were not as reliable as municipally-owned waste systems and plants. North Park subdivisions benefitted from this thinking when the Switzer Canyon Trunk Sewer construction was funded by the City in 1911. Only the second trunk sewer system in the city, it ran south along the east side of City Park in Golden Hill, to Pershing Avenue and B Street, joining the system downtown.

In addition to transportation, water, and sewers, other amenities were gas light and electricity. In the 1920s, the growing population put a strain on the city's power sources. The San Diego Gas Company was founded in 1881 to serve eighty-nine people along a three-mile stretch, grew rapidly over the next several decades.[72] In 1905 it was sold to a Chicago company and

[71] Covington, North Park. (36)

[72] JRP Historical Consulting. "Historic Resources Inventory and Evaluation Report: Carlsbad Energy Project." July 2007. (10)

reincorporated as San Diego Consolidated Gas & Electric Company (SDCG&E).[73] The new owners quickly expanded their service and replaced outdated equipment. By the 1920s SDGC&E provided gas and electric service to all of San Diego, as well as the greater Southern California region from Mexico to Orange County. During this decade they embarked on another massive expansion, starting with the construction of a high-voltage transmission line from San Diego to San Juan Capistrano, where it tied in with the Southern California Edison Company distribution system.[74] This expansion was the beginning of the company's extensive network of transmission and distribution lines and substations.[75] To serve the growing needs of North Park, in 1927 SDCG&E built Substation F at 3169 El Cajon Boulevard.[76] The two-story Spanish Eclectic building was designed to be compatible with other Spanish Revival style buildings in the neighborhood.

San Diego Gas & Electric Co. Substation F.

Theme: Civic & Institutional Development

Civic and institutional development in North Park included localized branches of public services such as fire stations and post offices, as well as schools, churches, and headquarters for social and fraternal organizations. Buildings and other facilities devoted to public safety, education, recreation, religious practice, and social affinity were an important part of the built environment.

Civic Improvements

The Playground Movement advocated the progressive concept that the urban community was responsible for the physical health and moral development of its youth. The movement started on the east coast in the 1880s, and was prevalent on the west coast in the first decade of the twentieth century. San Diego was actively building playgrounds in the first decades of the twentieth century, and the Normal School offered training courses for playground supervisors.[77]

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[73] In 1941 the company was reorganized and renamed the San Diego Gas & Electric Company (SDG&E), which is the name it retains today.

[74] "Carlsbad Energy Project." (11)

[75] Dyke, Bill. "Seventy-Five Years of Light," *San Diego Historical Society Quarterly*, Vol. 2, No. 3, July 1956.

[76] Covington, North Park. (142)

[77] Ward, Daniel. "The Playground Movement." Thesis submitted in candidacy for the Degree of Master of Arts, State Teachers College of Colorado, July 1914. (8)

The first major suburban recreation center to be completed in San Diego as part of the Playground Movement was located in North Park. Located on a two-block area between Lincoln and Howard Avenues, and Oregon and Idaho Streets just below University Heights Reservoir, the University Heights Public Playground (now the North Park Recreation Center & Community Park) was completed in 1914. In 1924, tennis courts were added that were also used for community dances.

U.S. Post Office, North Park Branch.

During the first two decades of the twentieth century, other significant civic improvements in North Park included a fire station and post office. Mary Jane Hartley donated land facing University Avenue near Ray Street in the Hartley's North Park subdivision for a fire station in response to a petition circulated by residents expressing concern about fire protection in the community.[78] As a result, Fire Station #14 was moved to the land donated by Hartley. The structure was originally constructed for the Panama-California Exposition, but was relocated to 3035 University Avenue in 1917 after the Exposition closed.[79] The Spanish Colonial Revival structure with its prominent campanile not only provided the community with increased fire protection, but became an important civic structure and community landmark. The fire station was relocated in 1943 to 32nd Street and the original structure was replaced in 1992.[80]

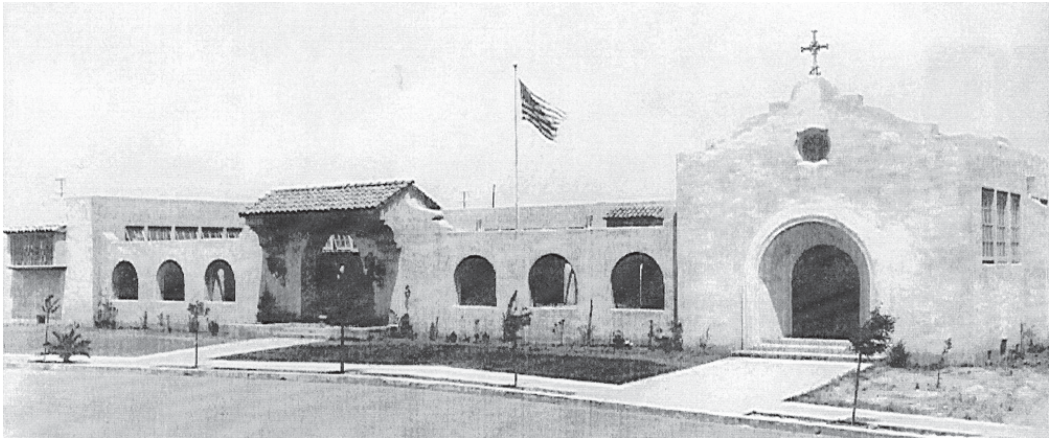
In 1927, North Park received its own full service branch post office at 3830 Ray Street.[81] Prior to 1927, delivery of mail to the area came directly from the downtown post office and stamps could only be purchased at local drugstores. In 1951 the post office moved to a new building at 3791 Grim Avenue where it is still located today.

Schools and Religious Institutions

Several schools were constructed in North Park in the early twentieth century. The first was the 1910 Park Villas Elementary School, a single schoolroom in a small bungalow located in the Park Villas Addition on Idaho Street.[82] In 1912, the Board of Education purchased an entire

[78] Covington, North Park. (75)
[79] San Diego Fire-Rescue Department. "About SDFD, Fire Station 14."
[80] "About SDFD."
[81] Covington, North Park. (142)
[82] Covington, North Park. (79)

block in the West End tract directly across the street from the Park Villas Elementary School for a new elementary school. The new school, opened in 1913, was named Jefferson Elementary and was designed in the popular Spanish Colonial Revival style. The school expanded once in 1921 and again in 1929.[83]



Saint Augustine School, 1923. Source: San Diego Historical Society.

In 1923, the Catholic Church opened the Saint Augustine School, a boys' high school, in the newly developed Carmel Heights tract at 3266 Nutmeg Street.[84] The San Diego architectural firm of Mead & Requa was hired to design the school complex in the Mission Revival style. Although the campus has been expanded and modified over time to allow for increased enrollment, remaining structures from 1923 include Austin and Vasey Halls.

During this same period, the Mediterranean Revival-style Academy of Our Lady of Peace School for Girls was established on property that was originally part of the Vandruff Estate. Located at 4860 Oregon Street, the campus includes several original estate buildings, including two residences and a shop/observatory building,[85] as well as additional buildings constructed for the school in the 1920s, including a main building/auditorium; recreation building; St. Margaret's Dormitory; and a chapel.[86]

A number of religious institutions embarked on construction projects in North Park during this period. Particularly during the 1920s, increases in population and economic prosperity in the community spurred many religious institutions to construct new facilities, often designed by prominent architects of the period. Prior to this period, North Park residents often had to travel to downtown San Diego to attend church services.[87] Between 1922 and 1924 five congregations

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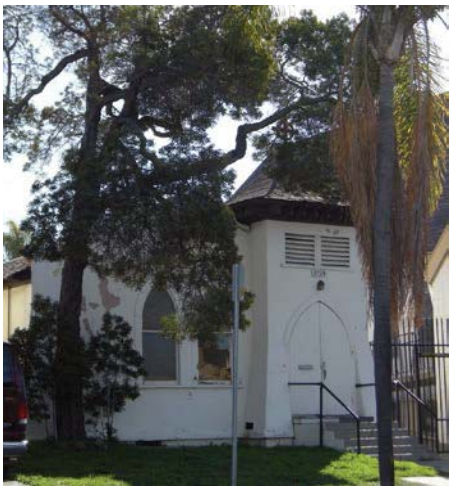
[83] Jefferson Elementary School is extant, but the original buildings have either been replaced or significantly altered.
[84] Covington, North Park. (132)
[85] One residence became the Administration Building; the other residence became the dormitory; and the shop/observatory building became the Art/Science Building.
[86] Sanborn Insurance Maps.
[87] Campbell, Joan. "Once Upon a Time in North Park: 75th Anniversary of Saint Patrick's Church." North Park Historical Society, August 1996.

built new facilities in North Park.[88] The establishment of North Park's Trinity Methodist Church dates to the Panama-California Exposition. Reverend Walter Grant Smith wanted to settle permanently in San Diego following the Exposition, and saw the growing community around Upas and 30th Streets as an opportunity for a new congregation. The original church structure at Grim and Thorn Streets quickly proved inadequate, and in 1922 plans were made for the construction of a large new church at 3030 Thorn Street. The architect E. Tuttle designed the new structure, which was dedicated in 1924, and remains the home of the Trinity United Methodist Church today.

In 1922 St. Patrick's Catholic Church constructed a temporary parish hall at 3620 Ray Street. This was followed by a permanent replacement at 3585 30th Street, which was completed in 1929.[89] The church was the first major project by architect Frank Hope Jr. It was designed in the Renaissance Revival style and features a prominent rose window. The building remains the home of St. Patrick's Church today.

Plymouth Congregational Church was established in North Park in 1908. At first the congregation met in the home of one of the members, and in 1912 a small church was constructed on 28th Street near Wightman. The congregation continued to grow, and in 1922 George Marston donated several lots on University Avenue for the construction of a new church.[90] In 1924, the Plymouth Congregational Church at the corner of University and Pershing Avenues was completed.[91] The complex was designed by architect William H. Wheeler and included a parish house, meeting rooms, and an auditorium. The meeting rooms and auditorium were available to local organizations, and a large space was reserved for the first branch library in North Park.[92]



St. Luke's Chapel.

St. Patrick's Church.

[88] Covington, North Park. (123)

[89] "Once Upon a Time in North Park: 75th Anniversary of Saint Patrick's Church."

[90] Campbell, Joan. "Once Upon a Time in North Park: Plymouth Church." North Park Historical Society, January 2000.

[91] In 1960 the congregation voted to tear down the 1924 church and build a new structure, which is what stands today at 2717 University Avenue.

[92] Covington, North Park. (123)

The North Park Baptist Church dedicated new facilities in 1924 at University Avenue and 32nd Street.[93] Architect Erwin T. Banning designed the complex in an elaborate Mediterranean Baroque style. This structure burned down in 1930, and a new church was built the following year at Bancroft Street and North Park Way. The new facility was designed by architect J.S. Groves in the Streamline Moderne style and constructed of reinforced concrete. It still stands at 3810 Bancroft Street.

In 1923, Reverend Walter Grant Smith formed St. Luke's Episcopal Church as an outpost for All Saints' Episcopal Church in downtown San Diego.[94] The North Park congregation did not have a permanent home until 1924, when All Saints' Episcopal Church downtown built a new facility, and their original 1897 Mission Revival chapel designed by Hebbard and Gill was relocated to the corner of Gunn and 30th Streets for St. Luke's use. Architectural designer John Love reconstructed the Mission Revival chapel, which still stands at 3729 30th Street.[95]

Fraternal and Social Organizations

In 1922 the North Park Business Club was established by Paul and Jack Hartley, with Jack serving as the first president. The purpose of the club was not only to improve and develop the growing business district, but to organize community events and foster a sense of civic pride. Another community association, the North Park Lions Club, was formed in 1926, and also named Jack Hartley as the first president.[96] The North Park Lions Club was a service-oriented organization that addressed issues for the betterment of the community. They met in several locations including the Nordberg Building, the Plymouth Center, and the Park Villas Congregational Church. [97] North Park also had a chapter of the Independent Order of Odd Fellows, an organization with a mission of providing aid to those in need. In 1932 the Independent Order of Odd Fellows purchased the Newman Building at 2906 University Avenue and converted the department store into their lodge facility.

D. INFLUENCE OF THE GREAT DEPRESSION & WORLD WAR II IN NORTH PARK: 1930-1945

In the 1920s, North Park was one of the fastest growing residential and commercial centers in San Diego. Like other communities that experienced rapid growth in the 1920s, development in North Park was substantially and immediately impacted at the outset of the Great Depression. Construction would remain slow through the 1930s and into the early 1940s. However, government economic stimulus programs resulted in a number of infrastructure projects, civic improvements, and homebuilding initiatives during this period. In addition, the 1935 California Pacific International Exposition further assisted with economic recovery in North Park. The Exposition was meant to showcase a brighter future in the midst of the Depression, and displayed

[93] Covington, North Park. (125)
[94] Covington, North Park. (130)
[95] Covington, North Park. (123-130)
[96] Covington, North Park. (145)
[97] Covington, North Park. (145) In 1949 the North Park Lions Club constructed their own facility at 3927 Utah Street, funded by member donations.

among its exhibits options for minimalist, low-cost housing which would become the standard for development in San Diego from the Depression through World War II.[98]

Theme: Residential Development in North Park

Impacts of the Great Depression

The Great Depression had an immediate impact on residential development in North Park. Only fourteen building permits were issued in the first quarter of 1930, compared with thirty-six in the first quarter of 1929.[99] Real estate sales continued to decrease and new development largely ceased through the mid-1930s. In the third quarter of 1934, only four residences and one small commercial building were constructed.[100]

The dramatic decline in construction activity created a surplus in materials and skilled labor, resulting in a reduction in building costs. A new home could be built for just two-thirds the cost before the Depression, and existing homes were also offered at a greatly reduced price. Reduced prices did mean opportunity for some developers during this period. For example, in 1931 prominent local real estate developer Martin J. Healy sold his own house at 2711 28th Street in order to raise the necessary capital to embark on another building project.[101]

One of the few local construction companies able to survive the Depression was the Dennstedt Company. The Dennstedt brothers (Albert, Chester and Edward) came to San Diego from Davenport, Iowa in 1926 following a report about the booming local economy in the *San Diego Union-Tribune*. Their first office was 2861 University Avenue, and by 1930, they had built twenty houses in North Park.[102] In 1930 the *San Diego Union-Tribune* highlighted the company's success:

> *Practical assurance that 1930 will be a home building year is offered by the Dennstedt company which continues to announce the beginning of the construction of new homes…The success of the company is said to be due to its insistence on friendly personal service and the fact that the brothers are actively engaged in its work, devoting their full time to the business.*[103]

Due to their personal productivity, the Dennstedt Company foresaw the signs of economic recovery that would begin in the mid-1930s. At this time, the government-funded stimulus programs began to have a positive impact on the economy. In 1934, Congress passed the National Housing Act in order to relieve unemployment and stimulate the release of private credit for home repairs and construction.[104] The National Housing Act was meant to encourage

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[98] *San Diego Modernism Historic Context Statement*.
[99] Covington, North Park. (173)
[100] Covington, North Park. (173)
[101] Covington, North Park. (178)
[102] Covington, North Park. (173)
[103] Covington, North Park. (174-175)
[104] United States Department of Housing and Urban Development. "HUD Historical Background."

home ownership by making residential mortgages more affordable. The Federal Housing Administration was created to administer the program, which offered long-term loans with regular monthly payments in order to reduce the size of loan. The residents and merchants of North Park joined together to form a committee in support of the establishing the National Housing Act in their community thereby connecting this major government initiative directly to the stimulation of housing construction in North Park.

California Pacific International Exposition Guide Book, 1935. Source: California State Library.

California Pacific International Exposition

The California Pacific International Exposition of 1935 was touted by organizers as a way for the city to emerge from the economic downturn caused by the Depression. The Exposition would provide an influx of tourism dollars into the local economy, and would help create jobs. The Exposition was held in Balboa Park and reused many of the buildings from the 1915 Exposition. There was mature landscaping and ample space to build a new section in the park's Palisades area. San Diego architect Richard Requa was the Director of Architecture for the Exposition. Requa integrated the refurbished Spanish-style buildings of the 1915 Exposition with structures that were quickly constructed in the Palisades area of Balboa Park. Building styles ranged from American Southwest Pueblo to Central American Mayan and Aztec to Industrial Modern.[105]

Although not as successful or widely influential as the 1915 Panama-California Exposition, the 1935 Exposition influenced residential development in San Diego. The combination of architectural styles found in the 1935 Exposition buildings in Balboa Park represented a period of transition in the architectural styles in San Diego. The exposition marked a shift from the romanticized Spanish Revival buildings which still graced the grounds of Balboa Park and surrounding communities, to the Art Deco and Moderne buildings along the Plaza de America.

Economic Recovery

By the spring of 1935 signs of a turn-around in the local real estate market were evident. North Park was leading all other San Diego communities in new residential construction, with one

[105] Booth, Larry and Jane Booth. "Do You Want an Exposition? San Diego's 1935 Fair in Photographs," *Journal of San Diego History*, Vol. 31, No. 4, 1985.

hundred thirty-six new residences underway by the end of the year.[106] This revival in home building can be attributed to the economic stimulus of the National Housing Act, as well as the impact of years of little or no construction in the early 1930s which created an extreme housing shortage.[107] By the end of the 1930s, local real estate activity reflected a renewed confidence in the economy. Construction continued throughout various North Park tracts.

One North Park business that benefitted greatly from the recovery of the real estate market was the Klicka Lumber Company. As demand for building materials returned, George Klicka embarked upon a new venture of "pre-fab" or "kit" houses. Like many builders and developers around the country, Klicka realized that by simplifying the construction techniques and architectural styles prevalent during the 1920s, the cost of building a new house could be reduced substantially. Patented as the Klicka *Studio Bungalo*, this kit house consisted of plasterless wood frame-and-panel construction. It was first introduced at the California Pacific International Exposition in Balboa Park in 1936. The Klicka house kit house was approved by the Federal Housing Administration, making the *Studio Bungalo* eligible for guaranteed low-cost loans and thereby ensuring its tremendous proliferation. An example of the Klicka kit house is the five-unit bungalow court located at 3988 Kansas Street.

The result of these efforts to stimulate the home construction industry resulted in entire neighborhoods of small bungalows with few individual features.[108] The more elaborate Spanish Colonial Revival house gave way to the simplified "California Colonials" which got their name from the combination of modern details (such as simple rooflines, fewer decorative details, and the absence of porches) with stucco and wood cladding. [109] Both the Dennstadt Company and Klicka Lumber Company were highly successful at building these new style tract homes in the post-Depression period. Between 1936 and 1941, 1,125 minimal houses were constructed in San Diego County, 100 of which were built in North Park.[110]

World War II

The United States' entrance into World War II effectively ended the Great Depression in California and boosted the regional economy. California received almost 12% of the government war contracts and produced 17% of all war supplies.[111] California also acquired more military installations than any other state by a wide margin, and military bases were opened throughout the state. Aircraft, shipbuilding, and numerous other industries were booming due to the war effort, and unemployment was virtually eliminated.

This was particularly true in San Diego, which received thirty-five percent of California's aircraft contracts and had the highest per capita share of war contracts in the state.[112] The U.S. Navy already had a significant presence in the city. By this time San Diego claimed the Navy's

[106] Covington, North Park. (193)
[107] Covington, North Park. (193)
[108] Covington, North Park. (215)
[109] Covington, North Park. (199)
[110] North Park Historical Society, "Once Upon a Time in North Park" brochure, nd.
[111] California State Military Department. "California Military History: California and the Second World War."
[112] *San Diego Modernism Historic Context Statement*. (31)

largest air base and the city's harbor housed the repair and operations base for many of the Navy's major aircraft carriers. U.S. Army and Marine Corps camps sprang up throughout the county to train the large numbers of incoming soldiers.

In addition, San Diego was home to substantial manufacturing operations. In particular, Consolidated Aircraft received one of its largest and most important contracts from the Navy during this period. By 1941 the company boasted 25,000 workers on its payroll, making the aircraft industry as significant a part of San Diego's economy as the military.[113] Advertisements nationwide brought thousands of workers into the city to staff the defense plants. The influx of civilian and military personnel caused the San Diego's population to soar. By the summer of 1941, the population had increased from 203,000 to more than 300,000, surpassing in little more than a year the projected growth for the next two decades.[114]

Like other large cities with military or manufacturing facilities now devoted to the defense industry, San Diego's population growth far outpaced its ability to provide sufficient services for the many thousands of war industry workers. The Federal government soon realized the tremendous strain that such massive and sudden increases in population were having on municipal transportation systems, local schools, and housing. In response to the need for housing in particular, the government turned to the Federal Housing Administration.

The Federal Housing Administration (FHA) was created under the National Housing Act of 1934. The FHA was established to help reignite the construction of single family homes by creating mortgage terms that were conducive to the average American family. The agency also regulated interest rates which had risen dramatically in the aftermath of the stock market crash. While the FHA first rose to prominence due to these financial incentives, it would largely influence the design and planning of single-family residential development for the next two decades.

In particular, FHA guidelines promoted a 624-square-foot dwelling type termed the basic plan or *minimum house*. The minimum house was a modest, low-cost single-family dwelling developed on the principles of efficient construction methods, economic use of materials, and practical arrangement of interior spaces:

> *To satisfy functional and spatial requirements, FHA design staff organized the house in a side-by-side arrangement. A small hall served as the pivot for this plan type. The private spaces, two bedrooms and a bath, opened off the hall. Opposite this was a public zone with living room and kitchen. These contained a major and minor entry respectively…The kitchens were small, planned for efficiency, and stocked with up-to-date appliances. A utility room with an integrated mechanical system replaced the basement heating plant and coal storage.*[115]

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[113] *San Diego Modernism Historic Context Statement*. (31)
[114] Eddy, Lucinda. "War Comes to San Diego," *Journal of San Diego History*, Vol. 39, No. 1-2, 1993.
[115] Hise, Greg. Magnetic Los Angeles. Baltimore: The Johns Hopkins University Press, 1997. (68-69)

In addition to expanding existing programs, the FHA established new initiatives specifically directed at assisting military personnel and defense workers. During the 1940s, FHA programs helped finance military housing and homes needed for returning veterans. In 1944, the Servicemen's Readjustment Act, more commonly known as the GI Bill, created programs which helped military families attain the dream of home ownership. However, many of the Federal programs first established in the 1930s and 1940s would not have a substantial impact on the built environment until after the conclusion of the War.

2204 33rd Street.

4366-4378 Illinois Street.

Like other communities, North Park felt the impact of the city's intense growth during World War II. In response, unimproved lots in established subdivisions were largely infilled with modest single-family residences and residential courts inspired by FHA minimum house designs. In contrast to earlier bungalow courts, residential courts of the 1930s and 1940s were more often composed of single-story L- or U-shaped buildings, rather than detached "bungalows," and were quite restrained in their detailing. While large-scale tract development began to appear elsewhere during this period, these kinds of comprehensive planned communities did not occur in North Park.

Theme: Commercial Development in North Park

North Park's commercial corridors were transformed during this period, largely due to two factors: the Great Depression, and the shift from streetcars to automobiles as the primary form of transportation. The economic depression had a devastating impact on established commercial thoroughfares such as University Avenue, as many business ventures failed.[116] As the economy slowly began to rebound in the late 1930s, new businesses occupied existing storefronts, often renovating their facades with more contemporary details. At the same time, increased reliance on the automobile and local road improvements led the development of new building forms, as well as new business which catered to motorists. [117] This was particularly true along El Cajon Boulevard, where the number of businesses more than doubled between 1930 and 1940.[118]

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[116] Covington, North Park. (173, 181)

[117] Local road improvements included the 1941 opening of San Diego's first freeway, Highway 395 (later renumbered 163).

[118] Covington, North Park. (184)

West Coast Paint & Body.

Skelley's Garage.

By 1937, what was then called El Cajon Avenue was in need of substantial improvement. Recognized as an important entrance to San Diego from the east, the roadway was widened by one hundred feet, partially repaved, and lined with trees. At this time, the name was changed from El Cajon Avenue to El Cajon Boulevard, to reflect its new size and status.[119] Upon completion of these improvements, automobile travel along El Cajon Boulevard increased dramatically. In response to this rise in vehicular traffic, new businesses that catered specifically to the needs of the motorist opened along this and other routes, including service stations and garages. Two service stations from this period remain in North Park, at 3036 and 3040 Upas Street.

El Cajon Boulevard also featured several automobile camps, roadside facilities that sprang up to accommodate tourists. In 1938, a large billboard was erected at the intersection of 30th Street and El Cajon Boulevard to welcome visitors. Commercial development continued to expand along the El Cajon Boulevard through the 1940s, providing North Park with a new commercial district.

Along University Avenue, new commercial properties were constructed and existing storefronts were renovated, as this area began to shift from a neighborhood retail area to a regional shopping district. Auto-related businesses – gas stations, car lots, and auto parts stores – start to appear alongside new and existing grocery stores, meat markets, pharmacies, and clothing shops.

In 1937 a two-story Streamline Moderne commercial building was constructed at 2835 University Avenue. Situated prominently on the corner of University Avenue and Utah Street, it housed a grocery store on the first floor and apartments above.[120] It has operated as Glenn's Market since the early 1960s, making it the longest continuously-operational grocery store in North Park.[121]

That same year, the 3800 block of Ray Street was converted from residential to mixed-use residential and commercial. Three mixed-use projects were built within a year. The first was completed at 3823-3827 Ray Street for plumbing contractor Juda Howell. The ground floor was

[119] Covington, North Park. (224-225)
[120] Covington, North Park. (222)
[121] North Park Historical Society. "North Park Historical Business District Walking Tour," n.d. (8)

the plumbing shop while the upper floor had an apartment and lease space that was occupied by the North Park branch of the San Diego Library. The second project was completed at 3809-3815 Ray Street for attorney Ovid E. Mark. Constructed in an Art Deco style, offices were on the ground floor and apartments were added on the second floor two years later. The third project was a duplex building at 3820-3824 Ray Street built in 1938 for George B. Wittman, a grocer, whose market was originally located two doors down at 3804 Ray Street.[122] All three projects still stand and continue to be used for residential and commercial purposes.

In 1938, the commercial buildings along the 3000 block of University Avenue, known as the Hartley Block, were substantially remodeled during an early redevelopment project managed by local real estate developer Fred Mitchell.[123] Mitchell wanted to change the local focus of the commercial district and make it a more regional shopping center to take advantage of pedestrian and automobile traffic along University Avenue. Architectural elements were altered during this period to change the appearance from individual storefronts into unified structures with a continuous façade of display windows and recessed storefronts.[124]

J.C. Penney Building.

This period of rapid change along North Park's commercial corridors coincided with the popularity of neon signage. The sign at the Pekin Café is one of the best examples of neon signage remaining in North Park. Established in 1935 in the former North Park Furniture Company building at 2877 University Avenue, the Pekin Café is one of the oldest continuously operating restaurants in North Park.

In the early 1940s, new construction on University Avenue helped to solidify earlier efforts to create a regional commercial center in this area. The most significant new commercial building from this period was the 1942 J.C. Penney Store, located at 3029 University Avenue. J.C. Penney was one of the few retailers that continued to construct new stores during World War II.

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[122] Covington, North Park. (221-222)
[123] Covington, North Park. (223)
[124] Covington, North Park. (224)

The original North Park Garage was demolished to make way for this new Late Moderne-style retail store, which remains a prominent visual presence along University Avenue.

Theme: Civic & Institutional Development

Civic and institutional development in North Park continued during this period, but did so at a much slower pace. Notable improvements included substantial upgrades to park and recreational facilities, particularly in the northeast section of Balboa Park.

Civic Improvements

In 1931, as a way to provide unemployment relief, the City proposed a municipal golf course for Balboa Park. A nine-hole course was designed by notable golf architect William Bell. It was designed so it could be expanded to eighteen holes in the future. The course was set in the east side of the park at 28th Street. At the same time, Pershing Drive, which goes around Balboa Park, was widened from thirty to fifty feet to accommodate the increased traffic from the course.

North Park Sign, 1953. Source: Hartley Family, as published in Covington, North Park: A San Diego Urban Village.

In 1932, the City sponsored the development of a recreation center in the northeast region of Balboa Park. The plans included a swimming pool, clubhouse, two baseball diamonds, tennis courts, shuffleboard courts, and children's wading pool and sand boxes. It had been the plan of park superintendent, John Morley, since 1914 to put a recreation area in the northeast corner of the park. The Morley Field Recreation Center opened to the public in January 1933. The landscaped recreation center and municipal golf course turned the former undeveloped northeast section of Balboa Park into North Park's backyard playground.

North Park solidified its community identity during this period as well. In 1935, the North Park Business Men's Association and Women's Auxiliary raised funds to install a sign with the

community name across the intersection of 30th Street and University Avenue.[125] It was originally suspended over the intersection of University Avenue and 30th Street, and featured neon letters outlined with neon tubes. The sign was dedicated in July 1935. Neon lighting had become a popular form for commercial signage in the 1930s, and most sign permits along 30th Street and University Avenue during this period were for neon signage. The sign was redesigned and lowered when the streetcar lines were removed in 1949. In 1967 it was removed for repairs but was not returned.[126] The current sign was installed in 1993.

Fraternal and Social Organizations

In the 1930s, civic and fraternal organizations continued to come to North Park and construct facilities for their use. A prominent example is the Silver Gate Masonic Lodge, which was built in 1931 at Wightman and Utah Streets. The location was selected for its convenient location in the heart of the commercial district and one block south of the University Avenue streetcar line.[127] The building was designed in the Art Deco style by the architectural firm of Edward and Charles Quayle. The members of the Masonic Lodge wanted a building that resembled King Solomon's Temple in Jerusalem.[128] The Quayle Brothers used this as inspiration, and added Art Deco details such as zigzags, chevrons, and other stylized decorative features. The Silver Gate Masonic Lodge was one of the most significant buildings constructed in North Park during this period, and it remains one of San Diego's best examples of Art Deco architecture.[129]

Silver Gate Masonic Lodge, 1931. Source: San Diego Historical Society.

[125] Covington, North Park. (201-202)
[126] Franck, George. "Once Upon a Time in North Park: Neon Signs." North Park Historical Society, January 2008.
[127] Bevil, Alexander D. "Once Upon a Time in North Park: The Silvergate Masonic Temple." North Park Historical Society, April 1992.
[128] "Once Upon a Time in North Park: The Silvergate Masonic Temple."
[129] In 1989 the Art Deco Society of California recognized this building as one of the state's most outstanding examples of Art Deco architecture.

E. POST-WORLD WAR II DEVELOPMENT IN NORTH PARK: 1946-1970

In the years immediately following World War II, the population of Southern California grew exponentially, with veterans returning from the war to settle in the area, and those already stationed at West Coast military bases staying permanently. This was particularly true throughout San Diego, given its proximity to military installations and its significance in the defense and aviation industries. Development in North Park during this period was primarily infill in previously established neighborhoods; however, there were some previously undeveloped tracts, particularly along North Park's eastern edge. It was also during this period that the FHA's "minimum house" would proliferate in the form of the Minimal Traditional-style tract house.

Theme: Post-World War II Residential Development in North Park

The high demand for new homes in San Diego produced large suburban tracts of repetitive, quickly-erected houses on the periphery of the city. However, because North Park was primarily developed in the 1920s and 1930s, by the postwar period there was little land that remained undeveloped. One exception to this pattern was the area located between Boundary and the 805 Freeway, on the eastern edge of North Park. This area contains development from the 1940s through the 1970s, alongside earlier residences.

More characteristic of residential development in North Park during this period was the construction of small clusters of modest tract houses in and around previously established neighborhoods. The Pamela Park tract was developed during the 1940s and 1950s, and therefore post-dates the surrounding neighborhoods, in some cases by several decades. This tract consists primarily of Minimal Traditional single-family residences which are consistent in scale, setting, and basic architectural detailing.

When multi-family residential development resumed after World War II, few developers continued North Park's tradition of the residential court. Instead, most favored higher densities which also necessitated more space for parking. The result was the proliferation of the two-story stucco box apartment building, designed in order to maximize the number of units on a single residential lot. Located primarily between University and Adams avenues, these buildings are characterized by their simple rectangular forms, inexpensive building materials, and minimal exterior detailing. Typically they present a plain, flat façade to the street, with entrances located along the side of the building. The structure is set back from the street to accommodate a series of parking spaces along the front of the property. These apartment buildings continue to be constructed through the 1960s.

Another reason for increased density during this period is the construction of additional residential units behind existing single-family homes. New construction included detached houses, as well as multi-unit structures, primarily in the area north of University Avenue. There is little other residential development in North Park during the 1960s.

Theme: Post-World War II Commercial Development in North Park

The automobile continued to have a profound impact on commercial development in the years after World War II. Between 1945 and 1955, the number of cars on American roads doubled. By 1958, about seventy percent of all American families owned an automobile, up almost twenty percent from the beginning of the decade.[130] Highway 395 became San Diego's first freeway when it was constructed in 1941.[131] This seven-mile state highway through Cabrillo Canyon served as a new cross-town artery and provided easier access between downtown and the harbor.[132] The construction of this and other freeways would hasten the decline of the streetcar system, which was dismantled throughout the city in the 1940s. The University Avenue Line was the last streetcar in the city to be discontinued; the track was removed in 1949.[133]

Rudford's Restaurant.

Mathews Cleaners.

Increasingly, the commercial built environment was being designed with the motorist in mind, rather than the pedestrian. Commercial activity along North Park's primary thoroughfares increased substantially between 1940 and 1950. During this decade, approximately 100 new businesses opened along University Avenue, and nearly 300 new businesses opened along El Cajon Boulevard.[134] In addition to the construction of new commercial buildings, many existing structures remodeled with more modern facades. The modernization of storefronts occurred along Main Streets and commercial corridors throughout California, and included new large display windows which allowed merchandise to be visible to passing motorists. Such changes reflect the evolution of a thriving commercial core.

Automobile-oriented businesses dominated both University Avenue and El Cajon Boulevard, and included numerous automobile sales and repair business, motels, and drive-ins. The success of businesses along any automobile corridor during this period was predicated on their ability to capture the attention of the passing motorist, which resulted in a proliferation of eye-catching

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[130] *San Diego Modernism Historic Context Statement*. (41)
[131] Highway 395 was later renumbered 163.
[132] *San Diego Modernism Historic Context Statement*. (41)
[133] O'Connor-Ruth.
[134] O'Connor-Ruth.

signage. Two prominent examples are the 1949 Rudford's Restaurant at 2900 El Cajon Boulevard, and 1959 Mathews Cleaners at 3935 Ohio Street.[135]

In other instances, it was the building form itself that made the strongest visual statement along the roadside. This was achieved through the use of abstract shapes and expressive rooflines. These designs were often termed "Googie," named for John Lautner's Los Angeles restaurant. This style was widely employed in Southern California's roadside commercial architecture of the 1950s, including coffee shops, bowling alleys, and car washes. Other feature of these buildings included the use of large windows to create transparent facades, and freestanding pole signs which rose above the building to serve as a beacon in large parking areas.[136] North Park has several prominent examples of this style, including the Denny's Restaurant at 2445 El Cajon Boulevard, designed by prominent Modernist architects Armét & Davis, and the supermarket building at 4175 Park Boulevard, now Henry's Farmers Market.

Henry's Farmers Market.

Denny's Restaurant.

The most substantial structure developed in North Park during this period is Imig Manor at 2223 El Cajon Boulevard. Completed in 1946 by entrepreneur Larry Imig, this grand hotel was touted as a "city within a city," with shops, dining rooms, terraces, and an Olympic-sized pool. Today it is the Lafayette Hotel.

By the early 1960s, commercial activity along University Avenue and El Cajon Boulevard began to decline. This was due in part to the construction of Interstate 8, which drew vehicular traffic away from El Cajon Boulevard. In addition, the opening of nearby shopping centers – such as College Grove, Mission Valley Shopping Center, and Grossmont Center – provided new competition for retail outlets along University Avenue.[137]

In the 1970s the commercial areas along University Avenue and El Cajon Boulevard were transformed by new demographics in the area, as people of Chinese, Filipino, and Vietnamese descent moved into the adjacent residential areas. The area saw a return to neighborhood-oriented business, replacing the automobile commercial strip of the immediate postwar period.

[135] This building was originally constructed in 1938. It became Rudford's in 1949.
[136] *San Diego Modernism Historic Context Statement*. (43)
[137] *San Diego Modernism Historic Context Statement*. (44-45)

Theme: Civic & Institutional Development

There was limited civic and institutional development in North Park during this period. Projects included the 1949 North Park Lions Club building at 3927 Utah Street, funded by member donations, and the Modern-style University Heights Branch Library, constructed in 1966 at 4193 Park Boulevard.

University Heights Branch Library.

III. PROPERTY TYPES & REGISTRATION REQUIREMENTS

The following property types and registration requirements have been developed in order to aid in the City's ongoing efforts to identify historic resources and describe the built environment in North Park, as well as to guide in future assessments of integrity. Each property type is associated with a historic period of development in North Park. Descriptions include relative rarity of the type in North Park; potential historic significance; required aspects of integrity; and associated architectural styles.[138]

SETTLEMENT OF SAN DIEGO AND ENVIRONS

There are no extant built resources dating from this period in North Park; therefore, property types and registration requirements have not been developed for this period.

EARLY SETTLEMENT OF NORTH PARK: 1893-1906

A property may be significant under this theme for its association with important trends and patterns of development in North Park during this period, including early settlement of the area; or the agricultural industry. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Stick/Eastlake or Queen Anne.

Property Type: *Single-Family Residence*

Single-family residences constructed in the last decade of the 19th century and the first years of the 20th century represent North Park's earliest development. Little was built during this period and extant examples are rare. For this reason, integrity thresholds are lower than they might be for more common resource types. Examples with moderate to high integrity may be eligible for individual designation.

A single-family residence from this period may be significant:

- As a rare example of turn-of-the-20th century residential development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As a good or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

[138] Identified architectural styles are described in the following section.

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Associated Architectural Styles from the Period

Architectural styles associated with this period of development in North Park include Stick/Eastlake, Folk Victorian, and Queen Anne.

DEVELOPMENT OF NORTH PARK: 1907-1929

A property may be significant under this theme for its association with important trends and patterns of development in North Park during this period, including the community's greatest economic and building boom; completion of the streetcar system; development of its earliest subdivisions; hosting of the Panama-California Exposition; the early influence of the automobile; proliferation of the bungalow court; civic improvements, such as the expansion of the municipal water, gas, and electrical systems; or the establishment of early public and private institutions, such as churches, schools, and social clubs. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Craftsman or Period Revival.

Property Type: *Single-Family Residence*

Single-family residences constructed in the first three decades of the 20th century are abundant in North Park. For this reason, integrity thresholds have been set relatively high for this property type. Only those examples with high integrity should be considered for individual designation. A substantial geographic concentration of such properties with sufficient integrity would qualify as a historic district. A historic district composed of single-family residences from this period must contain a substantial concentration of properties with high integrity; however, properties with moderate integrity would also be contributors to the district.

A single-family residence from this period may be significant:

- As an excellent example of early-20th century residential development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)

- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Multi-Family Residence – Bungalow Court***

The most common multi-family residential building type in North Park from this period is the bungalow court. A bungalow court is typically one story, and composed of multiple detached or semi-detached buildings on a single or double residential lot. Units are oriented around a central common area, typically a landscaped courtyard, which is a primary feature of the design. Examples from this period have little or no accommodation for the automobile. Because the bungalow court is a low-density housing type, examples are increasingly threatened. For this reason, integrity thresholds have been set relatively low. There are no substantial geographic concentrations of such properties in North Park. However, there is a population of these resources located throughout North Park which qualifies as a discontiguous multiple property listing.

A bungalow court from this period may be significant:
- As an excellent example of an early-20th century bungalow court (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, Materials, and Setting. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer

character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Multi-Family Residence – Apartment House***

Apartment houses constructed in the first three decades of the 20th century are not common in North Park. An apartment house is two or more stories in height, and typically has four or more units. Often rectangular in plan, these buildings are designed to maximize lot coverage. They are oriented toward the street with architectural detailing on the street-facing façade, and often have a single common building entrance. Examples with high integrity may be eligible for individual designation. A substantial geographic concentration of such properties with sufficient integrity would qualify as a historic district. A historic district composed of multi-family residences from this period must contain a substantial concentration of properties with high integrity; however, properties with moderate integrity would also be contributors to the district.

An apartment house from this period may be significant:

- As a rare example of early-20th century multi-family residential development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Commercial Building***

North Park contains a large number of commercial properties from the first three decades of the 20th century. These include commercial blocks, storefronts, and auto-related properties. Examples with high integrity may be eligible for individual designation. A substantial geographic concentration of such properties with moderate to high integrity, particularly located along historic streetcar lines, would qualify as a historic district.

A commercial property from this period may be significant:

- As a rare example of early-20th century commercial development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As a good or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- As a rare example of early auto-related development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Infrastructural Facility – Water & Power***

Infrastructural facilities from the first three decades of the 20th century are rare in North Park. These include a high water storage tank and an electrical and gas substation. Examples with moderate to high integrity may be eligible for individual designation.

An infrastructural facility from this period may be significant:
- As a rare example of early-20th century infrastructural development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare

example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Civic & Institutional Facility***

North Park contains a number of civic and institutional properties from the first three decades of the 20th century. These include schools, churches, fraternal and social clubs, and park facilities. Examples with high integrity may be eligible for individual designation.

A civic or institutional facility from this period may be significant:

- As a rare example of early-20th century civic or institutional development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Associated Architectural Styles from the Period

Architectural styles associated with this period of development in North Park include Craftsman/California Bungalow, Prairie, Renaissance Revival, American Colonial Revival, Pueblo Revival, Spanish Colonial Revival, Tudor Revival, Egyptian Revival, French Eclectic, and Commercial Vernacular.

INFLUENCE OF THE GREAT DEPRESSION & WORLD WAR II IN NORTH PARK: 1930-1945

A property may be significant under this theme for its association with important trends and patterns of development in North Park during this period, including the development of the FHA and the “minimum house”; the hosting of the California Pacific International Exposition; the

economic recovery and building boom due to the local defense industries, especially aircraft manufacturing; the shift from streetcars to the automobile; the introduction of neon signage; or the construction of civic improvements, such as public parks. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Period Revival, Streamline Moderne, Late Moderne, or Minimal Traditional.

Property Type: ***Single-Family Residence***

Single-family residences constructed between the onset of the Depression and World War II are fairly common in North Park. Examples that are architect-designed or custom-built for a specific client, and retain high integrity may be eligible for individual designation. Tract housing from this period is not likely to be eligible for individual designation. However, a substantial geographic concentration of such properties with sufficient integrity would qualify as a historic district. A historic district composed of single-family residences from this period must contain a substantial concentration of properties with high integrity; however, properties with moderate integrity would also be contributors to the district.

A single-family residence from this period may be significant:

- As an excellent example of mid-20th century residential development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Multi-Family Residence – Residential Court***

North Park contains a number of residential courts from the period between the onset of the Depression and World War II. A residential court is a later iteration of the bungalow court housing type of an earlier period. In this period, residential courts are typically one story, and composed of multiple attached buildings on a single or double residential lot. Units may be oriented around a landscaped central courtyard, or arranged in a linear configuration facing a

minimal side courtyard. These later examples typically include detached garage(s) at the rear. Because the residential court is a low-density housing type, examples are increasingly threatened. For this reason, integrity thresholds have been set relatively low. There are no substantial geographic concentrations of such properties in North Park. However, there is a population of bungalow and residential courts located throughout North Park which qualifies as a discontiguous multiple property listing.

A residential court from this period may be significant:

- As an excellent example of a mid-20th century residential court (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, Materials, and Setting. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Multi-Family Residence, Apartment House***

Apartment houses constructed between the onset of the Depression and World War II are not common in North Park. An apartment house is two or more stories in height, and typically four or more units. Often rectangular in plan, these buildings are designed to maximize lot coverage. Examples with high integrity may be eligible for individual designation. A substantial geographic concentration of such properties with sufficient integrity would qualify as a historic district. A historic district composed of multi-family residences from this period must contain a substantial concentration of properties with high integrity; however, properties with moderate integrity would also be contributors to the district.

An apartment house from this period may be significant:

- As a rare example of mid-20th century multi-family residential development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)

- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Commercial Building***

North Park contains a number of commercial properties constructed between the onset of the Depression and World War II. These include storefronts, auto-related properties, and mixed-use buildings. Examples with high integrity may be eligible for individual designation. A substantial concentration of such properties would also qualify as a historic district. A substantial geographic concentration of such properties with moderate to high integrity, particularly located along historic streetcar lines, would qualify as a historic district.

A commercial property from this period may be significant:

- As a rare example of mid-20th century commercial development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As a good or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- As a rare example of early auto-related development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location

and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: *Civic & Institutional*

North Park contains a small number of civic and institutional properties from the period between the onset of the Depression and World War II, including some recreational facilities and a fraternal organization building. Examples with high integrity may be eligible for individual designation.

A civic or institutional facility from this period may be significant:

- As a rare example of mid-20th century civic or institutional development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Associated Architectural Styles from the Period

Architectural styles associated with this period of development in North Park include Art Deco, Streamline Moderne, Late Moderne, and Minimal Traditional.

POST-WORLD WAR II DEVELOPMENT IN NORTH PARK: 1946-1970

A property may be significant under this theme for its association with important trends and patterns of development in North Park during this period, including the postwar economic and building boom; patterns of infill development in established neighborhoods; the proliferation of

the “minimum house”; or the development of automobile corridors. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Minimal Traditional, Ranch, Modern or Googie.

Property Type: ***Single-Family Residence***

In North Park, single-family residences constructed during the post-war period are far less common than those from earlier periods. Examples that are architect-designed or custom-built for a specific client and retain high integrity may be eligible for individual designation. Tract housing from this period is not likely to be eligible for individual designation. However, a substantial geographic concentration of such properties with sufficient integrity would qualify as a historic district. A historic district composed of single-family residences from this period must contain a substantial concentration of properties with high integrity; however, properties with moderate integrity would also be contributors to the district.

A single-family residence from this period may be significant:

- As an excellent example of mid- to late-20th century residential development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Multi-Family Residence – Residential Court***

North Park contains a number of residential courts from the postwar period. A residential court is a later iteration of the bungalow court housing type of an earlier period. In this period, residential courts are typically one story, and composed of multiple attached buildings on a single or double residential lot. Units may be oriented around a landscaped central courtyard, or arranged in a linear configuration facing a minimal side courtyard. These later examples typically include detached garage(s) at the rear. Because the residential court is a low-density housing type, examples are increasingly threatened. For this reason, integrity thresholds have been set

relatively low. There are no substantial geographic concentrations of such properties in North Park. However, there is a population of bungalow and residential courts located throughout North Park which qualifies as a discontiguous multiple property listing.

A residential court from this period may be significant:

- As an excellent example of a mid- to late-20th century residential court (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, Materials, and Setting. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Multi-Family Residence – Courtyard Apartment***

North Park has a number of courtyard apartments from the postwar period. These are typically two-stories in height, and arranged around a common central patio or landscaped courtyard. Units are accessed via exterior stairways and corridors. Parking is typically provided at the rear of the lot. Only those examples with high integrity should be considered for individual designation.

A courtyard apartment from this period may be significant:

- As an excellent example of a mid- to late-20th century courtyard apartment (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)

- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, Materials, and Setting. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Multi-Family Residence – Stucco Box***

The stucco box apartment building is the most common multi-family housing type in North Park from the postwar period. Designed to maximize the number of units on a single residential lot, these buildings are characterized by their simple rectangular forms, inexpensive building materials, and minimal exterior detailing. Typically they present a plain, flat façade to the street, with entrances located along the side of the building. The structure is set back from the street to accommodate a series of parking spaces along the front of the property. These buildings are unlikely to be eligible for individual designation.

A stucco box apartment from this period may be significant:

- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Multi-Family Residence – Apartment Tower***

There are a small number of apartment towers from the postwar period in North Park. A function of higher zoning, the apartment tower is typically five or more stories in height and characterized by its vertical massing. These buildings are rectangular in plan, often with a flat roof and flat facades, although facades may be articulated with projecting or recessed balconies. Only those examples with high integrity should be considered for individual designation.

An apartment tower from this period may be significant:

- As an excellent example of a mid- to late-20th century apartment tower (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)

- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type*: **Commercial Building***

North Park contains a wide range of commercial properties constructed during the postwar period. These include storefronts, service stations, banks, grocery stores, drive-ins, coffee shops, retail strips, and office buildings, located along North Park's automobile corridors. Examples that are architect-designed or custom-built for a specific client, and retain high integrity may be eligible for individual designation. A substantial geographic concentration of such properties constructed within a narrow period of development with sufficient integrity may qualify as a historic district. Contributing properties to such a historic district may include earlier storefront buildings which reflect a broad trend of façade modernization in the 1950s.

A commercial property from this period may be significant:

- As an excellent example of mid- to late-20th century commercial development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- As an excellent example of auto-related development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Civic & Institutional Building***

North Park contains a small number of civic and institutional properties from the postwar period, including a post office, branch library, and a fraternal organization building. Examples with high integrity may be eligible for individual designation.

A civic or institutional facility from this period may be significant:

- As a rare example of mid- to late-20th century civic or institutional development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Associated Architectural Styles from the Period

Architectural styles associated with this period of development in North Park include Minimal Traditional, Ranch, Modern, and Googie.

IV. ARCHITECTURAL STYLES

The diverse architectural character of North Park reflects changes in popular tastes over time. North Park features Victorian-era styles of the late 19th-century (Stick/Eastlake, Queen Anne, Folk Victorian); the Craftsman/California Bungalow style, a distinctly regional style that enjoyed widespread popularity in the first two decades of the 20th century; Period Revival styles of the 1920s and 1930s which made explicit references to their European predecessors (Spanish Colonial Revival, Renaissance Revival, Tudor Revival, American Colonial Revival); and the more minimalist Modern styles of the late 1930s through the 1960s (Streamline Moderne, Minimal Traditional, Modern, Googie). *(For a list of master architects and builders represented in North Park, see Appendix D.)*

The styles discussed below are those currently represented among identified historic resources in North Park. These include those styles that are prevalent in this area, or are represented by prominent examples. This typology does not establish historic significance. Rather, it describes the existing population of historic buildings in this portion of the city.

Stick/Eastlake

The Stick style is an architectural link between the earlier Gothic Revival and later Queen Anne style, all of which were adapted from medieval buildings traditions. Widely used in residential architecture in the late 19th century, the Stick style is defined primarily by its decorative detailing, where the wall surface is treated as a decorative element, frequently with visible stick work. The term "Eastlake" refers to the decorative ornamentation found on Victorian-era residences, including those designed in the Stick style. Examples of this style are very rare in North Park.

Character-defining features include:

- Steeply-pitched gabled roof with decorative trusses at the gable apex
- May have a flat roof with a decorative cornice
- Overhanging eaves with exposed rafters
- Wood exterior wall cladding
- Projecting squared bay windows
- Entry or full-width porches with diagonal or curved braces
- Eastlake detailing, such as with applied decorative stick work

3727 Park Boulevard.

Folk Victorian

The Folk Victorian style is characterized by Victorian decorative detailing applied to simple folk house forms. A common residential style during the late 19th century, it displays its decoration primarily around the porch and cornice line. Details may include turned spindles and flat jigsaw-cut spandrels. This style is differentiated from the more elaborate Queen Anne by a lack of textured and varied wall surfaces. In North Park, identified examples tended to be more restrained in their ornamentation. Examples of this style are rare in North Park.

Character-defining features include:

- Moderate to steeply-pitched front-gable roof
- Simple Folk house forms
- Restrained use of exterior ornamentation
- Porches with spindle work detailing
- Flat jigsaw-cut trim
- Simple windows surrounds

2324 29th Street.

Queen Anne

The Queen Anne style was one of the most popular Victorian-era styles for residential buildings in California. Like the Stick style that it quickly replaced, Queen Anne uses exterior wall surfaces as a primary decorative element. Projecting bays, towers, overhangs, and varied wall materials are used to avoid plain flat wall surfaces. Examples of this style are rare in North Park.

Character-defining features include:

- Asymmetrical façade
- Steeply-pitched roof, usually with a dominate front-facing gable
- Wood exterior wall cladding with patterned shingles
- Projecting partial-, full-width or wrap-around front porch, usually one story in height
- Cut-away bays
- Wood double-hung sash windows
- Tall decorative brick chimneys
- Ornamentation may include decorative brackets, bargeboards, pendants and spindle work

1919 Howard Avenue.

Commercial Vernacular

Although not an officially recognized style, "Commercial Vernacular" describes simple commercial structures with little decorative ornamentation, common in American cities and towns in the early 20th century. These buildings are typically brick in construction, with decorative detailing confined to the cornice line. North Park retains several examples of this style.

Character-defining features include:

- Simple square or rectangular forms
- Flat roof, sometimes with a parapet
- Brick exterior wall surfaces
- Ground-story storefronts, often with transom windows above
- Wood double-hung sash upper-story windows, often in pairs
- Segmental arch window and door openings on side and rear elevations
- Decorative detailing, if any, may include cornices, friezes, quoins, or stringcourses

2525-2543 University Avenue.

2867-2875 University Avenue.

Craftsman/California Bungalow

Craftsman architecture in America grew out of the late-19th century English Arts and Crafts movement. It stressed simplicity of design, hand-craftsmanship, extensive use of natural materials, and the relationship to the climate and landscape. First developed in California, it became the dominant residential style in Southern California during the first two decades of the 20th century. Craftsman designs were widely published in architectural journals and pattern books, popularizing the style throughout the country. The larger, two-story residences are typically referred to as "Craftsman" in style. However, it was the more modest one- to one and one-half story "California bungalow" that became the most prevalent middle-class residential building type through the 1920s. In North Park, Craftsman/California Bungalow residences were constructed into the 1930s. Extant examples of this style remain ubiquitous in North Park today.

Character-defining features include:

- Horizontal massing
- Low-pitched gabled roof
- Widely overhanging eaves with exposed rafters, beams, or braces
- Wood exterior wall cladding (shingle, shake, or clapboard)
- Projecting partial- or full-width front porch
- Heavy porch piers, often of river stone or masonry
- Wood-frame windows, often grouped in multiples
- Widely-proportioned front doors
- Wide window and door surrounds, often with extended lintels

3121 Thorn Street.

3574 Louisiana Street.

3505 Texas Street.

Prairie

One of the few indigenous American architectural styles, the Prairie style originated in Chicago in the first decade of the 20th century. The style was widely published in pattern books and popular magazines, and became common in early 20th century suburbs throughout the country. A primary characteristic was a horizontal emphasis that recalled the plains of the Midwest. The style was most typically applied to two-story residences, and quickly faded from fashion after World War I. The style is not common in North Park.

Character-defining features include:

- Low-pitched roof, usually hipped
- Widely overhanging boxed eaves
- Two stories with one-story wings or porches
- Eaves, cornices, and façade detailing emphasizing horizontal lines
- Wooden casement windows, often in bands
- Massive square porch supports
- Upper-story balconies, often with capped balcony railings

2829 28th Street.

Renaissance Revival

Popular in the early decades of the 20th century, the Renaissance Revival style was often a fairly literal interpretation of Italian precedents. In contrast to the earlier Shingle or Queen Anne styles, it features formal, symmetrical facades and incorporates Classical or Beaux Arts details. The Renaissance Revival style was used in residential architecture, but more typically applied to civic and institutional buildings. This style is uncommon in North Park.

Character-defining features include:

- Symmetrical facades
- Tiled low-pitched hip roof, sometimes flat roof
- Boxed eaves with decorative brackets
- Stucco or masonry exterior wall cladding
- Arched window and door openings on the first story
- Wood divided-light windows in the upper stories
- Front entry accentuated with slender classical columns or pilasters
- Classical or Beaux Arts details may include quoins, roofline balustrades, pedimented windows, molded cornices and belt courses

San Diego Gas & Electric Co. Substation F, 3169 El Cajon Boulevard.

American Colonial Revival

The American Colonial Revival style proliferated during the first half of the 20th century. This style incorporates traditions from the Georgian, Adam and early Classical Revival styles that were prevalent during the English colonial period. Earlier examples were rarely accurate recreations but were instead free interpretations with details inspired by colonial precedents, while later examples shifted to more historically correct proportions and details. In North Park, this style is typically applied to modest, one-story residences.

Character-defining features include:

- Side-gable or hipped roofs
- Horizontal wood exterior wall cladding
- Accentuated front entry or portico, featuring decorative pediments supported by pilasters or slender columns
- Wood double-hung sash windows with multi-pane glazing
- Front doors flanked by sidelights with fanlights above
- Fixed wooden shutters

4549 Louisiana Street.

2925-2927 33rd Street.

Pueblo Revival

The Pueblo Revival style combines influences of both Spanish Colonial buildings and Native American pueblos. The style imitates the hand-fishes of their Native American prototypes, including textures wall surfaced and rough-hewn wooden structural and decorative details. More popular elsewhere in the Southwest during the 1920s and 1930s, the style was never common in California. This style is not common in North Park.

Character-defining features include:

- Flat roofs with parapets, often stepped back
- Stucco exterior cladding with irregular textures, usually earth colored
- Blunted or rounded corners and parapets
- Rough-hewn projecting wooden roof beams (vigas), window lintels and porch supports

2454-2474 Adams Avenue.

Spanish Colonial Revival

Enormously popular in Southern California from the late 1910s through the late 1930s, the Spanish Colonial Revival style emerged from a conscious effort by architects to emulate older Spanish architectural traditions, and break with Eastern colonial influences. The style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego, designed by chief architect Bertram Grosvenor Goodhue. At the peak of its popularity, design features of other regions of the Mediterranean were often creatively incorporated, including those of Italy, France, and North Africa. This style is prevalent among residential buildings in North Park.

Character-defining features include:

- Asymmetrical facade
- Red clay tile hip or side-gable roof, or flat roof with a tile-clad parapet
- Stucco exterior cladding, forming uninterrupted wall planes
- Wood-frame casement or double-hung windows, typically with divided lights
- Arched colonnades, window or door openings
- Decorative grilles of wood, wrought iron, or plaster
- Decorative terra cotta or tile work
- More elaborate versions may display balconies, patios or towers

2114 Upas Street.

Alta Cañada Apartments, 2448 Adams Avenue.

3544 Mississippi Street.

3526 Arizona Street.

Tudor Revival

The Tudor Revival style is loosely based on a variety of Medieval English building traditions. In the United States, these traditions are combined freely, but retain the steeply-pitched front-facing gable which is almost universally present as a dominant façade element. The style's popularity expanded dramatically in the 1920s and early 1930s, when masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes. North Park retains a number of good examples of this style.

Character-defining features include:

- Asymmetrical facade
- Steeply-pitched gabled roof with a prominent front-facing gable
- Stucco or brick exterior wall cladding, typically with half-timbering
- Tall, narrow divided-light windows, often arranged in multiples
- May display picture windows with leaded diamond panes
- Small gabled entry porch, often with arched openings
- Details may include stone or brick accents or faux quoining

3520 Mississippi Street.

4711 Panorama Drive.

Egyptian Revival

The Egyptian Revival style was never a common exotic revival style in the United States. However, it did achieve some popularity due to a renewed interest in Egyptian antiquities following the 1922 discovery of King Tutankhamen's tomb. The style typically features Egyptian-inspired detailing applied to traditional building forms. In Southern California, the style was most often adapted for commercial and multi-family residential buildings. This style is not common in North Park.

Character-defining features include:

- Heavy sculpted columns or pilasters, often flared at the top
- Plaster reliefs or painted ornamentation depicting ancient Egyptians motifs
- Incised hieroglyphics

3783 Park Boulevard.

French Eclectic

Never common in the United States, the French Eclectic style enjoyed its greatest popularity in the decades following World War I. The style shares a number of characteristics with the contemporary Tudor Revival style, both of which were based on a variety of Medieval English building traditions. The French Eclectic style drew from the simple farm houses of rural France, and incorporated steeply-pitched roofs and round towers. North Park has several good examples of this style.

Character-defining features include:

- Asymmetrical facade
- Steeply-pitched gabled or hipped roof
- Prominent round tower with high conical roof
- Stucco or brick exterior wall cladding
- Tall, narrow divided-light windows, often arranged in multiples
- Small entry porch, often contained within a tower

2411 32nd Street.

2435 32nd Street.

Art Deco

The Art Deco architectural style emerged from the designs exhibited at the 1905 Paris *Exposition des Arts Décoratifs*. Most common during the 1920s and 1930s, the style was typically applied to civic buildings, commercial structures, and apartment buildings. In contrast to the Streamline Moderne style of the same period, the equally stylized Art Deco emphasizes verticality, and features elaborate detailing including geometric or floral motifs. North Park has several prominent examples of the style.

Character-defining features include:

- Flat roofs, often with towers and other vertical projections above the roofline
- Vertical emphasis
- Smooth wall surfaces, usually of stucco
- Elaborate detailing, including zig-zags, chevrons, reeding and fluting, sunrise patterns, and other stylized motifs

Silver Gate Masonic Temple, 3795 Utah Street.

Korean Church of Seventh-Day Adventists, 3076-3090 Polk Avenue.

Streamline Moderne

Characterized by smooth surfaces, curved corners, and sweeping horizontal lines, Streamline Moderne is considered to be the first thoroughly Modern architectural style to achieve wide acceptance among the American public. Inspired by the industrial designs of the period, it was popular throughout the United States in the late 1930s. Unlike the highly-ornamental Art Deco style of the late 1920s, Streamline Moderne expressed an austerity that was perceived as more appropriate for Depression-era architecture.[139] In Southern California, the style was adapted for every use, from industrial buildings to single-family homes and apartment buildings. North Park has several prominent residential examples of the style. Among North Park's many bungalow courts, Streamline Moderne features, such as rounded corners and glass block, are freely incorporated into Spanish Colonial Revival and Minimal Traditional examples.

Character-defining features include:

- Horizontal massing
- Asymmetrical façade
- Flat roof with coping
- Smooth wall surfaces, typically clad in stucco
- Curved corners
- Glass block and porthole windows
- Flat canopy over entrances
- Horizontal grooves or stringcourses
- Pipe railings along exterior staircases and balconies

1910 Robinson Avenue.

3037 28th Street.

2848 Kalmia Place.

[139] Gleye, Paul. The Architecture of Los Angeles. Los Angeles: Rosebud Books, 1981. (129-130)

Late Moderne

The Late Moderne style incorporates elements of both the Streamline Moderne and the International styles. While the earliest examples appeared in the late 1930s, the style achieved its greatest popularity in large-scale commercial and civic buildings of the late 1940s and 1950s. The Late Moderne style is most easily identified by the use of the bezeled windows, where horizontal groupings of windows are outlined in a protruding, bezel-like flange, often in a material and color that contrasts with the exterior wall.[140] This style is not common in North Park; however, it boasts one prominent example.

Character-defining features include:

- Horizontal emphasis
- Exposed concrete or stucco cladding
- Flat rooflines
- Horizontal bands of bezeled windows, often with aluminum fin sunshades
- Operable steel-sash windows (casement, awning, hopper)
- Projecting window frames

J.C. Penney Co. Building, 3029 University Avenue.

[140] Gleye. (151)

Minimal Traditional

The Minimal Traditional style is defined by a single-story configuration, simple exterior forms, and a restrained use of traditional architectural detailing. The Minimal Traditional house was immensely popular in large suburban residential developments throughout the United States during the 1940s and early 1950s. The style had its origins in the principles of the Modern movement and the requirements of the FHA and other Federal programs of the 1930s. In Southern California, the style is closely associated with large-scale residential developments of the World War II and postwar periods. Primarily associated with the detached single family house, Minimal Traditional detailing may also be applied to apartment buildings of the same period. In North Park, the style was a popular choice for both single-family residences and bungalow courts through the 1940s.

Character-defining features include:

- One-story configuration
- Simple rectangular plan
- Medium or low-pitched hip or side-gable roof with shallow eaves
- Smooth stucco wall cladding, often with wood lap or stone veneer accents
- Wood multi-light windows (picture, double-hung sash, casement)
- Projecting three-sided oriel
- Shallow entry porch with slender wood supports
- Fixed wooden shutters
- Minimal decorative exterior detailing

2204 33rd Street.

4366-4378 Illinois Street.

Ranch

The Ranch style enjoyed enormous popularity throughout the United States during the late 1950s and 1960s. This style emerged from the 1930s designs of Southern California architect Cliff May, combined with the mid-century ideal of indoor-outdoor living. The Ranch style is characterized by a low horizontal emphasis and sprawling interior plan. The style was also among the first to directly address the growing importance of the automobile, with attached garages or carports incorporated into the design. This style is not common in North Park.

Character-defining features include:

- One-story configuration
- Sprawling plan, often with radiating wings (L-shaped, U-shaped)
- Low horizontal massing with wide street facade
- Flat or low-pitched hip or gable roof with overhanging eaves
- Wood lap, board-and-batten, or stucco exterior cladding
- Large wood or metal-frame windows
- Recessed entry
- Attached two-stall garage

3139 Olive Street.

4779 Panorama Drive.

Modern

The term "Modern" describes postwar-era architecture influenced by the European Modernist movement of the 1920s. European Modernism advocated an architectural philosophy that stressed rationality, logic, and a break from past traditions, embracing an industrial aesthetic characterized by clean lines, pure geometric forms and materials such as metal, glass, and concrete. Modern buildings represented the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiently-built, moderately-priced structures. In North Park, the Modern style is most commonly applied to commercial buildings which feature smooth wall surfaces and large expanses of glass.

Character-defining features include:

- Simple geometric forms
- May have expressed post-and-beam construction, in wood or steel
- Flat roof with wide overhanging eaves and cantilevered canopies
- Unadorned wall surfaces of wood, stucco, brick or stone
- Exterior panels of wood, stucco, brick or stone
- Flush-mounted metal frame full-height and clerestory windows

University Heights Branch Library, 4193 Park Boulevard.

Thrift Trader, 3939 Iowa Street.

2110 El Cajon Boulevard.

Googie

Googie has been described as Modernism for the masses. With its swooping lines and organic shapes, the style attempted to capture the playful exuberance of postwar America. Named for the John Lautner-designed Googie's Restaurant in Los Angeles, the style was widely employed in Southern California's roadside commercial architecture of the 1950s, including coffee shops, bowling alleys, and car washes. North Park has several prominent examples of this style.

Character-defining features include:

- Expressive rooflines, including butterfly, folded-plate, barrel vault, and cantilevers
- Organic, abstract, and parabolic shapes
- Clear expression of materials, including concrete, steel, asbestos, cement, glass block, plastic, and plywood
- Large expanses of plate glass
- Primacy of signage, including the pervasive use of neon

Denny's Restaurant, 2445 El Cajon Boulevard.

Henry's Famers Market, 4175 Park Boulevard.

APPENDIX B: Field Photo Log

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
				Kalmia Place Subdivision Markers	01272010_327; 01272010_328
				North Park Sign	06022010_1770
2609	28TH	ST	4536911400		06012010_1639
2615	28TH	ST	4536911300		06012010_1638
2621	28TH	ST	4536911200		06012010_1637
2629	28TH	ST	4536910300	Martin J. Healey House	06012010_1636
2639	28TH	ST	4536910200	HRB #609	06012010_1635
2645	28TH	ST	4536910100	HRB #697	06012010_1634
2705	28TH	ST	4536311000		01272010_349
2711	28TH	ST	4536310900		01272010_348
2721	28TH	ST	4536310800		01272010_347
2727	28TH	ST	4536310700		01272010_346
2737	28TH	ST	4536310600	Rolland C. Springer House, HRB #388	01272010_345
2749	28TH	ST	4536310500		01272010_344
2807	28TH	ST	4536310400	HRB #720	01272010_343
2815-2819	28TH	ST	4536310300		01272010_342
2829	28TH	ST	4536310200		01272010_340; 01272010_341
2841	28TH	ST	4536310100		01272010_339
2903	28TH	ST	4535811100		01272010_338
2923	28TH	ST	4535810900		01272010_336
2929	28TH	ST	4535810800		01272010_335
2937	28TH	ST	4535810700		01272010_334
3005	28TH	ST	4535810500		01272010_333
3021	28TH	ST	4535810300	Jack Rosenberg House, HRB #550	01272010_331
3031	28TH	ST	4535810200		01272010_330
3037	28TH	ST	4535810100	Paul E Stake/George W. Schilling House, HRB #356	01272010_329
3103	28TH	ST	4535201100	The Beers-La Cava/Kosmas House, HRB #348	06012010_1633
3117	28TH	ST	4535201000	HRB #627	06012010_1632
3123	28TH	ST	4535200900		10282009_110
3133	28TH	ST	4535200800		06012010_1631
3143	28TH	ST	4535200700		10282009_109
3211	28TH	ST	4535200500		10282009_107
3221	28TH	ST	4535200400		10282009_106
3229	28TH	ST	4535200300		10282009_105
3235	28TH	ST	4535200200		10282009_104

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
3245	28TH	ST	4535200100		10282009_103
3205	28TH	ST	4535200600		10282009_108
3303	28TH	ST	4534710100	HRB #789	06012010_1630
3321	28TH	ST	4534710200		10302009_009
3327	28TH	ST	4534710300		10302009_008
3341	28TH	ST	4534710400		10302009_007
3353	28TH	ST	4534710500		10302009_006
3361	28TH	ST	4534710600		10302009_005
3369	28TH	ST	4534710700		10302009_004
3375	28TH	ST	4534710800		10302009_003
3383	28TH	ST	4534710900		10302009_002
3393	28TH	ST	4534711000		10302009_001
3553	28TH	ST		George Carr House	06022010_1790
2844	29TH	ST	4536322500	HRB #872	01282010_414; 01282010_415
3411	29TH	ST	4534150500	Eldora Rudrauff House , HRB #558	04092010_1433
3560	29TH	ST	4532560900	HRB #880	04092010_1434
2309-2325	30TH	ST	5391010100		01282010_403; 01282010_405; 01282010_406
2361-2367	30TH	ST	5390330300		01282010_395
3216-3234	30TH	ST	4535402200	Colonial Court	10282009_140
3236-3240	30TH	ST	4535402300		10282009_141
3301-3315 ½	30TH	ST	4534911200	Chesterfield Court	06012010_1645; 06012010_1646
3317-3331	30TH	ST	4534911100	Florence Court	06012010_1643; 06012010_1644
3373-3379	30TH	ST	4534910500		06012010_1640
3382-3396	30TH	ST	4534822200	Lynhurst Apartments	10302009_068; 10302009_070
3585	30TH	ST	4532541300	St. Patrick’s Church	04092010_1435
3729	30TH	ST	4531341400	St. Luke's Chapel	04092010_1443
3750-3752	30TH	ST	4531320700		06022010_1693
3753	30TH	ST	4531330600		06022010_1694
3758-3764	30TH	ST	4531320800		06022010_1692
3763-3773	30TH	ST	4531320900		06022010_1695; 06022010_1696
3768-3772	30TH	ST	4531320900		06022010_1691
3774-3778	30TH	ST	4531321000		06022010_1690
3784-3786	30TH	ST	4531321100		06022010_1698
3793-3795	30TH	ST	4531330100		06022010_1697
3794	30TH	ST	4531321200		06022010_1688
3801	30TH	ST	4531230600		06022010_1698
3811-3815	30TH	ST	4531230500		06022010_1699
3823	30TH	ST	4531230400		06022010_1700
3827-3829	30TH	ST	4531230300		06022010_1701
3835-3837	30TH	ST	4531230200		06022010_1702

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
3910-3918	30TH	ST	4464121300		06022010_1684
3919	30TH	ST	4464130502		06022010_1705
3921	30TH	ST	4464130400		06022010_1705
3926-3930	30TH	ST	4464121400		06022010_1683
3933	30TH	ST	4464130300		06022010_1706
3934-3936	30TH	ST	4464122700		06022010_1682
3944	30TH	ST	4464121600		06022010_1681
3950-3952	30TH	ST	4464121700		06022010_1680
3956-3960	30TH	ST	4464121900		06022010_1679
3957-3959	30TH	ST	4464131664		06022010_1707
3964-3966	30TH	ST	4464122000		06022010_1676; 06022010_1678
3972-3974	30TH	ST	4464121800		06022010_1676; 06022010_1677
3980-3982	30TH	ST	4464122200		06022010_1675
3983-3985	30TH	ST	4464130200		06022010_1708
3986	30TH	ST	4464122300		06022010_1674
3990-3994	30TH	ST	4464122500		06022010_1673; 06022010_1720
3991-3993	30TH	ST	4464130100		06022010_1709
4005-4009	30TH	ST	4463641100		06022010_1710
4010-4014	30TH	ST	4463631700		06022010_1671
4018	30TH	ST	4463631800		06022010_1670
4026-4028	30TH	ST	4463631900		06022010_1669
4031-4033	30TH	ST	4463641000		06022010_1711
4034-4036	30TH	ST	4463632000		06022010_1668
4040	30TH	ST	4463632100		06022010_1667
4045	30TH	ST	4463640900		06022010_1712
4046-4052	30TH	ST	4463632200		06022010_1666
4057-4063	30TH	ST	4463640700		06022010_1714
4060	30TH	ST	4463632300		06022010_1665
4062-4072	30TH	ST	4463632400		06022010_1664
4069-4071	30TH	ST	4463640600		06022010_1715
4075-4077	30TH	ST	4463640500		06022010_1716
4081-4087	30TH	ST	4463640400		06022010_1717
4082	30TH	ST	4463632600		06022010_1662
4093-4095	30TH	ST	4463640100		06022010_1718
4094-4096	30TH	ST	4463632700		06022010_1661
4174-4188	30TH	ST	4463032200		04082010_1222
4333	30TH	ST	4461630700	Chua Phat Da (formerly Metropolitan Community Church)	04072010_1015; 04072010_1016
4347-4367	30TH	ST	4461630400		04072010_1013; 04072010_1014
4421-4433	30TH	ST	4461230800		04072010_1012
4462-4466	30TH	ST	4461032400		04072010_1017; 04072010_1018

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
2405	32ND	ST	5390540100		01262010_063
2411	32ND	ST	5390540200	HRB #725	01262010_062
2228	33RD	ST	5391811000	Clitsome Residence	01272010_234
3030	33RD	ST	4536222400	HRB #873	06032010_1858
3036	33RD	ST	4536222500	George Gans Spec House #1, HRB #539	06032010_1859
2448	ADAMS	AV	4383200900	HRB #713	04072010_971; 04072010_972
2454-2474	ADAMS	AV	4382401200	El Cantorral Court	04072010_973; 04072010_974
3945-3951	ALABAMA	ST	4456810700		04082010_1175
3969-3981	ALABAMA	ST	4456810400		04082010_1174
4329-4341 ½	ALABAMA	ST	4453311100		04072010_1059; 04072010_1060
4560-4564	ALABAMA	ST	4451413000		04072010_1071
3967-3971	ARIZONA	ST	4457010500		04082010_1188
4050-4058 ½	ARIZONA	ST	4455812500	Casa del Torres	04082010_1187
4075	ARIZONA	ST	4455820300		04082010_1185; 04082010_1186
4110-4114 ½	ARIZONA	ST	4455311700		04082010_1184
4341-4347	ARIZONA	ST	4453510700		04072010_1049
4349-4355	ARIZONA	ST	4453510600		04072010_1048
3810	BANCROFT	ST	4464712100	North Park Baptist Church	04092010_1447
3934-3942	BANCROFT	ST	4464331900		04082010_1241; 04082010_1242
2204	CLIFF	ST	4381610200		10272009_059
2738	DALE	ST	4536331700	HRB #787	01282010_421
2110	EL CAJON	BL	4453311400		06032010_1802
2144	EL CAJON	BL	4453311600	Shield Security	06032010_1803
2223	EL CAJON	BL	4454020100	Imig Manor, HRB #319	04072010_1064
2445	EL CAJON	BL	4454120900	Denny's Restaurant	06032010_1800
2900	EL CAJON	BL	4461621200	Rudford's Restaurant	06032010_1804
2935-2947	EL CAJON	BL	4462320200		08052010_001
3169	EL CAJON	BL	4462520100	San Diego Gas & Electric Co. Building Substation “F”	06032010_1799
4166-4176	FLORIDA	ST	4455022900		04082010_1160; 04082010_1161
4212	FLORIDA	ST	4453910900		04082010_1163; 04082010_1162
4216	FLORIDA	ST	4453910800		04082010_1164
4439-4447	FLORIDA	ST	4452220700		04072010_1057
4674-4676	FLORIDA	ST	4450512300		04072010_1054
4358-4360	GEORGIA	ST	4453210600	HRB #834	04072010_1079
4646	GEORGIA	ST	4450422300		10282009_044
4649-4663	GEORGIA	ST	4450510500		04072010_1072; 04072010_1073
4656	GEORGIA	ST	4450423700		10282009_045
3444	GRANADA	AV	4534031200		04092010_1432
3829-3831	GRANADA	AV	4531210300		06022010_1776

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
3855-3865	GRANADA	AV	4531210100		06022010_1775
3227	GRIM	AV	4535522900	Frary House HRB #183	01282010_556
3358-3372	GRIM	AV	4534912100		06012010_1649
3791	GRIM	AV	4531531500	U.S. Post Office	04092010_1442; 04092010_1441
3812	GRIM	AV	4531510900		06022010_1740
3933-3945 ½	HAMILTON	ST	4457021000	Aztec Court	04082010_1199
3982-3996	HAMILTON	ST	4457012600		04082010_1189; 04082010_1190; 04082010_1197
4058-4064	HAMILTON	ST	4455822400		04082010_1193
4066-4072	HAMILTON	ST	4455822500		04082010_1192
1915	HOWARD	AV	4455020200		04082010_1165
1919	HOWARD	AV	4455020300		04082010_1166
3163-3167	HOWARD	AV	4463230100		04082010_1230
4208	IDAHO	ST	4454310100	North Park High Water Storage Tank	04082010_1209; 04082010_1208
4646-4652	IDAHO	ST	4450912100		04072010_1038
4670-4680	IDAHO	ST	4450912400		04072010_1039; 04072010_1040; 04072010_1041
4741-4745 ½	IDAHO	ST	4382710900		04072010_981
4753-4759	IDAHO	ST	4382713500		04072010_980
3994-3996	ILLINOIS	ST	4464142400		04082010_1226
4333-4339	ILLINOIS	ST	4461810800		04072010_992
4341-4351 ½	ILLINOIS	ST	4461810700		04072010_993
4380-4390	ILLINOIS	ST	4461832300		04072010_995; 04072010_996
4470-4476	ILLINOIS	ST	4460513500		04072010_997
4471-4475 ½	ILLINOIS	ST	4460521100		04072010_1004; 04072010_1006
4477-4481 ½	ILLINOIS	ST	4460521000		04072010_1005; 04072010_1006
4501	ILLINOIS	ST	4460520700		04072010_1002
3510-3514	INDIANA	ST	4523611400		04082010_1137
3522-3524	INDIANA	ST	4523611500		04082010_1138
3528	INDIANA	ST	4523611700		04082010_1140
3530-3532	INDIANA	ST	4523611600		04082010_1139
3544	INDIANA	ST	4523611800		04082010_1141
3547-3551	INDIANA	ST	4523620900		04082010_1155; 04082010_1156
3602-3608	INDIANA	ST	4523612000		04082010_1142
3610-3616	INDIANA	ST	4523612010		04082010_1143
3620	INDIANA	ST	4523612904		04082010_1144; 04082010_1145
3634-3638	INDIANA	ST	4523612400		04082010_1146
3644	INDIANA	ST	4523612500		04082010_1148
3650	INDIANA	ST	4523612600		04082010_1149
3937-3939	IOWA	ST	4464323000	Thrift Trader	06022010_1750
4030-4040	IOWA	ST	4463821900		04082010_1236
4077-4083	IOWA	ST	4463830400		04082010_1234

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
4118-4124	IOWA	ST	4463221900		04082010_1229
4218-4228	IOWA	ST	4462510900		04082010_1232; 04082010_1233
2926-2940	JUNIPER	ST	5390910600		01272010_293; 01272010_294; 01272010_295
3004-3022	JUNIPER	ST	5391010200		01282010_402
3054	JUNIPER	ST	5391010700	HRB #747	01272010_256
2802	KALMIA	PL	5390120100		01272010_317; 01272010_326
2812	KALMIA	PL	5390120200		01272010_318
2820	KALMIA	PL	5390120300		01272010_319
2825	KALMIA	PL	5390111600		01272010_303
2835	KALMIA	PL	5390111500		01272010_304
2837	KALMIA	PL	5390111400		01272010_306; 01272010_305
2839	KALMIA	PL	5390111300		01272010_307
2845	KALMIA	PL	5390111100		01272010_308
2848	KALMIA	PL	5390120400		01272010_320; 01272010_321
2851	KALMIA	PL	5390111000		01272010_309
2857	KALMIA	PL	5390110900		01272010_310
2858	KALMIA	PL	5390120500		01272010_322
2869	KALMIA	PL	5390112100		01272010_311
2875	KALMIA	PL	5390110400		01272010_312
2876	KALMIA	PL	5390120600		01272010_323
2881	KALMIA	PL	5390110300		01272010_313
2886	KALMIA	PL	5390120700		01272010_324
2887	KALMIA	PL	5390110200		01272010_314
2893	KALMIA	PL	5390110100		01272010_315; 01272010_316
2894	KALMIA	PL	5390120800		01272010_325
3971-3981	KANSAS	ST	4464120300		04082010_1220
4110-4116	KANSAS	ST	4463022100		04082010_1218; 04082010_1219
4416-4430	KANSAS	ST	4461022000		04072010_1026
2975	LAUREL	ST	5390213100	Laurel Manor	06012010_1653; 06012010_1654; 06012010_1652
2981	LAUREL	ST	5390213100	Laurel Manor	06012010_1653; 06012010_1654; 06012010_1652
2925	LINCOLN	AV	4464122400		06022010_1721
2928-2936	LINCOLN	AV	4463631500		06022010_1722; 06022010_1723
2940	LINCOLN	AV	4463631600		06022010_1672
3981-3985	LOUISIANA	ST	4456910200		04082010_1179
4370-4394	LOUISIANA	ST	4453323000		04072010_1061; 04072010_1062
4373-4379	LOUISIANA	ST	4453410400		04072010_1063
4418-4424	LOUISIANA	ST	4452311700		04072010_1069
4509	LOUISIANA	ST	4451531300		04082010_1206
4515	LOUISIANA	ST	4451531200		04082010_1205
4521	LOUISIANA	ST	4451531100		04082010_1204

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
4531	LOUISIANA	ST	4451531000		04082010_1203
4535	LOUISIANA	ST	4451530900		04082010_1202
4541	LOUISIANA	ST	4451530800		04072010_1088
4549	LOUISIANA	ST	4451530700		04072010_1087
4555	LOUISIANA	ST	4451530600		04072010_1086
4561	LOUISIANA	ST	4451530500		04072010_1085
4577	LOUISIANA	ST	4451530300		04072010_1083
4579-4581	LOUISIANA	ST	4451530200		04072010_1082
3957-3959	MISSISSIPPI	ST	4456820700		04082010_1172
4026-4030	MISSISSIPPI	ST	4455621800		04082010_1171
4057-4063	MISSISSIPPI	ST	4455710600		04082010_1170
4081-4087	MISSISSIPPI	ST	4455710300		04082010_1167; 04082010_1168
4351-4355 ½	MISSISSIPPI	ST	4453320700		04072010_1066
4679-4683	MISSISSIPPI	ST	4450620300		04072010_1052
3029-3039 ½	MONROE	AV	4461232300		04072010_1010; 04072010_1011
1717	MYRTLE	AV	4524820200		04082010_1154
1725-1729	MYRTLE	AV	4524821400		04082010_1153
1732-1744	MYRTLE	AV	4523611301		04082010_1150; 04082010_1136
1735	MYRTLE	AV	4524821301		04082010_1152
1739-1755	MYRTLE	AV	4524821200		04082010_1151
3034	MYRTLE	AV	4534211300		04092010_1436
2900	NORTH PARK	WY	4531221202	Parking structure	06022010_1687
3015	NORTH PARK	WY	4531331200		06022010_1738
3040-3044	NORTH PARK	WY	4531510800		06022010_1739
3226	NUTMEG	ST	4536820500	St. Augustine High School	04092010_1488; 04092010_1489; 04092010_1490
3925	OHIO	ST	4464140800	Dixie Lumber Company	06022010_1729
3935	OHIO	ST	4464140700	Mathews Cleaners	06022010_1728
3949	OHIO	ST	4464140500		06022010_1727
3950	OHIO	ST	4464140400		06022010_1724
3969	OHIO	ST	4464142600		06022010_1726
3991-3993	OHIO	ST	4464142500		06022010_1725
4350-4364	OHIO	ST	4461631600		04072010_991
4469-4517	OHIO	ST	4460513600	Palm Court	06022010_1791; 06022010_1792; 06022010_1793
4474-4482	OHIO	ST	4461232400		04072010_989
4502-4512	OHIO	ST	4460531800		04072010_988
4557-4563	OHIO	ST	4460510600		04072010_987
4349-4355	OREGON	ST	4453610800		04072010_1047
4365-4369	OREGON	ST	4453610600		04072010_1046
4474-4480	OREGON	ST	4452512800		04072010_1043
4541-4547	OREGON	ST	4451720900		04072010_1044

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
4714-4724	OREGON	ST	4382521900		04072010_982
4723-4731	OREGON	ST	4382601100		04072010_985
4860	OREGON	ST	4382301600	Academy of Our Lady of Peace	04072010_975; 04072010_976; 04072010_977
2875	PALM	ST	4536322500	HRB #872	01282010_414; 01282010_415
2889	PALM	ST	4536322500	HRB #872	01282010_414; 01282010_415
2941	PALM	ST	4536332500	David Drake House, HRB #423	01282010_428
4744	PANORAMA	DR	4381501900	George Hawley House	10272009_016
3401	PARK	BL	4524820800		04082010_1130
3411	PARK	BL	4524820700		04082010_1129
3421-3431	PARK	BL	4524821501		04082010_1127; 04082010_1128
3445	PARK	BL	4524820100		04082010_1126
3501	PARK	BL	4523611200		04082010_1125
3511	PARK	BL	4523611100		04082010_1124
3521	PARK	BL	4523611000		04082010_1123
3525-3525 ½	PARK	BL	4523610900		04082010_1122
3535	PARK	BL	4523610800		04082010_1121
3541	PARK	BL	4523612700		04082010_1120
3611	PARK	BL	4523610500		04082010_1119
3621	PARK	BL	4523610400		04082010_1118
3635	PARK	BL	4523612800		04082010_1117
3645	PARK	BL	4523612800	Embassy Hotel	04082010_1116
3655	PARK	BL		St. Spyridon Greek Orthodox Church	04082010_1115
3727	PARK	BL			04082010_1114
3783	PARK	BL	4522010700		04082010_1112
3791	PARK	BL	4522010600	Nile Apartments	04082010_1111
3993	PARK	BL	4456603100	Grace Lutheran Church, HRB #293	04082010_1110
4033	PARK	BL	4455510600		04082010_1107
4049-4063	PARK	BL	4455510400		04082010_1106
4175	PARK	BL		Henry's Farmers Market	04082010_1105
4193	PARK	BL	4455010100	University Heights Branch Library	04082010_1104
4237-4251	PARK	BL	4453800100	Piggly Wiggly Building	06032010_1801
4537-4541	PARK	BL	4451310800		04072010_1076
4573-4587	PARK	BL	4451310200		04072010_1074; 04072010_1075
4617-4619	PARK	BL	4450421200		10282009_032
4651	PARK	BL	4450420800		10282009_027
4655-4663	PARK	BL	4450420300		10282009_016
3019	POLK	AV	4463640300		06022010_1719

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
3076-3090	POLK	AV	4463213200	Korean Church of Seventh Day Adventists	04082010_1228
3002-3016	QUINCE	ST	4536010400	Roosevelt Court	10292009_004
3800-3804	RAY	ST	4531230700		06022010_1734
3803	RAY	ST	4531510700		06022010_1733
3809-3815	RAY	ST	4531510600		06022010_1732
3812	RAY	ST	4531230800		06022010_1737
3817-3821	RAY	ST	4531510500		06022010_1731
3820-3824	RAY	ST	4531230900		06022010_1735
3823-3827	RAY	ST	4531510400		06022010_1730
3830	RAY	ST	4531231000		06022010_1736
2860	REDWOOD	ST	4535320200		10282009_089
1910	ROBINSON	AV	4530111100		04092010_1243; 04092010_1244; 04092010_1245
1808	SPALDING	PL	4450420400		10282009_021
1810	SPALDING	PL	4450420500		10282009_022
1814	SPALDING	PL	4450420600		10282009_023
1815	SPALDING	PL	4450420700		10282009_020
1817	SPALDING	PL	4450422600		10282009_019
1818	SPALDING	PL	4450422700		10282009_024
1831	SPALDING	PL	4450422500		10282009_018
1832	SPALDING	PL	4450422800		10282009_025
1837	SPALDING	PL	4450422400		10282009_017
1838	SPALDING	PL	4450422900		10282009_026
3009-3015	SUNCREST	DR	4383020200		04072010_986
3405	TEXAS	ST	4533721000		04092010_1374
3406	TEXAS	ST	4533711000	HRB #832	04092010_1375
3535	TEXAS	ST	4533120800		04092010_1364
4502	TEXAS	ST	4451534000		04082010_1090
4510	TEXAS	ST	4451534100		04082010_1091
4516	TEXAS	ST	4451534200		04082010_1092
4522	TEXAS	ST	4451534300		04082010_1093
4530	TEXAS	ST	4451534400		04082010_1094
4536	TEXAS	ST	4451534500		04082010_1095
4542	TEXAS	ST	4451534600		04082010_1096
4558	TEXAS	ST	4451534800		04082010_1098
4562	TEXAS	ST	4451534900		04082010_1099
4564	TEXAS	ST	4451535000		04082010_1100
4570	TEXAS	ST	4451535100		04082010_1101
4576	TEXAS	ST	4451535200		04082010_1102
4577-4583	TEXAS	ST	4451610500		04072010_1051
4586	TEXAS	ST	4451535300		04082010_1103

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
3030	THORN	ST	4534912600	Trinity United Methodist Church	06012010_1647
1807-1821	UNIVERSITY	AV	4522010100		06032010_1794; 06032010_1795
2505	UNIVERSITY	AV	4530710100	San Diego Collision Center	06032010_1796
2525-2543	UNIVERSITY	AV	4530711000		06032010_1797; 06032010_1798
2835	UNIVERSITY	AV	4531120100		06022010_1780
2839-2843	UNIVERSITY	AV	4531120200		06022010_1779
2849-2859	UNIVERSITY	AV	4531121300		06022010_1778
2852-2866	UNIVERSITY	AV	4464113400		06022010_1781
2861	UNIVERSITY	AV	4531121300		06022010_1777
2867-2875	UNIVERSITY	AV	4531210100	Granada Building	06022010_1774
2877-2879	UNIVERSITY	AV	4531210200	Pekin Café	06022010_1773
2888-2894	UNIVERSITY	AV	4464112000		06022010_1785
2884	UNIVERSITY	AV	4464111900		06022010_1782
2893-2899	UNIVERSITY	AV	4531210500	North Park Theater, HRB #245	06022010_1772
2900-2912	UNIVERSITY	AV	4464121000	Newman Building	06022010_1783; 06022010_1784; 06022010_1785
2911-2917	UNIVERSITY	AV	4531220100		06022010_1771
2920-2922	UNIVERSITY	AV	4464121100		06022010_1786
2927	UNIVERSITY	AV	4531221000		06022010_1686
2930-2948	UNIVERSITY	AV	4464121200		06022010_1685
3001-3009	UNIVERSITY	AV	4531230100		06022010_1704
3002-3018	UNIVERSITY	AV	4464130600		06022010_1703
3005-3027	UNIVERSITY	AV	4531231100		06022010_1704
3016-3020	UNIVERSITY	AV	4464130700		06022010_1765
3026-3036	UNIVERSITY	AV	4464130800		06022010_1764
3029	UNIVERSITY	AV	4531510300	J. C. Penney Building	06022010_1767; 06022010_1766
3038	UNIVERSITY	AV	4464130900		06022010_1763
3039-3041	UNIVERSITY	AV	4531510200		06022010_1768
3043-3049	UNIVERSITY	AV	4531510100		06022010_1769
3054	UNIVERSITY	AV	4464140900		06022010_1762
3055	UNIVERSITY	AV	4531520100		06022010_1741
3060-3064	UNIVERSITY	AV	4464141000		06022010_1761
3063-3065	UNIVERSITY	AV	4531520200		06022010_1742
3067	UNIVERSITY	AV	4531520300		06022010_1743
3068-3070	UNIVERSITY	AV	4464141100		06022010_1760
3074-3080	UNIVERSITY	AV	4464141200		06022010_1759
3081-3083	UNIVERSITY	AV	4531520400		06022010_1744
3085-3089	UNIVERSITY	AV	4531520500		06022010_1745
3090-3092	UNIVERSITY	AV	4464141300		06022010_1758
3101	UNIVERSITY	AV	4531611500		06022010_1746

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
3102-3104	UNIVERSITY	AV	4464311500		06022010_1757
3108-3112	UNIVERSITY	AV	4464311600		06022010_1756
3117-3119	UNIVERSITY	AV	4531611400		06022010_1747
3118-3120	UNIVERSITY	AV	4464311700		06022010_1755
3124-3130	UNIVERSITY	AV	4464311800		06022010_1754
3131	UNIVERSITY	AV	4531610200		06022010_1748
3134-3138	UNIVERSITY	AV	4464311900		06022010_1753
3139	UNIVERSITY	AV	4531610100		06022010_1749
3140-3148	UNIVERSITY	AV	4464312000		06022010_1752
3152	UNIVERSITY	AV	4464322700		06022010_1751
1714-1720	UPAS	ST	4524820900		04082010_1131
1728-1738	UPAS	ST	4524821000		04082010_1132; 04082010_1133
1740	UPAS	ST	4524821601		04082010_1134
3036	UPAS	ST	4534410700	West Coast Auto Body and Paint	04092010_1439; 04092010_1437
3040	UPAS	ST	4534411600	Skelley's Garage	04092010_1438
3795	UTAH	ST	4531020100	Masonic Temple/Silver Gate Lodge	06022010_1788
3927	UTAH	ST	4464111300	North Park Lions	06042010_1892
3936-3940	UTAH	ST	4457121600		04082010_1214
4142-4150	UTAH	ST	4463012700		04082010_1215; 04082010_1216
4341-4353	UTAH	ST	4461610900		04072010_1030
4409-4415	UTAH	ST	4461021400		04072010_1029
4430-4440	UTAH	ST	4461012200		04072010_1034
4442-4452	UTAH	ST	4461012300		04072010_1035
4460-4470	UTAH	ST	4461012500		04072010_1036
3585	VILLA	TR	4533320400		04092010_1431
3525	WILSHIRE	TR	4532821000	HRB #676	04092010_1430

APPENDIX C: Residential Tracts & Subdivisions

The tables below include basic information about the subdivisions and tracts that comprise the North Park community plan area. The residential tracts are divided into four groups, based upon the chronological periods in which they were originally subdivided (through 1916; 1917-1929; 1930-1945; and subdivision date unknown).

Residential Tracts Subdivided through 1916.

TRACT	OWNER/ DEVELOPER	SUBDIVISION DATE	MAJOR PERIOD OF DEVELOPMENT	ASSOCIATED ARCHITECTURAL STYLES	BOUNDARIES	NOTES
Arizona Street		1912	1910s-1920s			One block between Arnold, Arizona, Myrtle and Dwight; portion of the Park Villas tract
Aurora Heights	Edward Fletcher, William B. Gross	1912			Palm St, Dale St, 30th St, Nutmeg St	Subdivision of A.O. Wallace's Subdivision
Blair's Highland Addition	Robert Blair	1905/1906	1910s-1920s	Craftsman/ California Bungalow; Spanish Colonial Revival	Redwood St, 30th St, Palm St, Dale St, Nutmeg St, 28th St (2004 NP Survey); Edgar St, 30th St, Woodroof Ave, 28th St (Tract Map)	Subdivision of A.O. Wallace's Subdivision
Burlingame	McFadden & Buxton	1912	1910s-1920s		30th St, 32nd St, Burlingame St, Kalmia St	
Frary Heights	Frank P. Frary	1904	1910s-1920s	Craftsman/ California Bungalow; Mission Revival	Upas St, 32nd St, Palm St, Herman St, Olive St, 31st St, Thorn St, 30th St (2004 NP Survey); Generally: 32nd St, Upas St, 30th St, Woodroof Ave (Tract Map)	In 1905 the first house is built for Mayor Frary at 3227 Grim Ave.

TRACT	OWNER/ DEVELOPER	SUBDIVISION DATE	MAJOR PERIOD OF DEVELOPMENT	ASSOCIATED ARCHITECTURAL STYLES	BOUNDARIES	NOTES
Hartley's North Park	Mary J. Hartley	910 Covington); 911/1912 Tract Map)	1910s-1920s	Craftsman/ California Bungalow; Mission Revival	University Ave, 32nd St, Landis St, 31st St, Dwight St, Ray St (2004 NP Survey); Generally: University Ave, Ray St, Missouri St, Landis St (Tract Map)	Subdivision of Park Villas
Lynhurst	A. Johnson Jr. & A.S. Arcole	1910	1910s-1920s	Craftsman/ California Bungalow; Spanish Colonial Revival	Upas St, 30th St, Thorn St, 29th St	
McFadden & Buxton's North Park			1910s-1920s	Craftsman/ California Bungalow; Spanish Colonial Revival	Landis St, 32nd St, Dwight St, 31st St	
O'Neall Terrace			1920s-1930s	Craftsman/ California Bungalow; Spanish Colonial Revival	Upas St, Granada Ave, Thorn St, 28th St	
Pacific Building Co. Tract 3: Idaho and Lincoln	Pacific Building Co.	1907-1909				The 1910 Federal census records 28 working-class households in this tract with 75 households in the greater University & 30th area.
Park Villas			1920s-1930s	Craftsman/ California Bungalow; Mission Revival	University Ave, 28th St, Upas St, Arizona St	Dryden and Bryan residences in this tract; commercial development along University Ave.; early residences at 3630 28th St., 3644 28th St., 3574 28th St., 3432 Oregon, 2738 Upas, etc.

TRACT	OWNER/ DEVELOPER	SUBDIVISION DATE	MAJOR PERIOD OF DEVELOPMENT	ASSOCIATED ARCHITECTURAL STYLES	BOUNDARIES	NOTES
Park Villas		1887			Western Portion, Generally: Arizona St (formerly Choate Ave), Wightman St, Upas St, Pemberton Ave; Eastern Portion, Generally: Robinson Ave, Wightman St, Upas St, Boundary St	
Park Villas, Resubdivision of Block 80	Southern Trust & Savings Bank	1912			Dwight St, Arizona St, Arnold St, Myrtle St	
Pauly's Addition		1879	1910s-1930s	Craftsman/ California Bungalow; Spanish Colonial Revival	University Ave, Arizona St, Upas St, Alabama St (2004 NP Survey); Alabama St, Wightman St, Upas St, Arizona St (formerly Choate Ave)	Early cottages on Arizona between Dwight and Landis; frame cottage at 3545 Mississippi (1922)
S. Gurwell Heights	S. Gurwell	1905/1906	1910s-1920s	Craftsman/ California Bungalow; Spanish Colonial Revival	Redwood St, 31st St, Olive St, 30th St (2004 NP Survey); Generally: 30th St, Woodroof Ave, Alaska Ave (Tract Map)	First building is built for Mrs. Orendorff on Quince near 30th; two Dryden houses in this tract at 3039 and 3049 Palm; other Dryden cottages are built along Olive and 30th from 1924
St. Louis Heights/ Maynard Subdivision	O.M. Schmidt	1904	1910s-1930s	Craftsman/ California Bungalow; Spanish Colonial Revival	Upas St, 29th St, Thorn St (formerly Crane St), 28th St	Subdivision of A.O. Wallace's Addition

TRACT	OWNER/ DEVELOPER	SUBDIVISION DATE	MAJOR PERIOD OF DEVELOPMENT	ASSOCIATED ARCHITECTURAL STYLES	BOUNDARIES	NOTES
University Heights	College Hill Land Association	1888	1920s-1930s	Craftsman/ California Bungalow; Mission Revival	Mission Valley, 805 Freeway, University Ave, Arizona St, Upas St, Georgia St, Robinson Ave, Park Blvd, Adams Ave (2004 NP Survey); Generally: Adams Ave, Main St, Fillmore Ave, Boundary St (Tract Map)	Block pattern is rectangular block with length oriented east-west
Valle Vista Terrace	College Hill Land	1907	1910s-1920s	Craftsman/ California Bungalow; Mission Revival	Mission Valley, Texas St, Adams Ave, Panorama Dr	Created on the premise of a University being established in the area; the first residence is the Hawley Residence on Panorama Drive, designed by Hebbard and Gill
Wallace Heights	Herbert L. Emery	1903-1904	1910s-1920s	Craftsman/ California Bungalow; Mission Revival; Spanish Colonial Revival	Thorn St (formerly Crane St), Dale St (formerly Dunkin St), Redwood St (formerly Edgar St), Granada Ave (formerly Wescott St)	Block pattern is rectangular block with length oriented east/west; subdivision of A.O. Wallace's Addition
West End		1873	1910s-1930s	Craftsman/ California Bungalow; Spanish Colonial Revival	University Ave, Ray St, Upas St, 28th St	Block pattern is square without central alleys

Residential Tracts Subdivided 1917-1929.

TRACT	OWNER/ DEVELOPER	SUBDIVISION DATE	MAJOR PERIOD OF DEVELOPMENT	ASSOCIATED ARCHITECTURAL STYLES	BOUNDARIES	NOTES
Alta Dena	Union Trust Company of San Diego			Craftsman/ California Bungalow; Mission Revival	Upas St, Boundary St, 32nd St, Redwood St	A subdivision of the Pacific Build Co. tract
Balboa Square	Welsh & Campbell	1922				
Burlingame Manor		1925		Craftsman/ California Bungalow and Spanish Colonial Revival (Forest Heights); Minimal Traditional and Spanish Colonial Revival (New San Diego)		Bounded by Juniper, Felton, 32nd and Maple; encompasses all of Forest Heights and part of New San Diego; block patterns is square without central alleys
Carmel Heights	Union Trust Company of San Diego; Southern Trust & Commerce Bank	1922	1920s-1930s	Spanish Colonial Revival; Craftsman/ California Bungalow	Redwood St, Boundary St, Nutmeg St, 32nd St (2004 NP Survey); Nutmeg St, Felton St, Palm St, McKinley St, Redwood St, Boundary St (Tract Map)	Subdivision of the Pacific Building Co. tract; block pattern is rectangular block with length oriented east/west
Kalmia Place	Lewis P. Delano	1923	1920s-1950s		Kalmia Place, west of 29th Street	
M. Gurwell's Subdivion/ Wallace Addition	Martin Gurwell & The San Diego Savings Bank	1920/1921	1920s-1950s	Craftsman/ California Bungalow; Mission Revival	Thorn St, 30th St, Redwood St, Dale St	Subdivision of A.O. Wallace Subdivision
Montclair					Generally: Franklin Ave, Boundary St, Thorn St (formerly Kearney St), Nelson Ave, Wabash Ave	

Residential Tracts Subdivided 1930-1945.

TRACT	OWNER/ DEVELOPER	SUBDIVISION DATE	MAJOR PERIOD OF DEVELOPMENT	ASSOCIATED ARCHITECTURAL STYLES	BOUNDARIES	NOTES
Burlingame Knolls		1938			32nd St, 33rd St, Nutmeg St, Maple St	Subdivided from the northern-most section of the Eastern Addition tract; one block; many houses designed by local master architect Richard Requa; the first Requa house erected at 2636 33rd St; others in the 2600 block of 33rd St.
Wilshire Terrace		1938				Subdivided from the Eastern Addition tract; near Balboa Park on the ridge above Florida Canyon; block pattern is alleys with residential development

Residential Tracts Subdivision Date Unknown.

TRACT	OWNER/ DEVELOPER	SUBDIVISION DATE	MAJOR PERIOD OF DEVELOPMENT	ASSOCIATED ARCHITECTURAL STYLES	BOUNDARIES	NOTES
Bancroft Terrace/ New San Diego			1920s-1940s	Minimal Traditional; Craftsman/ California Bungalow	Juniper St, 33rd St, Ivy St, Bancroft St	Block pattern is square without central alleys
Crestwood Place						Block pattern is alleys with residential development
Eastern Addition			1930s-1940s	Minimal Traditional; Spanish Colonial Revival	Nutmeg St, Teresita St, Maple St, 32nd St	
Forest Heights			1920s-1930s	Craftsman/ California Bungalow; Spanish Colonial Revival	Kalmia St, 33rd St, Ivy St, Bancroft St, Hawthorne St, 32nd St	
Gurwell Heights/ Frary Heights			1910s-1920s	Craftsman/ California Bungalow; Mission Revival	Thorn St, 31st St, Redwood St, 30th St	
New San Diego			1920s-1940s	Minimal Traditional; Spanish Colonial Revival	Maple St, Hawthorne St, 33rd St, Kalmia St, 32nd St	
Pamela Park			1940s-1950s	Minimal Traditional; Ranchette/Ranch	Palm St, 32nd St, Nutmeg St, Nutmeg Pl	
Park Addition						Block pattern is rectangular block with length oriented east/west
Park Villa Drive						Block pattern is alleys with residential development

TRACT	OWNER/ DEVELOPER	SUBDIVISION DATE	MAJOR PERIOD OF DEVELOPMENT	ASSOCIATED ARCHITECTURAL STYLES	BOUNDARIES	NOTES
Seaman & Choates Addition			1920s-1930s	Mission Revival; Craftsman/California Bungalow; Minimal Traditional; Spanish Colonial Revival	Alley N of Juniper St, 30th St, Juniper St, 28th St	
Shirley Ann						Block pattern is alleys with residential development
Spalding Place						Block pattern is alleys with residential development
University Heights/ Higgins Addition			1920s-1930s	Craftsman/California Bungalow; Spanish Colonial Revival	Robinson Ave, Georgia St, Myrtle Ave, Indiana St	Block pattern is rectangular block with length oriented east/west
University Heights/ Kimmel Heights			1920s-1940s	Craftsman/California Bungalow; Mission Revival	Copley Ave, 30th St, Suncrest Dr, Kansas St, Collier Ave, Utah St	Block pattern is rectangular block with length oriented east/west
University Heights/ Parkcrest			1900s-1910s	Craftsman/California Bungalow; Minimal Traditional	Adams Ave, Georgia St, Madison Ave, Park Blvd	Block pattern is rectangular block with length oriented east/west
Unknown			1910s-1920s	Craftsman/California Bungalow; Mission Revival	Alley N of Juniper St, 32nd St, Juniper St, 30th St	
Wright Subdivision/ Delano Tract			1920s-1930s	Spanish Colonial Revival; Mission Revival; Minimal Traditional	Kalmia Pl, 29th St, 28th St	

APPENDIX D: Master Architects & Builders[27]

Architects

Banning, Erwin T.
Brenk, Earl Josef
Calland & Eden
Delawie, Homer
Farr, Harry
Gibb, William E.
Gill, Irving
Groves, J.S.
Haufbauer, Clyde
Hebbard, William Sterling
Hope, Frank, Jr.
Hurlburt, Ralph
Keller, Walter
Love, John
Mead & Requa
Norbeck, J. E.
Quayle Brothers (Charles and Edward)
Requa, Richard S.
Ruocco, Lloyd Pietrantonio
Salyers, Charles
Stephenson, Frank W.
Tuttle, E.
Veitzer, Leonard
Wheeler, William Henry
Wheeler, Richard George
Winslow, Carleton Monroe

Builders

Anderson, L.C.
Brock Building Co.
Bryans, Edward F.
Dennstedt Co.
Dryden, David Owen
F. E. Young Company (Francis Young)
Golden, H.M.
Hawkins, William
Hayes & Jackson
Hurlburt & Tifal Company
Kelley, Joseph C.
Keyes, Arthur E.
Klicka Lumber Company
Larsen, Bernard O.
Lovett, John H.
Lowerison & Wolstencroft
Melhorn, Martin V.
Newman, Edward W.
Norris, Erwin D.
Pacific Building Co.
Pearson, Pear
Radford Building Co.
Ruplinger, R.P.
Schreiber, Alexander
Siguard G. Nordberg & Co.
Swift, Charles C.
Thomas Carter Construction Co.
Torgerson, Ben
West, Robert
Williams, Charles M.

Other Building Tradesmen

Ray Anderson, master plasterer
William Bell, golf course architect

[27] For biographical information on these practitioners, see City of San Diego Historical Resources Board, "Biographies of Established Masters," City of San Diego, May 12, 2008.

APPENDIX E: Properties in Potential Historic Districts

28th Street Residential Historic District

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
2609	28TH	ST	4536911400	1953		Non-Contributing
2615	28TH	ST	4536911300	1951		Non-Contributing
2621	28TH	ST	4536911200	1960		Non-Contributing
2629	28TH	ST	4536910300	1928	Martin J. Healey House, HRB #444	Designated
2639	28TH	ST	4536910200	1923	Josephine Shields House, HRB #609	Designated
2645	28TH	ST	4536910100	1924	Edwin and Rose Emerson/Hurlburt and Tifal House, HRB #697	Designated
2705	28TH	ST	4536311000	1930		Contributing
2711	28TH	ST	4536310900	1929		Contributing
2721	28TH	ST	4536310800	1929		Contributing
2727	28TH	ST	4536310700	1929		Contributing
2737	28TH	ST	4536310600	1927	Rolland C. Springer House, HRB #388	Designated
2749	28TH	ST	4536310500	1930		Contributing
2807	28TH	ST	4536310400	1930	Louis and Jane Florentin House, HRB #720	Designated
2815-2819	28TH	ST	4536310300	1930		Non-Contributing
2829	28TH	ST	4536310200	1930		Contributing
2841	28TH	ST	4536310100	1938		Contributing
2903	28TH	ST	4535811100	1930		Non-Contributing
2923	28TH	ST	4535810900	1930		Non-Contributing
2929	28TH	ST	4535810800	1930		Non-Contributing
2937	28TH	ST	4535810700	1925		Contributing
3005	28TH	ST	4535810500	1925		Contributing
3021	28TH	ST	4535810300	1928	Jack Rosenberg House, HRB #550	Designated
3031	28TH	ST	4535810200	1925		Non-Contributing
3037	28TH	ST	4535810100	1936	Paul E Stake/George W. Schilling House, HRB #356	Designated
3103	28TH	ST	4535201100	1939	Beers-La Cava/Kosmas House	Designated
3117	28TH	ST	4535201000	1931	Antoine and Jeanne Frey/Rear Admiral Francis Bacon House, HRB #627	Designated

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
3123	28TH	ST	4535200900	1926		Non-Contributing
3133	28TH	ST	4535200800	1926	Sam and Mary McPherson/Ralph E. Hurlburt and Charles H. Tifal House	Designated
3143	28TH	ST	4535200700	1956		Non-Contributing
3205	28TH	ST	4535200600	1933		Contributing
3211	28TH	ST	4535200500	1926		Contributing
3221	28TH	ST	4535200400	1927		Contributing
3229	28TH	ST	4535200300	1953		Non-Contributing
3235	28TH	ST	4535200200	1942		Non-Contributing
3245	28TH	ST	4535200100	1942		Non-Contributing
3303	28TH	ST	4534710100	1921	Owen S. & Rose L. King House, HRB #789	Designated
3321	28TH	ST	4534710200	1922		Non-Contributing
3327	28TH	ST	4534710300	1925		Non-Contributing
3341	28TH	ST	4534710400	1924		Contributing
3353	28TH	ST	4534710500	1930		Non-Contributing
3361	28TH	ST	4534710600	1925		Contributing
3369	28TH	ST	4534710700	1937		Contributing
3375	28TH	ST	4534710800	1936		Contributing
3383	28TH	ST	4534710900	1920		Non-Contributing
3393	28TH	ST	4534711000	1935		Contributing

30th Street/University Avenue Commercial Historic District

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
				1993	North Park Sign	Non-Contributing
3750-3752	30th	ST	4531320700	1930		Contributing
3753	30th	ST	4531330600	1950		Contributing
3758-3764	30th	ST	4531320800	1930		Contributing
3763-3773	30th	ST	4531320900	1990		Non-Contributing
3768-3772	30th	ST	4531320900	1930		Contributing
3774-3778	30th	ST	4531321000	1930		Contributing
3784-3786	30th	ST	4531321100	1930		Contributing
3793-3795	30th	ST	4531330100	1932		Contributing
3794	30th	ST	4531321200	1929		Contributing
3801	30th	ST	4531230600	1926		Contributing
3811-3815	30th	ST	4531230500	1930		Non-Contributing
3823	30th	ST	4531230400	1930		Non-Contributing
3827-3829	30th	ST	4531230300	1926		Contributing
3835-3837	30th	ST	4531230200	1930		Contributing
3910-3918	30th	ST	4464121300	1930		Non-Contributing
3919	30th	ST	4464130502	1990		Non-Contributing
3921	30th	ST	4464130400	1990		Non-Contributing
3926-3930	30th	ST	4464121400	1955		Non-Contributing
3933	30th	ST	4464130300	1930		Contributing
3934-3936	30th	ST	4464122700	1935		Contributing
3944	30th	ST	4464121600	1960		Contributing
3950-3952	30th	ST	4464121700	1930		Contributing
3956-3960	30th	ST	4464121900	1955		Contributing
3957-3959	30th	ST	4464131664	2000		Non-Contributing
3964-3966	30th	ST	4464122000	1924		Contributing
3972-3974	30th	ST	4464121800	1955		Contributing
3980-3982	30th	ST	4464122200	1955		Contributing
3983-3985	30th	ST	4464130200	1955		Contributing
3986	30th	ST	4464122300	1945		Contributing
3990-3994	30th	ST	4464122500	1950		Contributing
3991-3993	30th	ST	4464130100	1950		Contributing
4005-4009	30th	ST	4463641100	1980		Non-Contributing
4010-4014	30th	ST	4463631700	1950		Contributing
4018	30th	ST	4463631800	1950		Contributing
4026-4028	30th	ST	4463631900	1950		Contributing
4031-4033	30th	ST	4463641000	1960		Contributing
4034-4036	30th	ST	4463632000	1950		Contributing
4040	30th	ST	4463632100	1980		Non-Contributing

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
4045	30th	ST	4463640900	1920		Non-Contributing
4046-4052	30th	ST	4463632200	1950		Contributing
4057-4063	30th	ST	4463640700	1939		Non-Contributing
4060	30th	ST	4463632300	1960		Contributing
4069-4071	30th	ST	4463640600	1930		Non-Contributing
4075-4077	30th	ST	4463640500	1930		Non-Contributing
4081-4087	30th	ST	4463640400	1960		Contributing
4082	30th	ST	4463632600	1956		Non-Contributing
4093-4095	30th	ST	4463640100	1956		Non-Contributing
4094-4096	30th	ST	4463632700	1940		Contributing
3829-3831	Granada	AV	4531210300	1921		Contributing
3855-3865	Granada	AV	4531210100	1921		Non-Contributing
3812	Grim	AV	4531510900	1955		Contributing
2925	Lincoln	AV	4464122400	1930		Contributing
2928-2936	Lincoln	AV	4463631500	1950		Contributing
2940	Lincoln	AV	4463631600	1950		Contributing
2900	North Park	WY	4531221202	2000	Parking structure	Non-Contributing
3015	North Park	WY	4531331200	1939		Contributing
3040-3044	North Park	WY	4531510800	1955		Contributing
3925	Ohio	ST	4464140800	1915	Dixie Lumber Company	Contributing
3935	Ohio	ST	4464140700	1959	Mathews Cleaners	Contributing
3949	Ohio	ST	4464140500	1960		Contributing
3950	Ohio	ST	4464140400	2000		Non-Contributing
3969	Ohio	ST	4464142600	1960		Contributing
3991-3993	Ohio	ST	4464142500	1930		Non-Contributing
3019	Polk	AV	4463640300	1955		Contributing
3800-3804	Ray	ST	4531230700	1926		Contributing
3803	Ray	ST	4531510700	1920		Contributing
3809-3815	Ray	ST	4531510600	1937		Contributing
3812	Ray	ST	4531230800	1965		Non-Contributing
3817-3821	Ray	ST	4531510500	1955		Contributing
3820-3824	Ray	ST	4531230900	1938		Contributing
3823-3827	Ray	ST	4531510400	1930		Contributing
3830	Ray	ST	4531231000	1928		Contributing
2835	University	AV	4531120100	1930		Contributing
2839-2843	University	AV	4531120200	1930		Contributing
2849-2859	University	AV	4531121300	1930		Contributing
2852-2866	University	AV	4464113400	1930		Contributing
2861	University	AV	4531121300	1930		Non-Contributing
2867-2875	University	AV	4531210100	1921	Granada Building	Contributing

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
2877-2879	University	AV	4531210200	1931	Pekin Café	Contributing
2884	University	AV	4464111900	1930		Contributing
2888-2894	University	AV	4464112000	1930		Contributing
2893-2899	University	AV	4531210500	1928	North Park Theater, HRB #245	Designated
2900-2912	University	AV	4464121000	1929	Newman Building	Individually Significant
2911-2917	University	AV	4531220100	1928		Designated
2920-2922	University	AV	4464121100	1929		Contributing
2927	University	AV	4531221000	1970		Non-Contributing
2930-2948	University	AV	4464121200	1912		Contributing
3001-3009	University	AV	4531230100	1990		Non-Contributing
3002-3018	University	AV	4464130600	1928		Contributing
3005-3027	University	AV	4531231100	1990		Non-Contributing
3016-3020	University	AV	4464130700	1922		Contributing
3026-3036	University	AV	4464130800	1955		Contributing
3029	University	AV	4531510300	1942	J. C. Penney Building	Individually Significant
3038	University	AV	4464130900	1950		Contributing
3039-3041	University	AV	4531510200	1935		Contributing
3043-3049	University	AV	4531510100	1926		Non-Contributing
3054	University	AV	4464140900	1929		Contributing
3055	University	AV	4531520100	1956		Contributing
3060-3064	University	AV	4464141000	1930		Contributing
3063-3065	University	AV	4531520200	1930		Contributing
3067	University	AV	4531520300	1949		Contributing
3068-3070	University	AV	4464141100	1960		Contributing
3074-3080	University	AV	4464141200	1930		Contributing
3081-3083	University	AV	4531520400	1950		Contributing
3085-3089	University	AV	4531520500	1940		Contributing
3090-3092	University	AV	4464141300	1955		Contributing
3101	University	AV	4531611500	1975		Non-Contributing
3102-3104	University	AV	4464311500	1955		Contributing
3108-3112	University	AV	4464311600	1955		Non-Contributing
3117-3119	University	AV	4531611400	1955		Contributing
3118-3120	University	AV	4464311700	1940		Contributing
3124-3130	University	AV	4464311800	1950		Contributing
3131	University	AV	4531610200	1950		Contributing
3134-3138	University	AV	4464311900	1955		Contributing
3139	University	AV	4531610100	1956		Contributing
3140-3148	University	AV	4464312000	1950		Contributing
3927	Utah	ST	4464111300	1949	North Park Lions	Contributing

Kalmia Place Residential Historic District

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
				1923	Kalmia Place Subdivision Markers	Contributing
2837	KALMIA	PL	5390111400	1955		Contributing
2802	KALMIA	PL	5390120100	1924		Contributing
2812	KALMIA	PL	5390120200	1924		Contributing
2820	KALMIA	PL	5390120300	1938		Contributing
2825	KALMIA	PL	5390111600	1951		Non-Contributing
2835	KALMIA	PL	5390111500	1958		Contributing
2839	KALMIA	PL	5390111300	1926		Contributing
2845	KALMIA	PL	5390111100	1938		Contributing
2848	KALMIA	PL	5390120400	1937		Individually Significant
2851	KALMIA	PL	5390111000	1926		Non-Contributing
2857	KALMIA	PL	5390110900	1955		Non-Contributing
2858	KALMIA	PL	5390120500	1924		Contributing
2869	KALMIA	PL	5390112100	1935		Contributing
2875	KALMIA	PL	5390110400	1923		Contributing
2876	KALMIA	PL	5390120600	1936		Non-Contributing
2881	KALMIA	PL	5390110300	1934		Non-Contributing
2886	KALMIA	PL	5390120700	1925		Non-Contributing
2887	KALMIA	PL	5390110200	1925		Contributing
2893	KALMIA	PL	5390110100	1925		Contributing
2894	KALMIA	PL	5390120800	1935		Contributing

Park Boulevard Apartment (East) Historic District

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
3510-3514	INDIANA	ST	4523611400	1925		Non-Contributing
3522-3524	INDIANA	ST	4523611500	1980		Non-Contributing
3528	INDIANA	ST	4523611700	2010		Non-Contributing
3530-3532	INDIANA	ST	4523611600	1930		Non-Contributing
3544	INDIANA	ST	4523611800	1980		Non-Contributing
3602-3608	INDIANA	ST	4523612000	1930		Contributing
3610-3616	INDIANA	ST	4523612010	1930		Contributing
3620	INDIANA	ST	4523612904	1990		Non-Contributing
3634-3638	INDIANA	ST	4523612400	1930		Contributing
3644	INDIANA	ST	4523612500	1960		Non-Contributing
3650	INDIANA	ST	4523612600	1930	Stone Manor	Contributing
1717	MYRTLE	AV	4524820200	1925		Non-Contributing
1725-1729	MYRTLE	AV	4524821400	1925		Contributing
1732-1744	MYRTLE	AV	4523611301	1925		Non-Contributing
1735	MYRTLE	AV	4524821301	1930		Non-Contributing
1739-1755	MYRTLE	AV	4524821200	1940		Contributing
3401	PARK	BL	4524820800	1930		Contributing
3411	PARK	BL	4524820700	1930		Contributing
3421-3431	PARK	BL	4524821501	1960		Non-Contributing
3445	PARK	BL	4524820100	1925		Non-Contributing
3501	PARK	BL	4523611200	1930		Contributing
3511	PARK	BL	4523611100	1930		Contributing
3521	PARK	BL	4523611000	1925		Contributing
3525-3525 ½	PARK	BL	4523610900	1925		Contributing
3535	PARK	BL	4523610800	1930		Non-Contributing
3541	PARK	BL	4523612700	1970		Non-Contributing
3611	PARK	BL	4523610500	1930		Contributing
3621	PARK	BL	4523610400	1940		Contributing
3635	PARK	BL	4523612800	1925		Non-Contributing
3645	PARK	BL	4523612800	1925	Embassy Hotel	Individually Significant
1714-1720	UPAS	ST	4524820900	1925		Contributing
1728-1738	UPAS	ST	4524821000	1930		Contributing
1740	UPAS	ST	4524821601	1960	Terrace Park Apartments	Non-Contributing

Shirley Ann Place Residential Historic District Expansion

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
4509	LOUISIANA	ST	4451531300	1930		Contributing
4515	LOUISIANA	ST	4451531200	1924		Non-Contributing
4521	LOUISIANA	ST	4451531100	1924		Contributing
4531	LOUISIANA	ST	4451531000	1924		Contributing
4535	LOUISIANA	ST	4451530900	1920		Non-Contributing
4541	LOUISIANA	ST	4451530800	1924		Non-Contributing
4549	LOUISIANA	ST	4451530700	1924		Contributing
4555	LOUISIANA	ST	4451530600	1924		Contributing
4561	LOUISIANA	ST	4451530500	1925		Contributing
4577	LOUISIANA	ST	4451530300	1925		Non-Contributing
4579-4581	LOUISIANA	ST	4451530200	1935		Non-Contributing
4502	TEXAS	ST	4451534000	1924		Non-Contributing
4510	TEXAS	ST	4451534100	1924		Non-Contributing
4516	TEXAS	ST	4451534200	1924		Contributing
4522	TEXAS	ST	4451534300	1924		Contributing
4530	TEXAS	ST	4451534400	1924		Contributing
4536	TEXAS	ST	4451534500	1924		Contributing
4542	TEXAS	ST	4451534600	1924		Non-Contributing
4558	TEXAS	ST	4451534800	1926		Contributing
4562	TEXAS	ST	4451534900	1924		Contributing
4564	TEXAS	ST	4451535000	1924		Contributing
4570	TEXAS	ST	4451535100	1924		Non-Contributing
4576	TEXAS	ST	4451535200	1924		Contributing
4586	TEXAS	ST	4451535300	1924		Contributing
4509	LOUISIANA	ST	4451531300	1930		Contributing

Spalding Place Residential Historic District

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
4646	GEORGIA	ST	4450422300	1909		Contributing
4656	GEORGIA	ST	4450423700	1909		Non-Contributing
4651	PARK	BL	4450420800	1926		Non-Contributing
4655-4663	PARK	BL	4450420300	1920		Non-Contributing
1808	SPALDING	PL	4450420400	1915		Contributing
1810	SPALDING	PL	4450420500	1909		Contributing
1814	SPALDING	PL	4450420600	1915		Contributing
1815	SPALDING	PL	4450420700	1909		Contributing
1817	SPALDING	PL	4450422600	1909		Contributing
1818	SPALDING	PL	4450422700	1909		Contributing
1831	SPALDING	PL	4450422500	1909		Contributing
1832	SPALDING	PL	4450422800	1909		Contributing
1837	SPALDING	PL	4450422400	1928		Contributing
1838	SPALDING	PL	4450422900	1909		Contributing

APPENDIX F: Properties in Potential Multiple Property Listing

Residential Court Multiple Property Listing

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME
2309-2325	30TH	ST	5391010100	1922	
3216-3234	30TH	ST	4535402200	1922	
3236-3240	30TH	ST	4535402300	1921	
3317-3331	30TH	ST	4534911100	1923	Florence Court
3373-3379	30TH	ST	4534910500	1925	
4062-4072	30TH	ST	4463632400	1943	
4174-4188	30TH	ST	4463032200	1925	
4347-4367	30TH	ST	4461630400	1939	
4421-4433	30TH	ST	4461230800	1940	
4462-4466	30TH	ST	4461032400	1945	
3945-3951	ALABAMA	ST	4456810700	1922	
3969-3981	ALABAMA	ST	4456810400	1940	
4329-4341 ½	ALABAMA	ST	4453311100	1953	
4560-4564	ALABAMA	ST	4451413000	1924	
3967-3971	ARIZONA	ST	4457010500	1945	
4050-4058 ½	ARIZONA	ST	4455812500	1929	Casa del Torres
4075	ARIZONA	ST	4455820300	1946	
4110-4114 ½	ARIZONA	ST	4455311700	1950	
4341-4347	ARIZONA	ST	4453510700	1940	
4349-4355	ARIZONA	ST	4453510600	1940	
3934-3942	BANCROFT	ST	4464331900	1940	
4166-4176	FLORIDA	ST	4455022900	1925	
4439-4447	FLORIDA	ST	4452220700	1935	
4649-4663	GEORGIA	ST	4450510500	1927	
3358-3372	GRIM	AV	4534912100	1926	
3933-3945 ½	HAMILTON	ST	4457021000	1927	Aztec Court
3982-3996	HAMILTON	ST	4457012600	1948	
4058-4064	HAMILTON	ST	4455822400	1950	
4066-4072	HAMILTON	ST	4455822500	1950	
3163-3167	HOWARD	AV	4463230100	1945	
4646-4652	IDAHO	ST	4450912100	1950	
4670-4680	IDAHO	ST	4450912400	1930	
4741-4745 ½	IDAHO	ST	4382710900	1941	
4753-4759	IDAHO	ST	4382713500	1925	
3994-3996	ILLINOIS	ST	4464142400	1925	
4333-4339	ILLINOIS	ST	4461810800	1941	
4341-4351 ½	ILLINOIS	ST	4461810700	1930	

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME
4380-4390	ILLINOIS	ST	4461832300	1935	
4470-4476	ILLINOIS	ST	4460513500	1960	
4471-4475 ½	ILLINOIS	ST	4460521100	1953	
4477-4481 ½	ILLINOIS	ST	4460521000	1954	
4501	ILLINOIS	ST	4460520700	1953	
3547-3551	INDIANA	ST	4523620900	1923	
4030-4040	IOWA	ST	4463821900	1940	
4077-4083	IOWA	ST	4463830400	1940	
4118-4124	IOWA	ST	4463221900	1940	
4218-4228	IOWA	ST	4462510900	1936	
2926-2940	JUNIPER	ST	5390910600	1930	
3971-3981	KANSAS	ST	4464120300	1930	
4110-4116	KANSAS	ST	4463022100	1937	
4416-4430	KANSAS	ST	4461022000	1940	
2975	LAUREL	ST	5390213100	1940	Laurel Manor
2981	LAUREL	ST	5390213100	1940	Laurel Manor
3981-3985	LOUISIANA	ST	4456910200	1925	
4370-4394	LOUISIANA	ST	4453323000	1945	
4373-4379	LOUISIANA	ST	4453410400	1940	
4418-4424	LOUISIANA	ST	4452311700	1925	
3957-3959	MISSISSIPPI	ST	4456820700	1940	
4026-4030	MISSISSIPPI	ST	4455621800	1940	
4057-4063	MISSISSIPPI	ST	4455710600	1940	
4081-4087	MISSISSIPPI	ST	4455710300	1930	
4351-4355 ½	MISSISSIPPI	ST	4453320700	1935	
4679-4683	MISSISSIPPI	ST	4450620300	1940	
3029-3039 ½	MONROE	AV	4461232300	1926	
4474-4482	OHIO	ST	4461232400	1940	
4350-4364	OHIO	ST	4461631600	1936	
4502-4512	OHIO	ST	4460531800	1951	
4557-4563	OHIO	ST	4460510600	1929	
4349-4355	OREGON	ST	4453610800	1935	
4365-4369	OREGON	ST	4453610600	1940	
4474-4480	OREGON	ST	4452512800	1925	
4541-4547	OREGON	ST	4451720900	1940	
4714-4724	OREGON	ST	4382521900	1930	
4723-4731	OREGON	ST	4382601100	1930	
4033	PARK	BL	4455510600	1945	
4049-4063	PARK	BL	4455510400	1923	
4537-4541	PARK	BL	4451310800	1940	
4573-4587	PARK	BL	4451310200	1930	

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME
4617-4619	PARK	BL	4450421200	1925	
3002-3016	QUINCE	ST	4536010400	1930	Roosevelt Court
3009-3015	SUNCREST	DR	4383020200	1925	
4577-4583	TEXAS	ST	4451610500	1935	
1807-1821	UNIVERSITY	AV	4522010100	1925	
3936-3940	UTAH	ST	4457121600	1940	
4142-4150	UTAH	ST	4463012700	1940	
4341-4353	UTAH	ST	4461610900	1940	
4409-4415	UTAH	ST	4461021400	1935	
4430-4440	UTAH	ST	4461012200	1940	
4442-4452	UTAH	ST	4461012300	1935	
4460-4470	UTAH	ST	4461012500	1940	

APPENDIX G: Potential Individual Resources

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME
3553	28TH	ST		1925	George Carr House
2361-2367	30TH	ST	5390330300	1920	
3382-3396	30TH	ST	4534822200	1919	Lynhurst Apartments
3585	30TH	ST	4532541300	1929	St. Patrick's Church
3729	30TH	ST	4531341400	1897	St. Luke's Chapel
4333	30TH	ST	4461630700	1940	Chua Phat Da (formerly Metropolitan Community Church)
2228	33RD	ST	5391811000	1938	Clitsome Residence
2454-2474	ADAMS	AV	4382401200	1928	El Cantorral Court
3925-3935	ALABAMA	ST	4456810900	1930	
3810	BANCROFT	ST	4464712100	1935	North Park Baptist Church
2204	CLIFF	ST	4381610200	1914	
2110	EL CAJON	BL	4453311400	1960	
2144	EL CAJON	BL	4453311600	1964	Shield Security
2445	EL CAJON	BL	4454120900	1965	Denny's Restaurant
2900	EL CAJON	BL	4461621200	1938	Rudford's Restaurant
2935-2947	EL CAJON	BL	4462320200	1925	
3169	EL CAJON	BL	4462520100	1926	San Diego Gas & Electric Co. Building Substation “F”
4212	FLORIDA	ST	4453910900	1900	
4216	FLORIDA	ST	4453910800	1900	
3791	GRIM	AV	4531531500	1951	U.S. Post Office
1915	HOWARD	AV	4455020200	1900	
1919	HOWARD	AV	4455020300	1900	
4208	IDAHO	ST	4454310100	1924	North Park High Water Storage Tank
3004-3022	JUNIPER	ST	5391010200	1930	
2848	KALMIA	PL	5390120400	1937	
3226	NUTMEG	ST	4536820500	1922	St. Augustine High School
4469-4517	OHIO	ST	4460513600	1940	Palm Court
4860	OREGON	ST	4382301600	1916	Academy of Our Lady of Peace
4744	PANORAMA	DR	4381501900	1907	George Hawley House
3645	PARK	BL	4523612800	1925	Embassy Hotel
3655	PARK	BL		1930	St. Spyridon Greek Orthodox Church
3727	PARK	BL		1900	
3783	PARK	BL	4522010700	1928	
3791	PARK	BL	4522010600	1928	Nile Apartments
4175	PARK	BL		1965	Henry's Farmers Market
4193	PARK	BL	4455010100	1966	University Heights Branch Library
4237-4251	PARK	BL	4453800100	1926	Piggly Wiggly Building

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

APPENDIX H: Potential National Register & California Register Resources

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	NR	CR
3553	28TH	ST		1925	George Carr House	X	X
2361-2367	30TH	ST	5390330300	1920 c.		X	X
3585	30TH	ST	4532541300	1929	St. Patrick's Church	X	X
3729	30TH	ST	4531341400	1897	St. Luke's Chapel	X	X
4333	30TH	ST	4461630700	1940 c.	Chua Phat Da (formerly Metropolitan Community Church)	X	X
2228	33RD	ST	5391811000	1938	Clitsome Residence	X	X
2454-2474	ADAMS	AV	4382401200	1928	El Cantorral Court	X	X
2445	EL CAJON	BL	4454120900	1965 c.	Denny's Restaurant	X	X
3169	EL CAJON	BL	4462520100	1926	San Diego Gas & Electric Co. Building (SDG&E), Substation F	X	X
4208	IDAHO	ST	4454310100	1924	North Park High Water Storage Tank	X	X
2848	KALMIA	PL	5390120400	1937		X	X
3226-3266	NUTMEG	ST	4536820500	1922	St. Augustine High School (Austin Hall and Vasey Hall)	X	X
4860	OREGON	ST	4382301600	1916	Academy of Our Lady of Peace	X	X
4744	PANORAMA	DR	4381501900	1907	George Hawley House	X	X
3645	PARK	BL	4523612800	1925	Embassy Hotel	X	X
3655	PARK	BL		1930 c.	St. Spyridon Greek Orthodox Church	X	X
3783	PARK	BL	4522010700	1928		X	X
3791	PARK	BL	4522010600	1928	Nile Apartments	X	X
4175	PARK	BL		1965 c.	Henry's Farmers Market	X	X
4193	PARK	BL	4455010100	1966	University Heights Branch Library	X	X
4237-4251	PARK	BL	4453800100	1926	Former Piggly Wiggly Building	X	X
3076-3090	POLK	AV	4463213200	1930 c.	Korean Church of Seventh-Day Adventists	X	X
1910	ROBINSON	AV	4530111100	1937		X	X
3030	THORN	ST	4534912600	1924	Trinity United Methodist Church	X	X
3029	UNIVERSITY	AV	4531510300	1942	Former J.C. Penney Building	X	X
3795	UTAH	ST	4531020100	1931	Masonic Temple/Silver Gate Lodge	X	X