

HISTORICAL GREATER MID-CITY SAN DIEGO PRESERVATION STRATEGY



VOLUME 2

INTRODUCTION TO THE HISTORIC RESOURCES INVENTORY FORMS (DPR 523)

**HISTORIC
RESOURCES
INVENTORY FORMS
(DPR 523)
APN 452-705-02
THROUGH
APN 534-411-41**

HISTORICAL GREATER MID-CITY SAN DIEGO PRESERVATION STRATEGY



GREATER MID-CITY HISTORIC SURVEY OVERSIGHT COMMITTEE
PLANNING DEPARTMENT, CITY OF SAN DIEGO
202 C STREET, 4TH FLOOR
SAN DIEGO, CALIFORNIA 92101

CONSULTANTS:
ARCHITECT MILFORD WAYNE DONALDSON, FAIA, INC.
IS ARCHITECTURE
RNP/ROESLING NAKAMURA ARCHITECTS, INC.

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APN 452-705-02

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: APN 452-705-02

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 2645 First Avenue City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

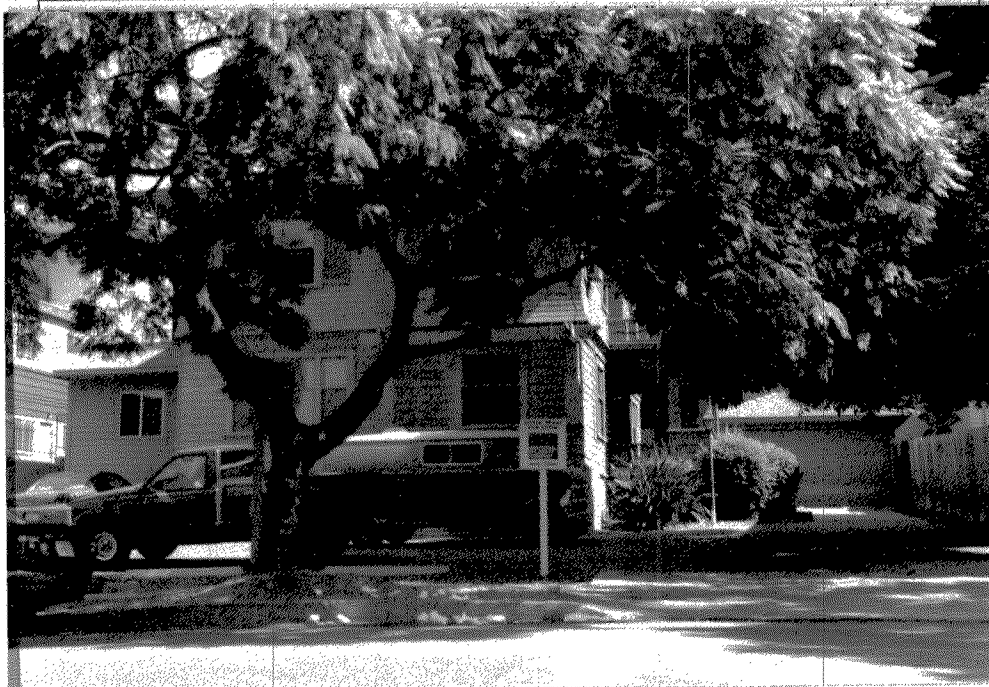
Assessor's Parcel Number: 452-705-02.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple family property; HP6. 1-3 story commercial bui

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 140-04

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1910's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 452-705-02

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R/C--Residential/Commercial

*B5. Architectural Style: Craftsman

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 452-705-03

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 2629 First Avenue City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 452-705-03.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple family property

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

P5b. Description of Photo: (View, date, etc.)

Photo Number: 140-05

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1910's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 452-705-03

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Multi-Family)

*B5. Architectural Style: Prairie

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme _____

Area _____

Period of Significance _____

Property Type _____

Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 452-705-04

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 2607 First Avenue City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 452-705-04.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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

P5b. Description of Photo: (View, date, etc.)

Photo Number: 147-22

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1910's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 452-705-04

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: C--Commercial

*B5. Architectural Style: California Bungalow

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme _____

Area _____

Period of Significance _____

Property Type _____

Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 452-705-07

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 2650 Second Avenue City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 452-705-07.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 140-06

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1910's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 452-705-07

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Craftsman

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme _____

Area _____

Period of Significance _____

Property Type _____

Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 452-705-08

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 2670 Second Avenue City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 452-705-08.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 140-07

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1900's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 452-705-08

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Tudor

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme _____

Area _____

Period of Significance _____

Property Type _____

Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 452-711-01

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 330 Olive Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Assessor's Parcel Number: 452-711-01.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 142-16

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both
1920's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 452-711-01

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Multi-Family)

*B5. Architectural Style: Spanish Colonial Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 452-711-01

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 2765 Third Avenue City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 452-711-01.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 142-18

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1910's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C-Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 452-711-01

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Tudor

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 452-711-03

P1. Other Identifier: IS

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

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 2720 Fourth Avenue City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

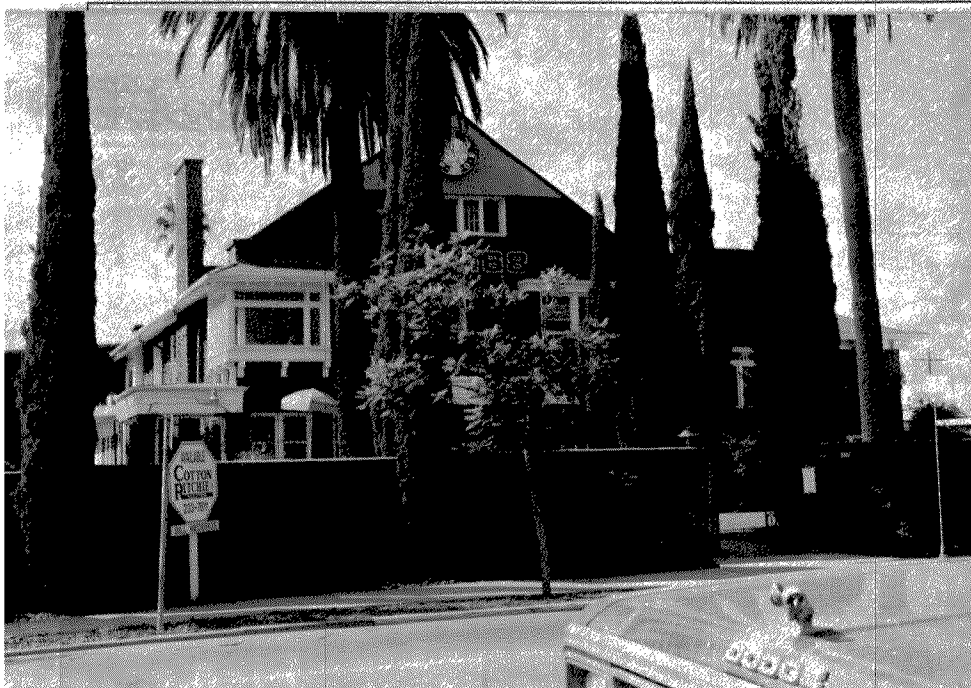
Assessor's Parcel Number: 452-711-03.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 142-17

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1900's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 452-711-03

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: C--Commercial

*B5. Architectural Style: Colonial Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme _____

Area _____

Period of Significance _____

Property Type _____

Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 452-714-08

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 2650-80 Sixth Avenue City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

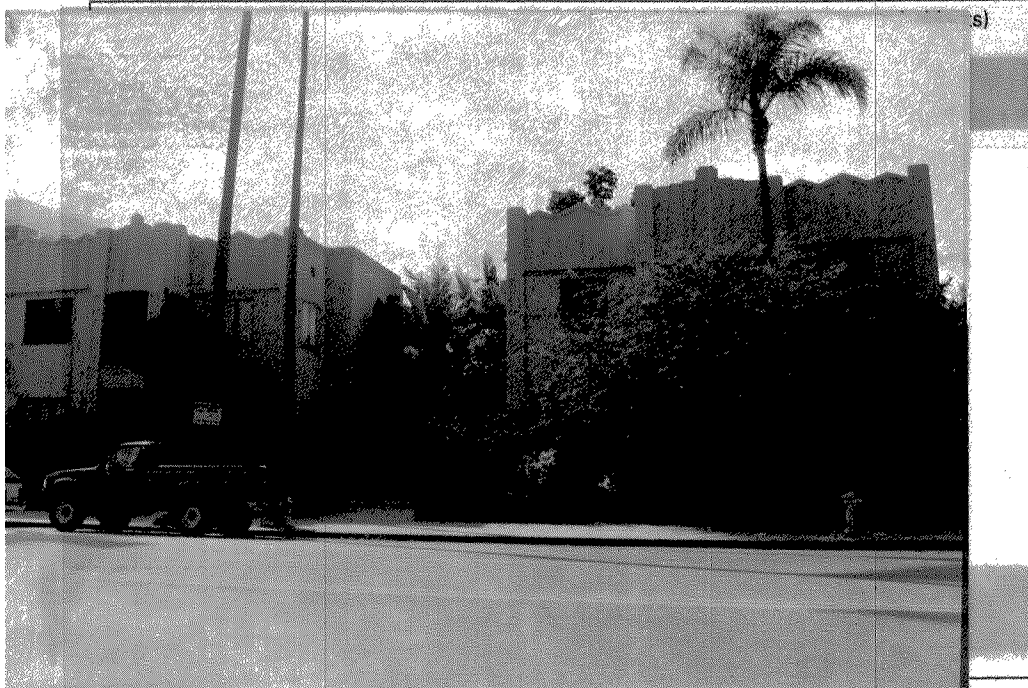
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 452-714-08.

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

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 142-10

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both
1920's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 452-714-08

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: R--Residential (Multi-Family)

*B5. Architectural Style: Art Deco

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 452-714-10

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 536 Maple Street City San Diego Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)
Assessor's Parcel Number: 452-714-10.

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

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, etc.)
Photo Number: 142-09
Date: June-October 1995

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1920's

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)
Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 452-714-10

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Multi-Family)

*B5. Architectural Style: Spanish Colonial Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

APN 453

10/1/2019 10:10:10 AM

10/1/2019 10:10:10 AM

10/1/2019 10:10:10 AM

10/1/2019 10:10:10 AM

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3819 Georgia Street
City San Diego Zip 92103 County San Diego
4. Parcel number: 453-011-05-00
5. Present Owner: Daniel E. & Ruth A. Shimeall Trs. Address: 3819 Georgia St.
City San Diego Zip 92103 Ownership is: Public _____ Private X
6. Present Use: Single-family residence Original use: Single-family residence

DESCRIPTION

- 7a. Architectural style: Craftsman
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Blk 256, Lots 7 & 8, University Heights Subdivision

This one-and-a-half story house has a side gabled roof with overhanging eaves and exposed rafters. A gabled dormer rests in the center of the roof. A centered cross-gable rests below the dormer over the porch steps. The porch lies under the main roof and extends across the full width of the house. Each gable has triangular brackets under the eaves and finials at their points. An octagon shaped cupola with a hipped roof lies on the south end of the roof. A large shed roof dormer extends from the south end of the backside of the roof. A bay window lies on the south facade directly below the cupola. The ground floor has wood clapboard siding and shingle siding covers the gables. The roof above the porch is supported by four supports consisting of two or three columns resting on low piers. A flat roof garage with clapboard siding lies at street level in front of the house.



8. Construction date:
Estimated _____ Factual 1907
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 50' Depth 140'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
August 1988

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial ☒ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning ☒ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? yes Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

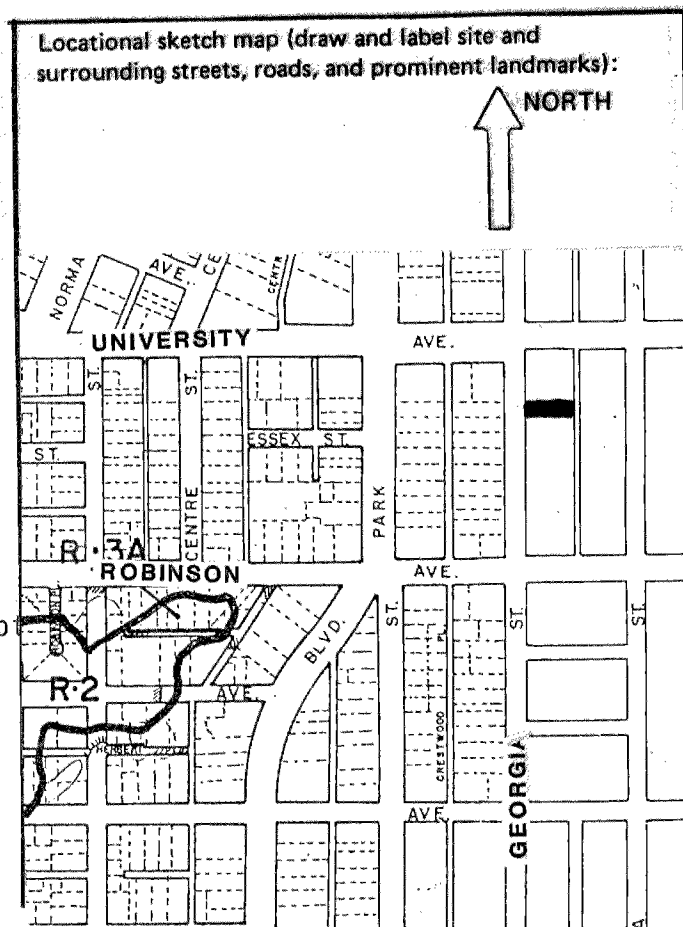
This house was built in 1907 by Frederick R. Bolton, a realtor. He lived here with his wife, Mollie, until 1931. Originally numbered 3869, the house became 3819 Georgia Street in 1914. This house represents one of the first houses built in the area. It is an excellent example of the Craftsman style which was part of the first phase of the modern movement. This style dominated American houses for two decades in the early 1900's and almost overwhelmed the earlier emphasis on period revival styles.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1. Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2.

21. Sources (List books, documents, surveys, personal interviews and their dates).

I., II., III., IV., V.

22. Date form prepared December 1988
By (name) C. Braun
Organization City of San Diego/Planning Dep
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 236-6819



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: _____

15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial ☒ Other: _____

16. Threats to site: None known _____ Private development ☒ Zoning ☒ Vandalism ☒
Public Works project _____ Other: _____

17. Is the structure: On its original site? YES Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This house was built in 1907 by Frederick R. Bolton, a realtor. He lived here with his wife, Mollie, until 1931. Originally numbered 3869, the house became 3819 Georgia Street in 1914. This house represents one of the first houses built in the area. It is an excellent example of the Craftsman style which was part of the first phase of the modern movement. This style dominated American houses for two decades in the early 1900's and almost overwhelmed the earlier emphasis on period revival styles.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1. Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2.

21. Sources (List books, documents, surveys, personal interviews and their dates).

I., II., III., IV., V.

22. Date form prepared December 1988

By (name) C. Braun

Organization City of San Diego/Planning Dep

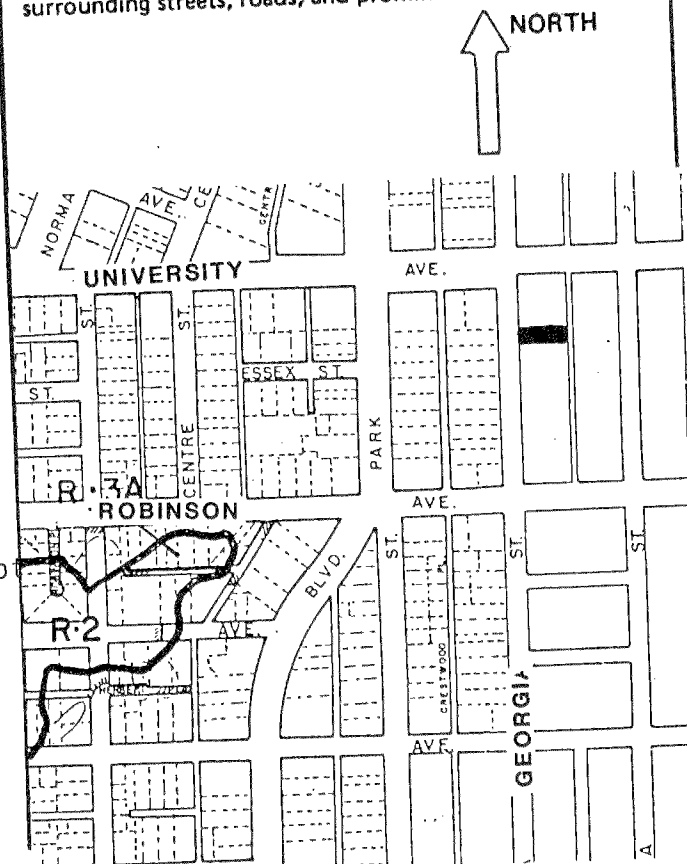
Address: 202 "C" Street

City San Diego Zip 92101

Phone: (619) 236-6819

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

NORTH



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Tropical Terrace Apartments
2. Historic name: Tropical Terrace Apartments
3. Street or rural address: 1910 Robinson Avenue
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-011-10
5. Present Owner: Michael M. Hosking Address: 1910 Robinson Avenue
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Moderne
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 256, Lots 23 thru 25, University Heights Subdivision

This two story, split level apartment building has a cross-hipped roof with no eaves. The building is clad with smooth stucco and the windows are metal casement. A row of garages lies in the front of the property. The flat roof of the garages forms a terrace in front of the apartment building. Two garages on the east end of the lot have been converted to dwelling units. Above these two units lies another unit with a flat roof that forms a terrace to more units behind it. The terraces, stairs and balconies all have stucco clad banisters topped by metal pipe railings. At the center of the building lies a large, two story rounded bay window with a flat roof and overhanging eave. Aluminum awnings have been added on the south and west facades.



8. Construction date:
Estimated _____ Factual 1937
9. Architect Owen King
10. Builder Scott King and Arthur McKee
11. Approx. property size (in feet)
Frontage 140' Depth 75'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
August 1988

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: enclosed garage
15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☐
Residential ☒ Industrial ☐ Commercial ☒ Other: ☐
16. Threats to site: None known ☐ Private development ☒ Zoning ☒ Vandalism ☒
Public Works project ☐ Other: ☐
17. Is the structure: On its original site? ☒ Yes Moved? ☐ Unknown? ☐
18. Related features: landscaping

SIGNIFICANCE

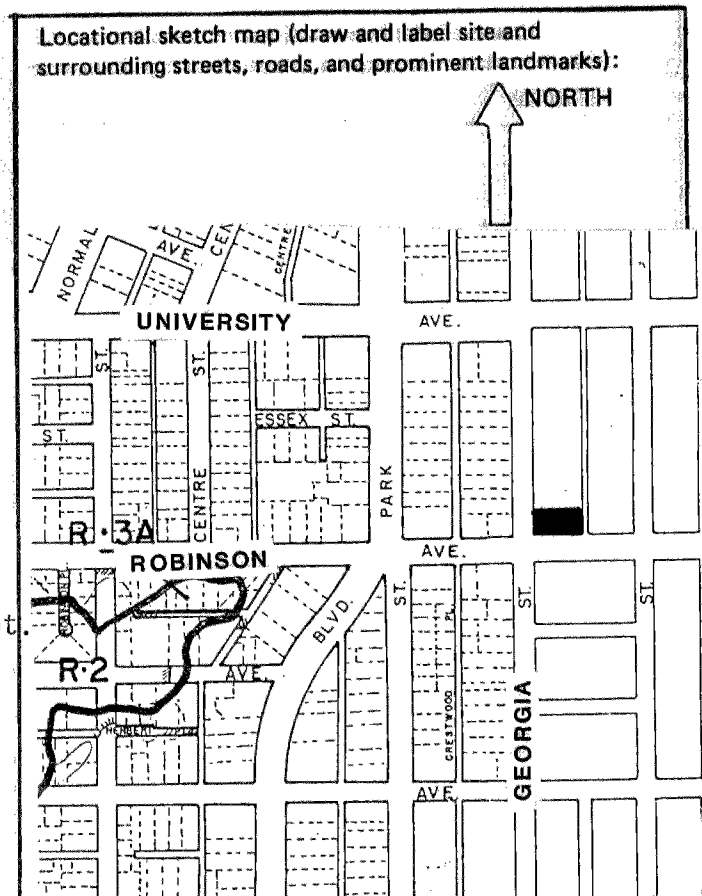
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This apartment complex was built in 1937 by Arthur H. McKee and Scott King. McKee was a plasterer and he did the plastering on this building. McKee and King ran their own construction company. A few years later, Scott King founded the Travelodge Corporation. These apartments were designed by Scott King's brother as his master's thesis at the University of California, Berkeley. Nellie I. Fuller bought the building, with the help of her mother, in 1940. She says that Scott King used the down payment she gave him for this building to help build the first Travelodge Motel. Nellie and her mother both moved into this building. Nellie lived there until she sold the building in 1986. Scott King's brother, Owen King, lived in Los Angeles but was a vice-president of Travelodge Corporation. He may have designed some of the early Travelodge Motels. This apartment complex has always been called the Tropical Terrace Apartments. The Moderne Style of this building represents one of the architectural styles of the second phase of the Modern Movement. The "streamlined" appearance this style gives a building came as a result of the Machine Age Movement in design.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1. Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education 2.
21. Sources (List books, documents, surveys, personal interviews and their dates).

I, II, III, IV, V, XVI, XVII, XVIII

22. Date form prepared January 1989
By (name) C. Braun
Organization City of San Diego/Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 236-6819



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: enclosed garage

Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial ☒ Other: _____

16. Threats to site: None known _____ Private development ☒ Zoning ☒ Vandalism ☒
Public Works project _____ Other: _____

17. Is the structure: On its original site? yes Moved? _____ Unknown? _____

18. Related features: landscaping

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This apartment complex was built in 1937 by Arthur H. McKee and Scott King. McKee was a plasterer and he did the plastering on this building. McKee and King ran their own construction company. A few years later, Scott King founded the Travelodge Corporation. These apartments were designed by Scott King's brother as his master's thesis at the University of California, Berkeley. Nellie I. Fuller bought the building, with the help of her mother, in 1940. She says that Scott King used the down payment she gave him for this building to help build the first Travelodge Motel. Nellie and her mother both moved into this building. Nellie lived there until she sold the building in 1986. Scott King's brother, Owen King, lived in Los Angeles but was a vice-president of Travelodge Corporation. He may have designed some of the early Travelodge Motels. This apartment complex has always been called the Tropical Terrace Apartments. The Moderne Style of this building represents one of the architectural styles of the second phase of the Modern Movement. The "streamlined" appearance this style gives a building came as a result of the Machine Age Movement in design.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1. Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2.

21. Sources (List books, documents, surveys, personal interviews and their dates).

I, II, III, IV, V, XVI, XVII, XVIII

22. Date form prepared January 1989

By (name) C. Braun

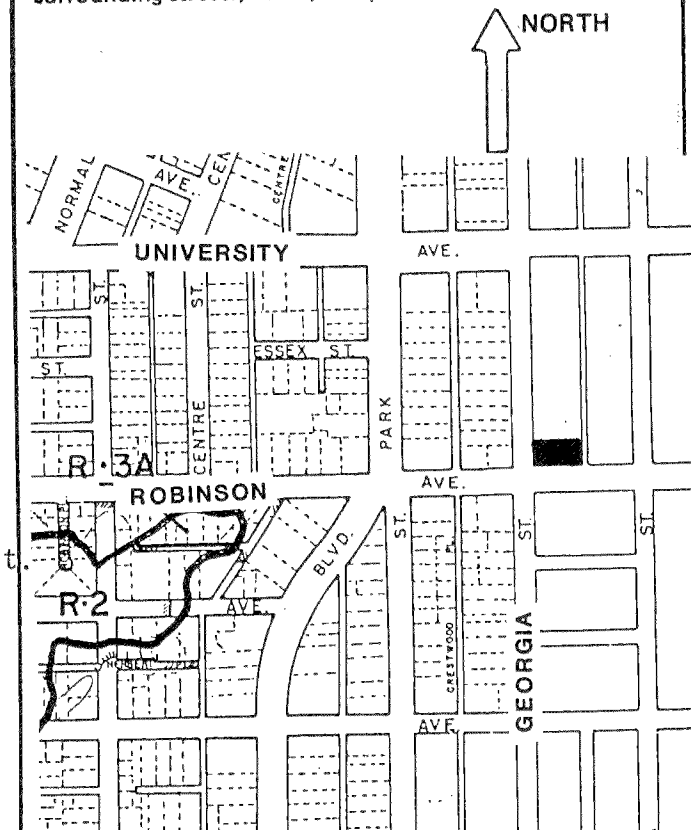
Organization City of San Diego/Planning Dept.

Address: 202 "C" Street

City San Diego Zip 92101

Phone: (619) 236-6819

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: _____

P1. Other Identifier: _____

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

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 2601-11 Wightman City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

San Diego County Assessor's Parcel Number: 453-091-01

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

Legal Description: Block 68, Lots 1 & 2

*P3b. Resources Attributes: (List attributes and codes) Residential

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

*P7. Owner and Address:

Espinosa, Miguel N.Jr. &
Migue & Lilia
4245 Francis Way
La Mesa CA 92042

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

Office of the City Architect
City of San Diego Planning
Department
202 "C" Street S.D. 92101

*P9. Date Recorded: _____

*P10. Survey Type: (Describe)

*P11. Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: _____

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

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

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: _____

(Sketch Map with north arrow required)

B13. Remarks: _____

*B14. Evaluator: _____

Date of Evaluation: / /

(This space reserved for official comments.)

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3728 Pershing Ave.
City San Diego Zip _____ County San Diego
4. Parcel number: 453-091-18
5. Present Owner: Malcolm Family Trust Address: 9683 Wayfarer Dr.
City La Mesa Zip 91942 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Craftsman Legal D: Blk 68, Lots 41&42

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This one-story asymmetrical Craftsman structure has a low pitch roof and a cross gable. Exposed rafters are found on both the north and south facades of the structure with widely overhanging eaves present on all sides. A large front gable, that is offset to the north of the facade, covers an open porch that is slightly raised. Two tapered stucco columns act as support for the front gable. Vertical attic vents are present beneath the peaks of the front and side gables. A tripartite window with a fixed center and casement side panels is located on the front facade just south of the main entrance. A pair of adjoining casement windows are also located on the front facade as is a wood frame door with vertical glass panes. Located on the south side of the structure is an exposed wood chimney with brick detailing. Also located on the south facade is a small side gable and an assortment of double hung and casement windows. The same arrangement can be found on the north side of the structure. Mature foundation plants and a nicely manicured lawn set off the front yard. No alterations are apparent.



8. Construction date:
Estimated 1918 Factual _____
9. Architect _____
10. Builder David Owen Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: NONE KNOWN
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

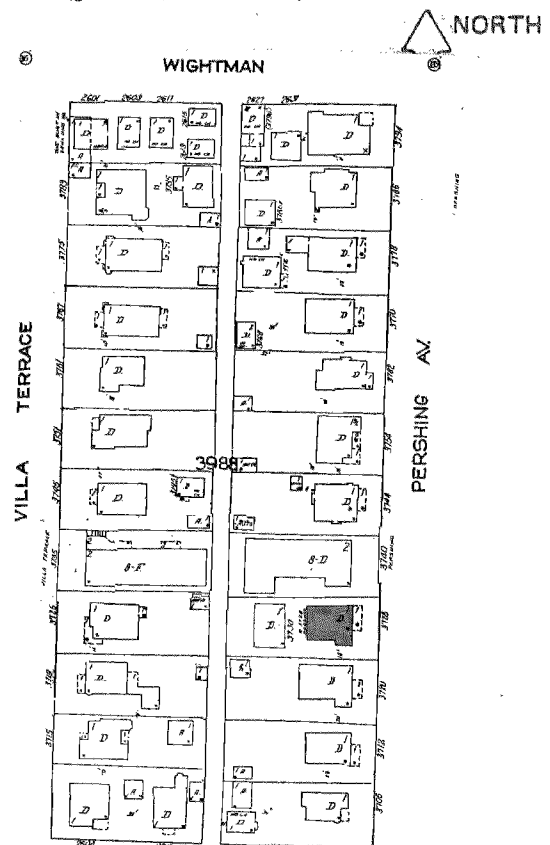
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald "David Owen Dryden A Builder in the cr style." Journal of San Diego History Winter 1991

22. Date form prepared August 1991
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 525 "B" Street, Suite 2002
San Diego
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: NONE KNOWN
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

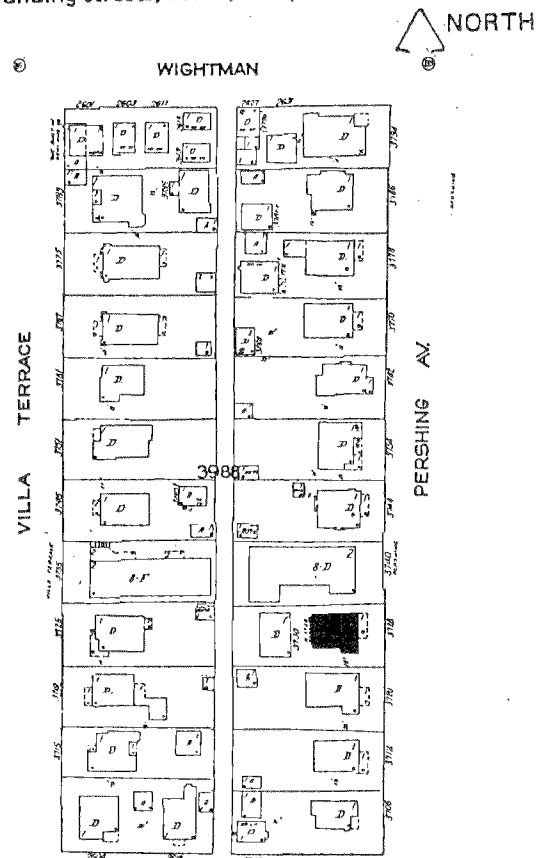
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald "David Owen Dryden A Builder in the cr style." Journal of San Diego History Winter 1991

22. Date form prepared August 1991
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 2710 Landis Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-092-13
5. Present Owner: Estate of Nancy Carter Address: 3712 Pershing Drive
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Craftsman

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 63, Lots 21-24

This 1½-story asymmetrical Craftsman home has a low-pitch roof with side gables. Wide overhanging eaves with exposed rafters are supported by stepped brackets. A shed roof extends out over the open veranda. Four narrow wood columns support the shed roof. Double-hung windows are used throughout the house with the largest one located on the front facade next to the main entry. The west facade features an oriel with a shed roof sheltering it. The entire structure is covered by shingled siding with decorative vertical vents visible beneath the peaks of the side gables. A wooden gate has been added that surrounds the rear yard. The house is set back on the lot behind a well-manicured lawn and hedge.



8. Construction date:
Estimated 1917 Factual _____
9. Architect David O. Dryden
(designer)
10. Builder David O. Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: New roof
15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☐
Residential ☒ Industrial ☐ Commercial ☐ Other: ☐
16. Threats to site: None known ☐ Private development ☒ Zoning ☐ Vandalism ☒
Public Works project ☐ Other: ☐
17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐
18. Related features: ☐

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Between 1911 and 1919, local building designer and contractor David Owen Dryden built over fifty homes in the area north of Balboa Park, giving great attention to detail and fine craftsmanship. Dryden moved from Oregon where, presumably, he received building arts training. He completed his first home in San Diego at 3120 Granada Street, in 1912. Craftsman architecture quickly gained popularity in Southern California due to its affordability, "modern architecture" and emphasis upon comfortable living. In 1915, the Panama-California Exposition brought many residents to San Diego. Their housing needs caused Dryden's business to flourish. This residence, built c. 1917, represents one of the many unique examples of Dryden's work in San Diego.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

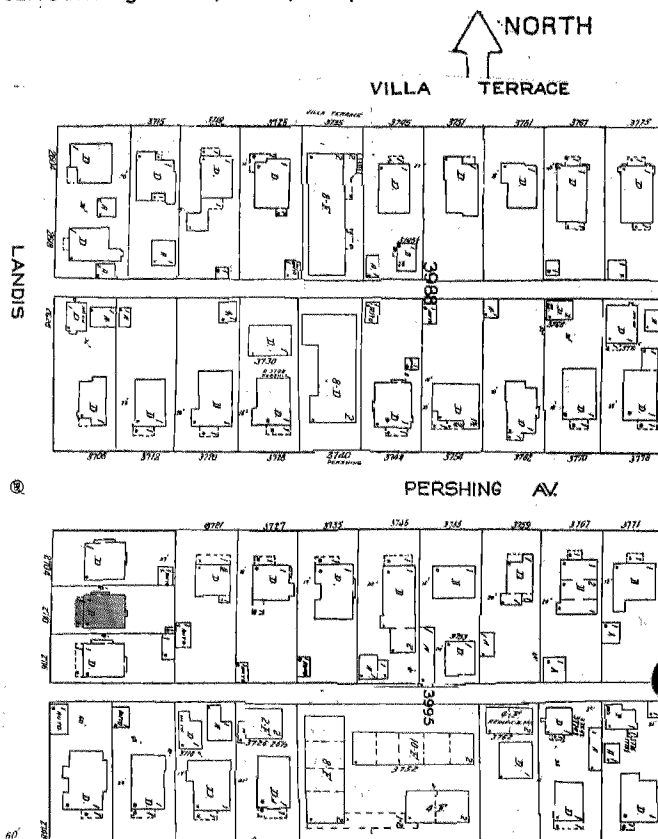
Architecture 1 Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald. "David Owen Dryden, A Builder in the Craftsman Style,"
Journal of San Diego History Winter 1991

22. Date form prepared 7/9/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐

14. Alterations: New roof

15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☐
Residential ☒ Industrial ☐ Commercial ☐ Other: ☐

16. Threats to site: None known ☐ Private development ☒ Zoning ☐ Vandalism ☒
Public Works project ☐ Other: ☐

17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐

18. Related features: ☐

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Between 1911 and 1919, local building designer and contractor David Owen Dryden built over fifty homes in the area north of Balboa Park, giving great attention to detail and fine craftsmanship. Dryden moved from Oregon where, presumably, he received building arts training. He completed his first home in San Diego at 3120 Granada Street, in 1912. Craftsman architecture quickly gained popularity in Southern California due to its affordability, "modern architecture" and emphasis upon comfortable living. In 1915, the Panama-California Exposition brought many residents to San Diego. Their housing needs caused Dryden's business to flourish. This residence, built c. 1917, represents one of the many unique examples of Dryden's work in San Diego.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education 2

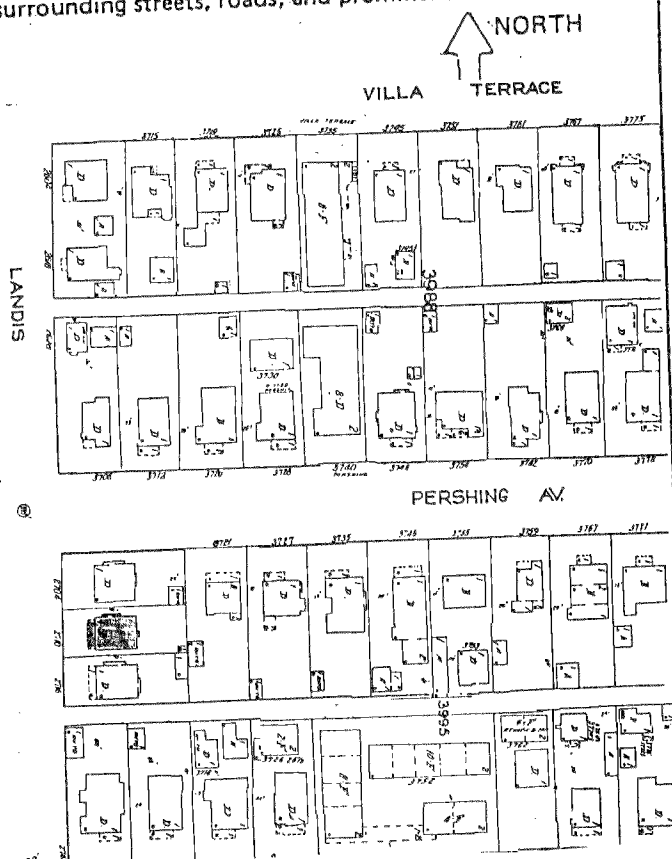
21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) City Directories 1912-1926
- 2) Water & Sewer Permits
- 3) Covington, Donald. "David Owen Dryden, A Builder in the Craftsman Style," Journal of San Diego History Winter 1991

22. Date form prepared 7/9/91

By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3706 28th Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-092-27
5. Present Owner: Estate of Nancy Carter Address: 3712 Pershing Drive
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Craftsman

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: (blk 63, Lot 48)

This is a one-story asymmetrical Craftsman structure with a low pitched roof and shiplap siding. A large gable dominates the front facade and extends out over the open porch. A large fixed window with adjacent double hung side panel is located just south of the main entrance. Two double hung windows are paired together north of the entrance on the front facade. A small gable sits in the center of the roofline on the north facade. Double hung and casement windows are used on both the north and south face. A second entry is located in the center of the south facade between two small gables. The stepped entry is raised and tops out to an open porch. A concrete retaining wall with a chain link fence topping it has been added to the southern portion of the property. A stucco garage is connected to the property and is located on Landis. An exposed stucco chimney is also located on the southern side of the property.



8. Construction date:
Estimated 1917 Factual _____
9. Architect --
10. Builder David Owen Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: none known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

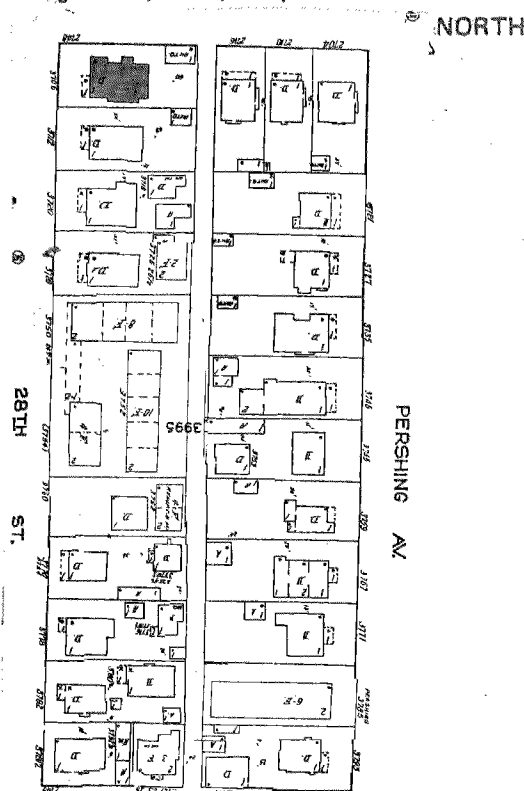
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture _____ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

22. Date form prepared _____
By (name) _____
Organization _____
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



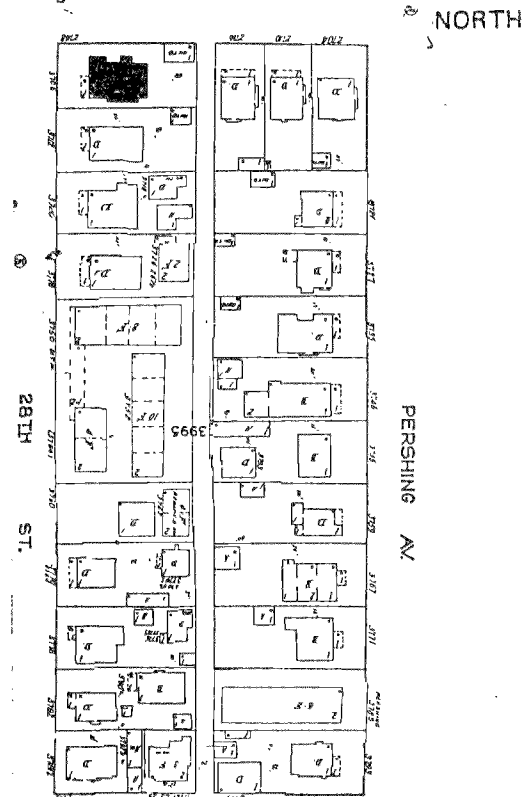
13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: none known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture _____ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
22. Date form prepared _____
By (name) _____
Organization _____
Address: _____
City _____ Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status 3
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: Silvergate Masonic Temple
2. Historic name: Silvergate Masonic Temple
3. Street or rural address: 3795 Utah Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-102-01
5. Present Owner: Silvergate Masonic Temple Corp. Address: 3795 Utah Street
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Social Original use: Social

DESCRIPTION

7a. Architectural style: Art Deco

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: Blk 7 Lot 12, North Park

This is a three-story rectangular building in the Art Deco style. The roof is flat with a multi-layered corbelled parapet at the west end of the building. A central tower set flush with the front (Utah Street) facade rises approximately one story above the roofline. Windows in the auditorium portion of the building (east end) are tall and multi-paned. The main entry is recessed and elevated above grade. Four steps with two curving iron railings lead to the entry stoop. The wooden entry doors are original, and have frosted glass center panels. Two windows, one on either side of the stairs, are fixed variations on a triangular top [], matching the shape of the entry. Ornamentation is varied, with vertical emphasis more pronounced than horizontal. Vertical bands rise from the first floor to the top of the parapet on the north facade and the northwest and southwest corners of the west facade. Three horizontal zig-zag bands are inset in panels directly above the first and second floor windows. An organic ornamental mason's insignia is above the entrance. An original neon Mason's sign sits on the northwest corner. Hedges and palm trees along the north and west facades further emphasize the geometric ornamentation.



8. Construction date: Estimated _____ Factual 1931
9. Architect Quayle Bros.
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 150 Depth _____
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)
1989

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None noted
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial ☒ Other: School
16. Threats to site: None known _____ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: Bushes/shrubs are shaped to complement the structure.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This building, designed by the Quayle Brothers, is significant for its Art Deco architecture. In the 1989 summer/fall issue of The Sophisticate, the magazine of the Art Deco Society of California (ADSC), the Silvergate Masonic Temple was awarded an "ADSC Art Deco Preservation Award" as "... a textbook example of the Art Deco style." The interior of the building includes many of the original decorative elements, such as Art Deco lighting fixtures, molding and stenciled ceilings. Egyptian Revival influence is also found on the interior in the "Egyptian Room."

The Quayle Brothers (Charles and Edward) were prominent San Diego architects who designed theatres, business blocks, apartments, and homes from 1906-1939. In 1933, they won Honor Awards for their design of the Elks Club building at 350 Broadway and the Brick building at 402 W. Broadway. Other notable structures designed by the Quayle Brothers in San Diego include the Balboa Stadium and the Savoy Theater (demolished).

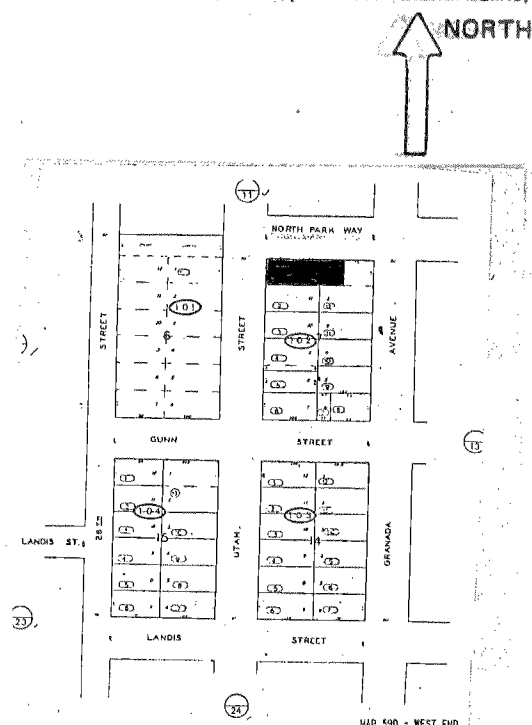
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. Union: 1/23/1949

Architect, Wm., Charles and Edward Quayle and Their Buildings-- Carina Webster Masters Thesis, 1984 University of San Diego.

22. Date form prepared 11/6/90
By (name) Melinda W. Tomes
Organization City of San Diego Planning Dept
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None noted
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial ☒ Other: School
16. Threats to site: None known _____ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: Bushes/shrubs are shaped to complement the structure.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This building, designed by the Quayle Brothers, is significant for its Art Deco architecture. In the 1989 summer/fall issue of The Sophisticate, the magazine of the Art Deco Society of California (ADSC), the Silvergate Masonic Temple was awarded an "ADSC Art Deco Preservation Award" as "... a textbook example of the Art Deco style." The interior of the building includes many of the original decorative elements, such as Art Deco lighting fixtures, molding and stenciled ceilings. Egyptian Revival influence is also found on the interior in the "Egyptian Room."

The Quayle Brothers (Charles and Edward) were prominent San Diego architects who designed theatres, business blocks, apartments, and homes from 1906-1939. In 1933, they won Honor Awards for their design of the Elks Club building at 350 Broadway and the Brick building at 402 W. Broadway. Other notable structures designed by the Quayle Brothers in San Diego include the Balboa Stadium and the Savoy Theater (demolished).

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

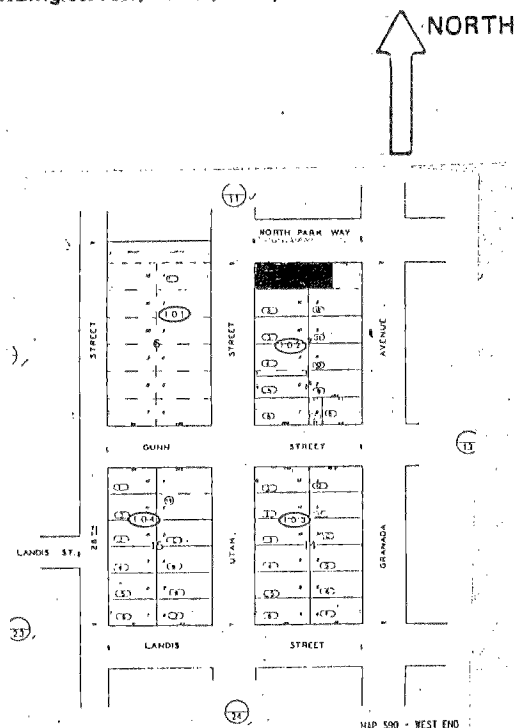
21. Sources (List books, documents, surveys, personal interviews and their dates).

S.D. Union: 1/23/1949

Architect, Wm., Charles and Edward Quayle and Their Buildings-- Carina Webster Masters Thesis, 1984 University of San Diego.

22. Date form prepared 11/6/90
By (name) Melinda W. Tones
Organization City of San Diego Planning Dept
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 1

*Resource Name or #: Glenn's Market

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 2835 University Avenue City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 453-112-01

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

Legal Description: Block 4 Lots 11 & 12 W 1/2. 2835 University Ave. is a two story commercial structure in the modern style. The building is rectangular with curved corners and flat roof. Windows are original, second floor windows on the west facade are single sash double-hung with smaller single sash double hung windows level with the top of the larger windows. Four french doors, two at each end of the west facade opened up on to balconies (which have been removed). At the northwest corner of the second floor is a curving double hung two-sash window flanked by two four pane fixed windows. Windows along the second floor north facade are seven double-hung single sash. On the first floor west facade are four fixed single sash windows and four double hung at a mid-floor level (storage area or office on the interior). Two entry doors and two double-hung single sash windows are towards the south end of the west facade. The most distinctive feature is the storefront along the north and part of the west facades. It is tiled with burgandy glazed tile. A guyed awning porch runs above the entire storefront. Letters spelling out "GLENN'S MARKET" sit upon the porch. A curving glass block wall is on the NW corner. Vertical ornamental bands decorate the NW facades.

*P3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

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

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

*P7. Owner and Address:
Lobenstein, Jacob D
6006 Bernadette Lane
San Diego 92120

*P8. Recorded by: (Name, affiliation, address)
Office of the City Architect
City of San Diego Planning Dep.
202 "C" Street
San Diego 92101

*P9. Date Recorded: 04/22/1996

*P10. Survey Type: (Describe)



*P11. Report Citation: (Cite survey report/other sources or "none")

*Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: Glenn's Market

B1. Historic Name: _____

B2. Common Name: Glenn's Market

B3. Original Use: Commercial/Residential B4. Present Use: Commercial/Residential

*B5. Architectural Style: Modern

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

Alterations: Stucco, Balconies removed

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Significance:

Glenn's Market is significant primarily for its architecture. It is a good example of a modern commercial / residential building, despite alterations.

Traditional moderne elements, such as rounded corners, glass brick, vertical bands, and guyed aluminum awning.

It is tiled with burgandy glazed tile. A guyed awning porch runs above the entire storefront. Letter spelling out "Glenns Market" Sit upon the porch. A curving glass block wass is on the North - West corner. Vertical ornamental bands decorate the Northwest facades.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

(Sketch Map with north arrow required)

B13. Remarks:

*B14. Evaluator: Alex D. Bevil

Date of Evaluation: 6 / 16 / 89

(This space reserved for official comments.)

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: McColl Building
2. Historic name: Granada Building
3. Street or rural address: 2867 University Avenue
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-121-01
5. Present Owner: Joseph L. & Evelyn G. Musser Trust Address: 3940 Gresham St., #345
City San Diego Zip 92109 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

- 7a. Architectural style: Mission Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 3, Lots 11 & 12 W 50 ft.

The McColl Building is a two-story commercial Mission Revival style structure with a stepped parapeted flat roof. Its structural tile constructed walls are covered by a brick veneer. A decorative brick string runs under the entire parapet. A brick water course separates the first and the second floors. Large ground floor store front windows denote the commercial level. The main entrance door facing University Avenue has been altered to a glass door with rectangular glass transom. A slightly recessed marble veneered second entry, at the eastern corner facing University Avenue, leads to the second floor. A wide band of ceramic tile has replaced the original decorative tiles along the spandrel. Other alterations include: aluminum frame windows on both stories, two large billboards on the roof and a commercial sign over the corner entrance. An original electric street light stands in front of the main entrance on the corner of University and Granada Avenues.



8. Construction date:
Estimated _____ Factual 1921
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 150 Depth _____
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)
June 1991

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: windows, door, decorative tiles
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial X Other: _____
16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? _____ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This commercial building was built in 1921 by William McCloskey, as an investment property. He was a plumber by profession and operated a plumbing business from the first floor of the building. The rest of the first floor consisted of miscellaneous stores including one medical store. The second floor was rented out to some doctors. The original name of the building was Granada Building. In 1955 it was bought by a physician, Dr. James M. McColl, who changed its name to McColl Building. The structure is significant for its Italian Revival style which became very popular in this country after World War I.

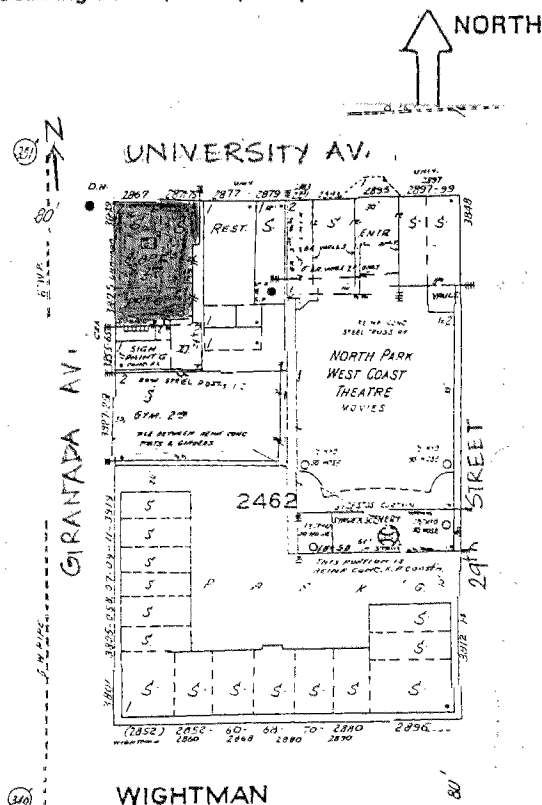
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) Telephone Directory
- 2) Water & Sewer Permits

22. Date form prepared July 1991
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: windows, door, decorative tiles
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial X Other: _____
16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? _____ Moved? _____ Unknown? _____
18. Related features: _____

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19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

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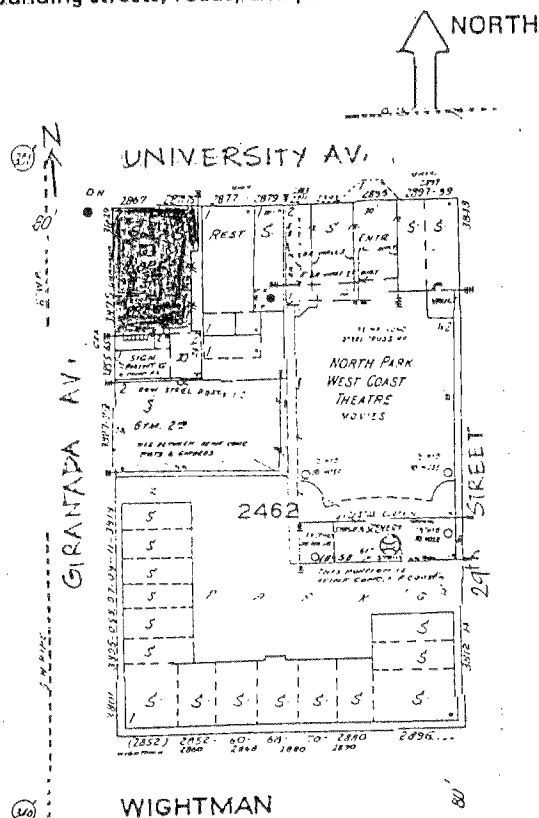
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) Telephone Directory
- 2) Water & Sewer Permits

22. Date form prepared July 1991
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

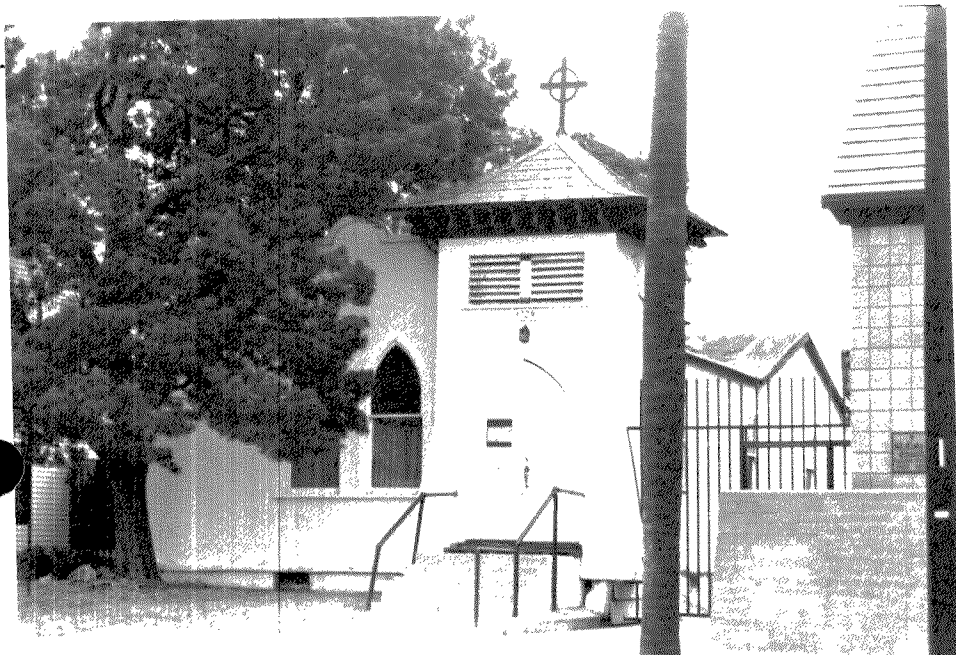
IDENTIFICATION

1. Common name: St. Luke's Rectory
2. Historic name: St. Luke's Rectory
3. Street or rural address: 3729 30th Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-134-14
Rector, Warden & Vestrymen of the
5. Present Owner: Parish of St. Luke Address: 3725 30th Street
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Religious

DESCRIPTION

- 7a. Architectural style: Mission style
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 11, Lot 11

This is a one-story rectangular Mission style stuccoed wood-frame building. A steeple at the southwest corner has a composition shingle, flared pyramidal roof with overhanging eaves supported by scrolled brackets. It is topped by a wooden cross. The steeple's base is slightly flared and has a concrete stoop leading to the gothic arch doorway. Above the door is a vent. The street facade is topped by an espadana and pierced by twin double-hung gothic windows. The south facade has rectangular double-hung windows and three small gothic windows near the back. The north facade has three gothic double-hung windows and a rectangular protruding bay which has a similar gothic window. The building rests on a concrete foundation and has a center gabled composition shingle.



8. Construction date:
Estimated 1902 Factual _____
9. Architect William Hebbard
and Irving Gill
10. Builder Unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage 0.125
12. Date(s) of enclosed photograph(s)
1990

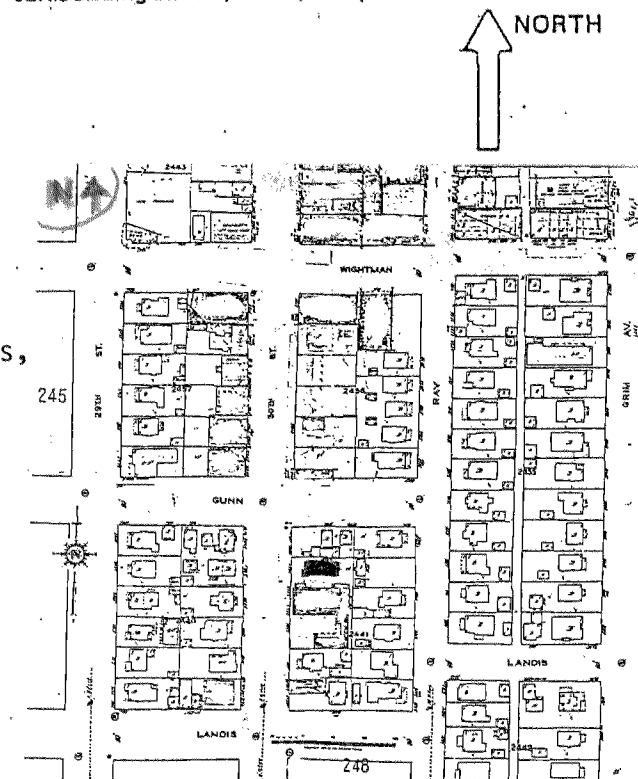
13. Condition: Excellent _____ Good _____ Fair X Deteriorated _____ No longer in existence _____
14. Alterations: new door
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? _____ Moved? X Unknown? _____
18. Related features: 1968 built church

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This building was designed by architects William Hebbard and Irving Gill as part of a religious complex at the corner of 6th and Pennsylvania Avenues, the site of a mission established by All Saint's Episcopal Church as an extension of St. Paul's parish in downtown San Diego. These buildings were designed in the Mission style of architecture, an unusual choice for church buildings during this period. The original construction and the move two decades later of this building serve as indicators of the growth of San Diego's Episcopalian congregation. The site at 6th and Pennsylvania Avenues was to serve the new subdivision of University Heights. The building was moved to its present site to serve the expanding North Park community. As the area continued to grow, the building was converted into a rectory and replaced by a much larger church built in 1968. The name Saint Luke's was chosen because October 19, 1923, the date of the meeting to dedicate the little church, was the day after the Feast Day of Saint Luke.

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement 2
Government _____ Military _____
Religion 3 Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
San Diego City & County Directories, 1886-1984; City of S. D. Dept. of Water Utilities, Sewer Permit; San Diego Union: 1/1/02, 2/11/12, 10/19/24
22. Date form prepared 8/6/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

13. Condition: Excellent _____ Good _____ Fair X Deteriorated _____ No longer in existence _____
14. Alterations: new door
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? _____ Moved? X Unknown? _____
18. Related features: 1968 built church

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This building was designed by architects William Hebbard and Irving Gill as part of a religious complex at the corner of 6th and Pennsylvania Avenues, the site of a mission established by All Saint's Episcopal Church as an extension of St. Paul's parish in downtown San Diego. These buildings were designed in the Mission style of architecture, an unusual choice for church buildings during this period. The original construction and the move two decades later of this building serve as indicators of the growth of San Diego's Episcopalian congregation. The site at 6th and Pennsylvania Avenues was to serve the new subdivision of University Heights. The building was moved to its present site to serve the expanding North Park community. As the area continued to grow, the building was converted into a rectory and replaced by a much larger church built in 1968. The name Saint Luke's was chosen because October 19, 1923, the date of the meeting to dedicate the little church, was the day after the Feast Day of Saint Luke.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

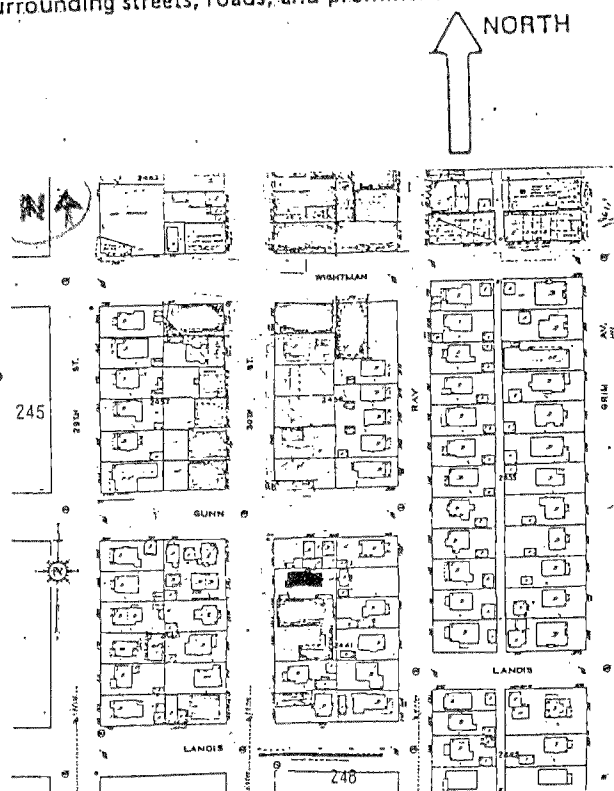
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement 2
Government _____ Military _____
Religion 3 Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego City & County Directories, 1886-1984; City of S. D. Dept. of Water Utilities, Sewer Permit; San Diego Union: 1/1/02, 2/11/12, 10/19/24

22. Date form prepared 8/6/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3702 30th Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-135-08
5. Present Owner: Knott, Joseph A. & John S. Trustees Address: 6207 Madra Avenue
City San Diego Zip 92120 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Italian Renaissance
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 12, Lot 6

This two-story Italian Renaissance rectangular building is topped by a bellcast hipped gambrel roof with a sunburst attic vent. The overhanging eaves have a boxed cornice and are supported by exposed scrolled rafters. Two double-hung windows are located above the first floor entry. On the first and second floors on both sides of the entry, the windows have a central pane with a horizontal rectangular transom flanked by side panels topped with vertical rectangular transoms. Wooden plant boxes supported by scrolled brackets are located under these side panels. There are trapezoidal ribbonlike hood-molds and raised figures above the windows. An eight step concrete stoop with twin square capped concrete piers leads to four entry doors behind wrought iron screen doors. A half-hipped entry overhang is supported by curved concrete brackets. A sandcastle-type concrete wall a few inches high runs through the landscaping. A Mission style garage/apartment on Landis Street is topped by an espadana and attached to the main building by a freestanding wall pierced by a gate.



8. Construction date:
Estimated 1925 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 150 Depth _____
or approx. acreage .1148
12. Date(s) of enclosed photograph(s)
1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: none apparent
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial ☒ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning ☒ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

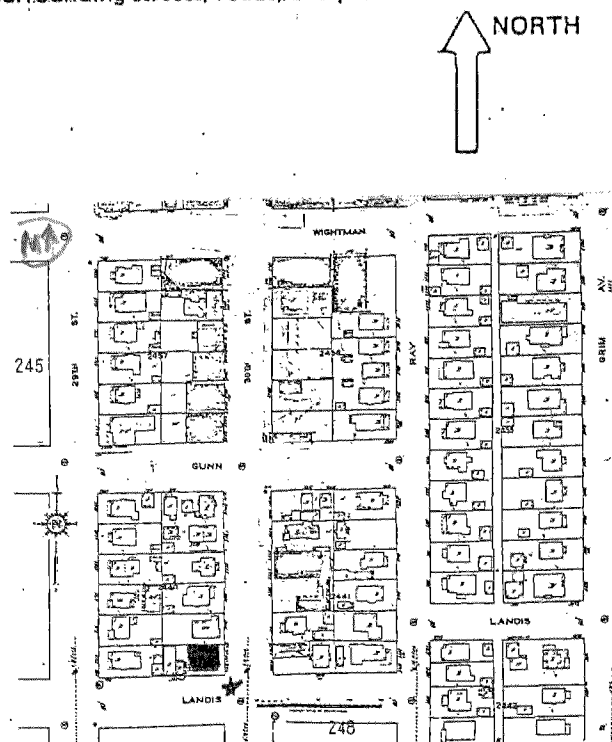
This home was originally occupied by George Neumann. At the time he and his wife, Julia, moved into their new house, Mr. Neumann had a thriving furniture company. He subsequently had an auctioneering and liquidation business and also owned the Knickerbocker Hotel and other property in the cities of San Diego and Coronado. However, it was his involvement in charitable affairs that distinguishes him. He was active in the local organization of the United Jewish Fund. As a member of its executive committee, he was instrumental in helping raise money in San Diego to aid Jews in Germany and other countries during the years immediately before the outbreak of World War II. Mr. Neumann was also a member of the Jolly Sixteen Club, another charitable organization. His position as vice-president allowed him to play a significant role in establishing the San Diego Hebrew Home for the Aged, one of the club's major projects.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 2 Arts & Leisure _____
Economic/Industrial 3 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 1
21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego City Directories; City Sewer Permits; San Diego Union, 6/5/36. Sec. 2, pg. 1; 3/15/45

22. Date form prepared 8/6/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City (619) 533-4500 Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent X Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: none apparent
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial _____ Commercial X Other: _____
16. Threats to site: None known _____ Private development X Zoning X Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

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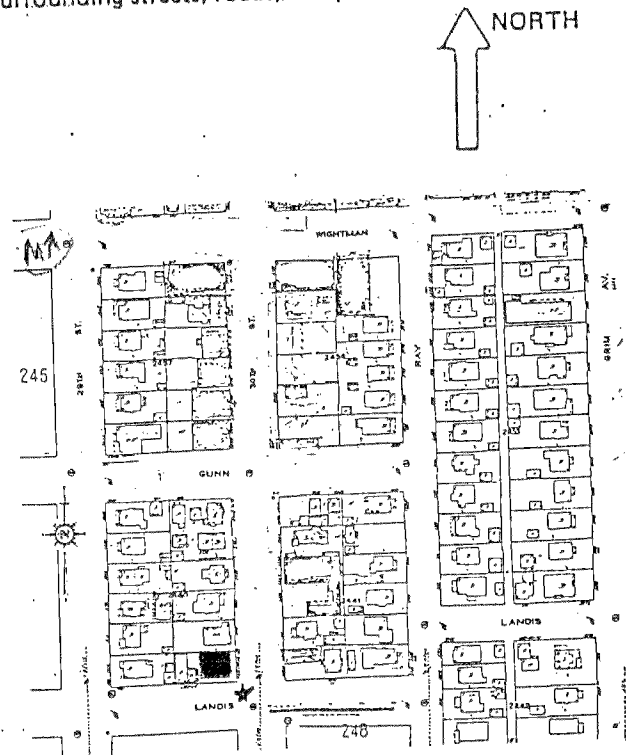
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 2 Arts & Leisure _____
Economic/Industrial 3 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 1

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego City Directories; City Sewer Permits; San Diego Union, 6/5/36. Sec. 2, pg. 1; 3/15/45

22. Date form prepared 8/6/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City (619) 533-4500 Zip _____
Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____ SHL No. _____	
NR Status _____	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3676 28th Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-232-16
5. Present Owner: Estate of Nancy Carter Address: 3712 Pershing Drive
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: 2 St. Craftsman
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Blk 63 Lot 48 Legal descriptiton

This is a two-story asymmetrical Craftsman home with a medium pitched shingled covered roof. There are gables on the front and rear of the home as well as the north and south facades. Triangular brackets are used as supports, there are four on each side of the building. Overhanging eaves and exposed rafters are visible on only the north and south facades. A patterned shingle siding covers the entire structure with the exception of a narrow stucco band that surrounds the lower section of the home. Five double hung windows with multi-paned uppers are present on the second floor front facade. A large fixed window with a patterned transom is located on the first story front facade. Small gables on the south and north facades overhang a patterned double hung window. There are other double hung windows dispersed over both sides of the home. An open porch is partially covered by a trellised roof that extends out over the driveway. This roof is supported by three large stucco columns. A stepped entry is offset to the north of the facade. A large wood door, which appears to be an addition, is located within this entry. At the north side of the structure a long concrete driveway leads to a small stucco garage. A wood fence, also an addition, surrounds the rear yard.



8. Construction date:
Estimated 1915 Factual _____
9. Architect unknown
10. Builder David Owen Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: none known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

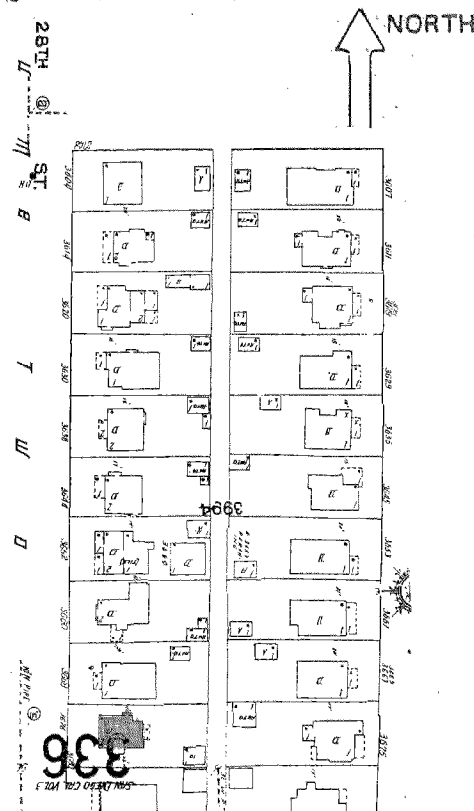
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2
21. Sources (List books, documents, surveys, personal interviews and their dates).
1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald. "David Owen Dryden a Builder in the Cr Style" Journal of San Diego History, Winter 1991
22. Date form prepared August 1991
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: none known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

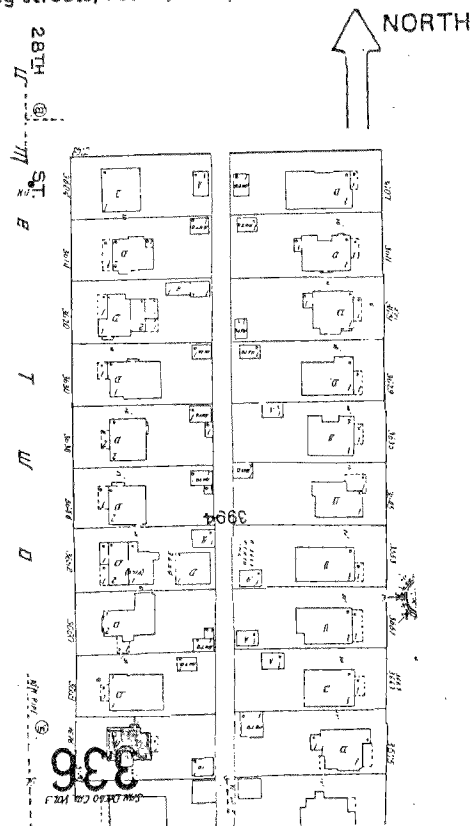
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

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20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2
21. Sources (List books, documents, surveys, personal interviews and their dates).
1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald. "David Owen Dryden a Builder in the Cr Style" Journal of San Diego History, Winter 1991
22. Date form prepared August 1991
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No.	_____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____	
UTM: A _____ C _____	
B _____ D _____	

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3614 28th St.
City San Diego, Ca. Zip 92104 County San Diego
4. Parcel number: 453-232-24
5. Present Owner: Annadella Creelman Address: 3614 28th St.
City San Diego, Ca. Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: 2 St. Craftsman Legal D: Blk 64 Lot 46 Park Villas Subdivision

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This is a two story Craftsman style house has multiple low-pitched gable roofs with widely overhanging eaves, exposed rafters and triangular knee brackets. The ground level has shiplap siding and the second level has plain shingle siding. A raised, open porch projects from the front facade and is sheltered by a front gable roof, supported by massive square piers. A low stucco wall with brick trim partially encloses the porch. The porch has two entrances, one from the front sidewalk (east) and the other from the driveway (south). A porte cochere roof extension lies to the south and leads to a one-car garage. Tripartite windows with fixed, multi-paned transomed centers and casement side panels, paired multi-paned casement windows, and double-hung windows are employed throughout the structure. Along the north and south facades there are projecting gabled roofs with exposed rafters and triangular knee brackets. On the south facade is an exterior stucco chimney with brick trim. A mature Fiscus tree stands in the southeast corner.

8. Construction date:
Estimated 1916 Factual _____
9. Architect David O. Dryden
(designer)
10. Builder David O. Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991



13. Condition: Excellent X Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: none known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development X Zoning _____ Vandalism X
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

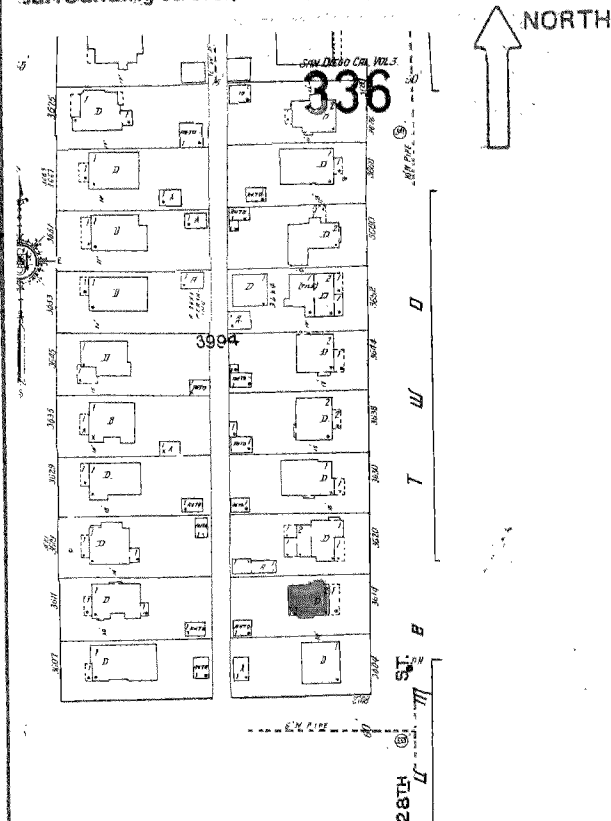
21. Sources (List books, documents, surveys, personal interviews and their dates).

1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald. David Owen Dryden
A Builder in the CR Style. "Journal of San Diego
History, Winter 1991 8/91

22. Date form prepared

By (name) Jennifer Wagner
Organization Office of the City Architect
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: none known

15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial _____ Other: _____

16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____

17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

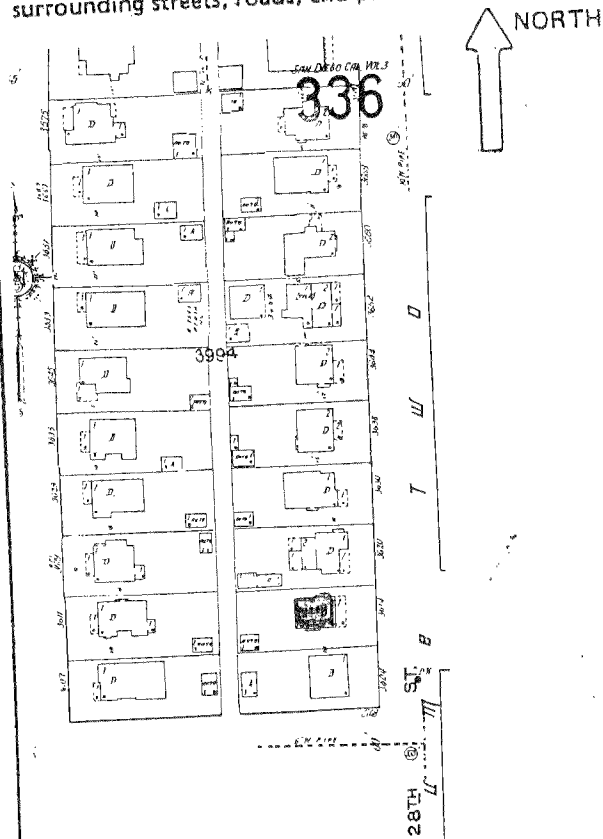
21. Sources (List books, documents, surveys, personal interviews and their dates).

1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald. David Owen Dryden
A Builder in the CR Style."Journal of San Diego
History, Winter 1991, 8/91

22. Date form prepared _____

By (name) Jennifer Wagner
Organization Office of the City Architect
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

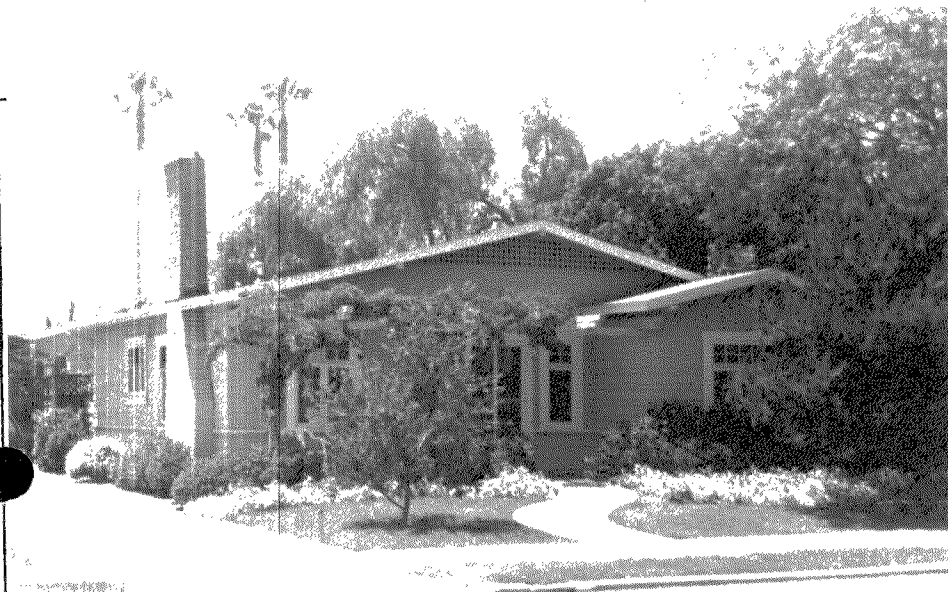
1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3628 Utah St.
City San Diego, CA Zip 92104 County San Diego
4. Parcel number: 453-241-03
5. Present Owner: Kurt C. Hunker & Julia Cousins Address: 3628 Utah St.
City San Diego, CA Zip 92104 Ownership is: Public _____ Private x
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Craftsman

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This one-story craftsman home has a low-pitched front gable roof with wide overhanging eaves and exposed rafters and beams. A latticework vent is in the gable. A brick chimney is located on the south side of the house as is a brick driveway leading to a rear one-car garage. A curving brick walkway leads to the front entry above which is a wooden trellis covered by bouganvillea. The wide wooden front door with glass panels is surrounded by wood trim and is flanked by casement windows with multipaned transoms. A small projecting wing on the north side of the front facade is topped by a low-pitched gable roof and has a tripartite casement window with a multipaned transom. Elsewhere, there are fixed casement sidepanels. There is a south side entrance. The siding is of shingle except for the lowest three feet which is of clapboard.



8. Construction date:
Estimated _____ Factual 1913
9. Architect _____
10. Builder David O. Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th St. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up with the payments on his loans and soon ended his business interests in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

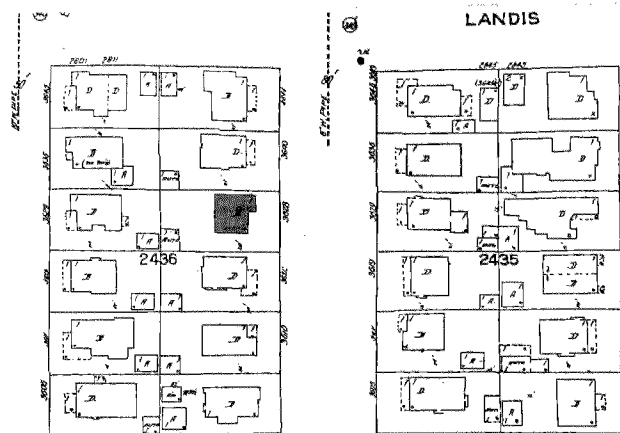
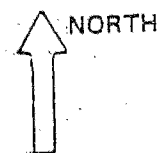
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1. City Directories 1912 - 1926.
2. Water and Sewer Permits.
3. Covington, Donald. "David O. Dryden. A Builder in the CR style." Journal of S.D. History. Winter 1991

22. Date form prepared 8/91
By (name) Office of the City Architect
Organization San Diego Planning Dept.
Address: 525 "B" St., Ste. 2002
City San Diego, CA Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: None known

15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____

16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____

17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th St. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up with the payments on his loans and soon ended his business interests in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

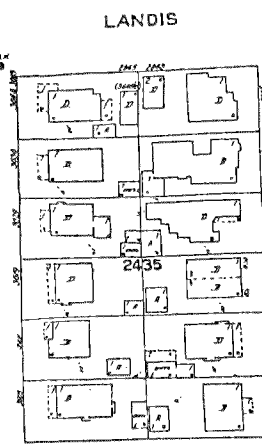
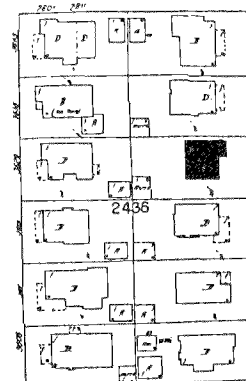
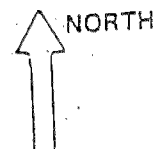
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1. City Directories 1912 - 1926.
2. Water and Sewer Permits.
3. Covington, Donald. "David O. Dryden. A Builder in the CR style." Journal of S.D. History. Winter 1991

22. Date form prepared 8/91
By (name) Office of the City Architect
Organization San Diego Planning Dept
Address: 525 "B" St., Ste. 2002
City San Diego, CA Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



DWIGHT

HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____ SHL No. _____ NR Status _____	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: George H. And Anna Carr Residence
3. Street or rural address: 3553 28th Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-244-06
5. Present Owner: Charles & Juliet Sykes Address: 3553 28th Street
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Craftsman
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 25, Lot 7

This Craftsman style house exhibits a highly dramatic Oriental mode. It has multiple low-pitched gabled roof planes with Oriental peaks, widely overhanging eaves, exposed rafters and false rafter ends. Heavy redwood beams and bracketed pillars support the raised, open porch. An exterior chimney of brick and stucco stands on the south side. Casement and fixed windows with multipane transoms and double-hung windows are employed throughout the house. Along the north facade is a bay window sheltered by a shed roof with widely overhanging eaves and exposed rafters. On the north side of the house is a trellised porte cochere which leads to a two-car garage. A wooden fence with lattice work has been added to the south of the house, enclosing a patio. The Oriental quality is further enhanced by Japanese-style landscaping.



8. Construction date:
Estimated 1915 Factual _____
9. Architect David O. Dryden
(designer)
10. Builder David O. Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? _____ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Between 1911 and 1919, local building designer and contractor David Owen Dryden built over fifty homes in the area north of Balboa Park, giving great attention to detail and fine craftsmanship. Dryden moved from Oregon where, presumably, he received building arts training. He completed his first home in San Diego at 3120 Granada Street, in 1912. Craftsman architecture quickly gained popularity in Southern California due to its affordability, "modern architecture" and emphasis upon comfortable living. In 1915, the Panama-California Exposition brought many residents to San Diego. Their housing needs caused Dryden's business to flourish. This residence, built c. 1915, represents one of the many unique examples of Dryden's work in San Diego.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

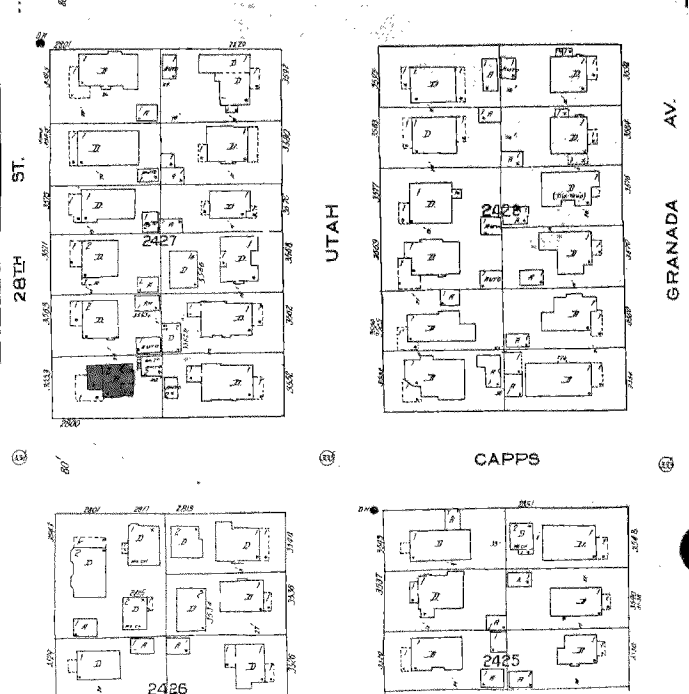
21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) City Directories 1912-1926
- 2) Water & Sewer Permits
- 3) Covington, Donald. "David Owen Dryden, A Builder in the Craftsman Style," Journal of San Diego History, Winter 1991

22. Date form prepared 8/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

NORTH
↑
DWIGHT



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: None known

Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____

16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____

17. Is the structure: On its original site? _____ Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Between 1911 and 1919, local building designer and contractor David Owen Dryden built over fifty homes in the area north of Balboa Park, giving great attention to detail and fine craftsmanship. Dryden moved from Oregon where, presumably, he received building arts training. He completed his first home in San Diego at 3120 Granada Street, in 1912. Craftsman architecture quickly gained popularity in Southern California due to its affordability, "modern architecture" and emphasis upon comfortable living. In 1915, the Panama-California Exposition brought many residents to San Diego. Their housing needs caused Dryden's business to flourish. This residence, built c. 1915, represents one of the many unique examples of Dryden's work in San Diego.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

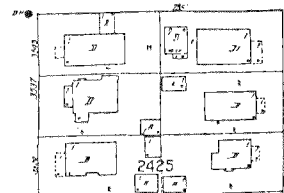
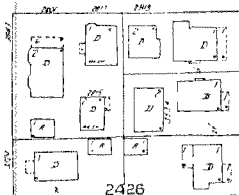
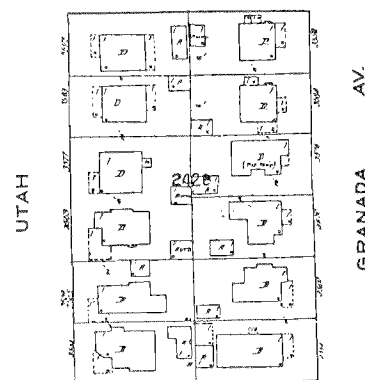
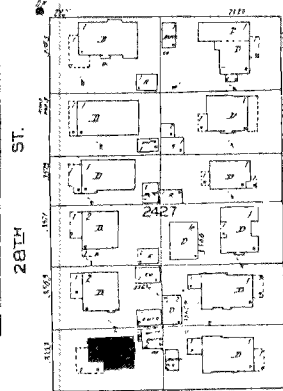
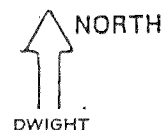
21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) City Directories 1912-1926
- 2) Water & Sewer Permits
- 3) Covington, Donald. "David Owen Dryden, A Builder in the Craftsman Style," Journal of San Diego History, Winter 1991

22. Date form prepared 8/91

By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____ SHL No. _____ NR Status _____	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

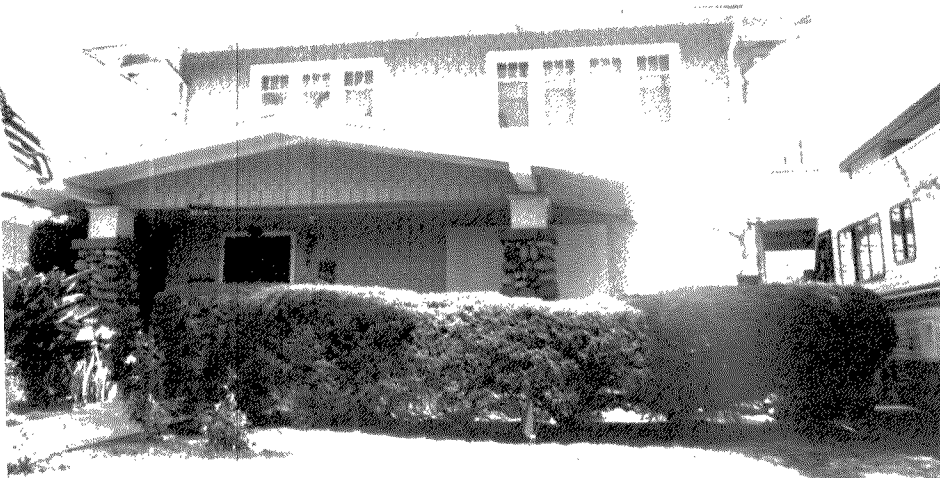
1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3571 28th Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-244-14
5. Present Owner: Frank M. Helm Address: 3571 28th Street
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: 2 St. Craftsman
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Blk 25, Lot 9

This two story Craftsman home has a low pitched gable roof with wide overhanging eaves and exposed rafters at the gable ends. The entire structure is sided with wood shingles. The windows on the second floor are all casement with multi-paned transoms above while the first floor has a tripartite with a fixed center and casement side panels, all with multi-paned transoms. Casement and double hung windows can be found on all sides. A large front gable extends out over the open porch. This gable is supported by two large cobblestone pillars. The only alteration would appear to be the extension to the south side of the structure. The home is set back on the lot behind a nicely landscaped yard.

8. Construction date:
Estimated 1915 Factual _____
9. Architect _____
10. Builder David Owen Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage 0.1033
12. Date(s) of enclosed photograph(s)



13. Condition: Excellent X Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: none known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development X Zoning _____ Vandalism X
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

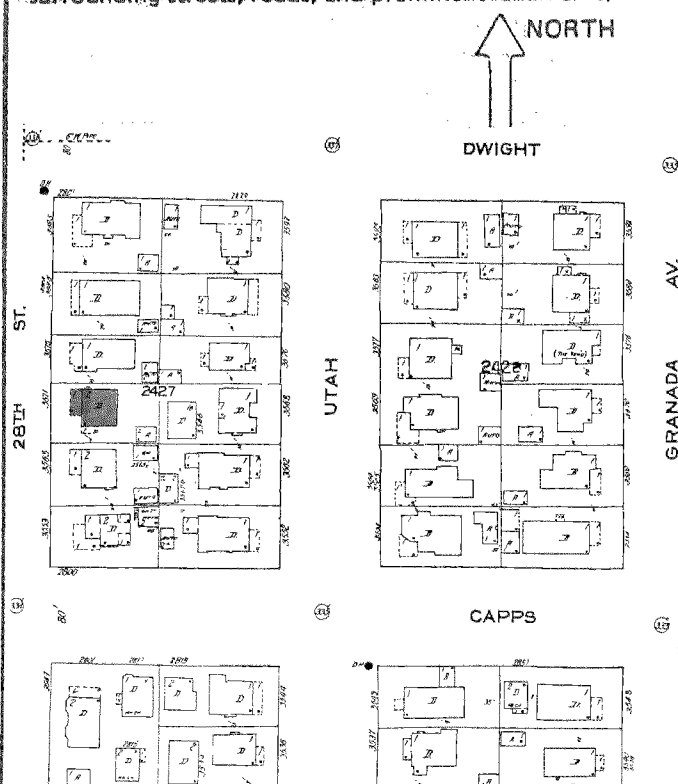
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) City Directories 1912-1926
- 2) Water & Sewer Permits
- 3) Covington Donald "David Owen Dryden A Builder in the Cr Style." Journal of San Diego History Winter 1991

22. Date form prepared August 1991
By (name) Jennifer Wagner
Organization Office of the City Architect
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: none known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

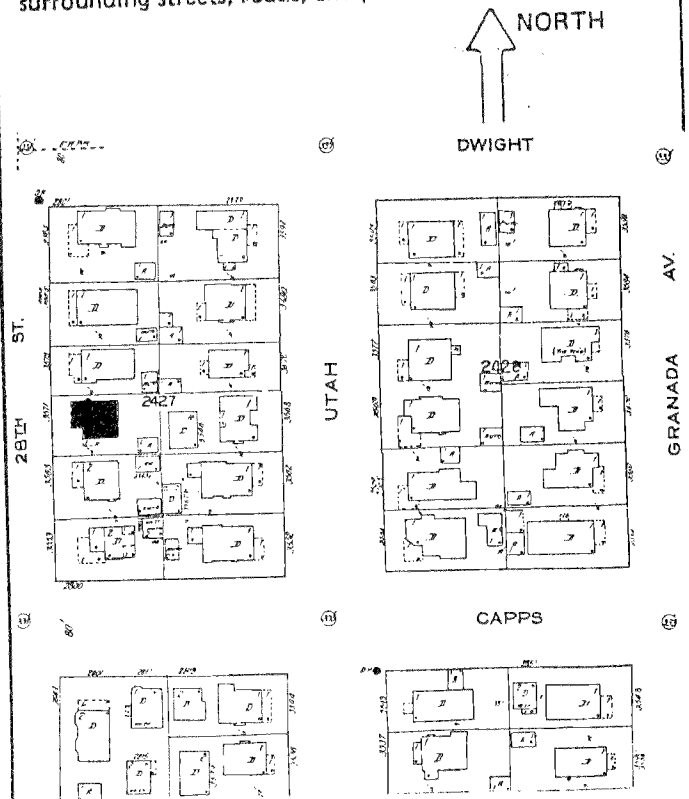
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

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20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
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1) City Directories 1912-1926
2) Water & Sewer Permits
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Organization Office of the City Architect
Address 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status 3
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: "St. Pat's"
2. Historic name: St. Patrick's Roman Catholic Church
3. Street or rural address: 3585 30th Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-254-10
5. Present Owner: Roman Catholic Bishop of San Diego Address: P.O. Box 80428
City San Diego Zip 92138 Ownership is: Public _____ Private X
6. Present Use: Religious Original use: Religious

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: Blk 21 Lots 1-2, 11-12 of the West End

This Spanish Colonial Revival style stucco church's design is influenced by Lombardic detailing. An imposing western portico facing 30th Street has a rising gabled facade with a recessed rose window. The window is supported by a blind arcade over the solid wood paneled door's lintel. On either side of the entry, and at the apex of the gabled facade are embossed concrete coat-of-arms of the church's Augustinian order. The frieze above the lintel contains relief images of Augustinian saints. The gabled red tile roof behind the raised facade is supported by an interlacing blind arcade. The original concrete cross has been recently replaced by a metal one. An assembly hall building designed in a similar Spanish Colonial Revival style is attached to the rear of the church. To the south of the church building is the church's two-story Craftsman style rectory building.



8. Construction date: _____
Estimated _____ Factual 1928
9. Architect Frank L. Hope
10. Builder M.H. Golden (church)
C.S. Von Gunden (Assembly Hall)
11. Approx. property size (in feet)
Frontage 200 Depth _____
or approx. acreage .2296
12. Date(s) of enclosed photograph(s)
1989

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Concrete cross replaced with metal one; handicap ramp added to main entry.
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial ☒ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: Craftsman style rectory, 1949 built assembly hall, convent, and school

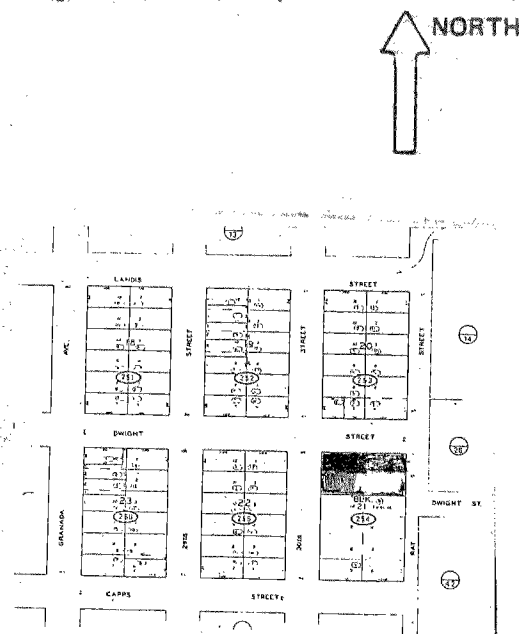
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

St. Patrick's was designed by local architect Frank L. Hope. This church was the second church he designed in the area for the Roman Catholic Church (St. Didacus in Normal Heights was his first). Mr. Hope would design other church buildings in San Diego, most notably the Immaculata Chapel on the University of San Diego campus. Local building contractor M.H. Golden, whose company would eventually become one of the largest building contractor companies in the area, built the church in 1928. It was dedicated on Easter Sunday 1929, and dedicated by Bishop Cantrel on September 8th, 1929. The pastor, Father Daley, was congratulated for building a church that was "beautiful, substantial, and wholly Catholic in decoration and adornment." The church's assembly hall was designed in 1949 by noted San Diego architect Sam Hamil. He was also responsible for the design of the church's 1949 school and convent, as well as the school's administration building in 1964. The church's stained glass windows were designed by noted stained glass artist Fred Wieland.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure 2
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion 3 Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates). S.D. City Directories: 1887-1971; S.D. Water & Sewer Services Dept.; San Fire Insurance Mapbooks 1921-50, 1954-70; Sanders, John. Before All Else; phone and personal interviews w/ Sr. Katherine Louise, Archivist, 1989-90 & Mike Bube, Curator, St. Patrick's
22. Date form prepared 7/16/90
By (name) Alex D. Bevil
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533 4533

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Concrete cross replaced with metal one; handicap ramp added to main entry.
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial ☒ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: Craftsman style rectory, 1949 built assembly hall, convent, and school

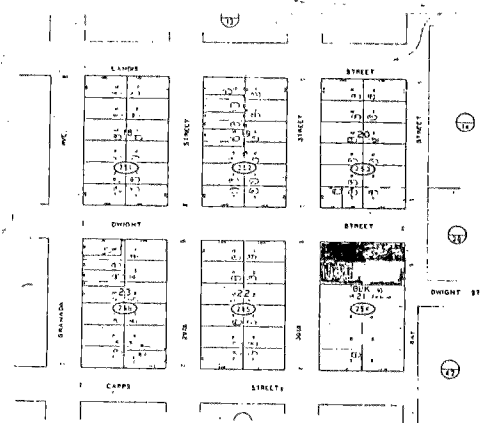
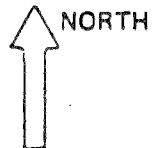
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

St. Patrick's was designed by local architect Frank L. Hope. This church was the second church he designed in the area for the Roman Catholic Church (St. Didacus in Normal Heights was his first). Mr. Hope would design other church buildings in San Diego, most notably the Immaculata Chapel on the University of San Diego campus. Local building contractor M.H. Golden, whose company would eventually become one of the largest building contractor companies in the area, built the church in 1928. It was dedicated on Easter Sunday 1929, and dedicated by Bishop Cantrel on September 8th, 1929. The pastor, Father Daley, was congratulated for building a church that was "beautiful, substantial, and wholly Catholic in decoration and adornment." The church's assembly hall was designed in 1949 by noted San Diego architect Sam Hamil. He was also responsible for the design of the church's 1949 school and convent, as well as the school's administration building in 1964. The church's stained glass windows were designed by noted stained glass artist Fred Wieland.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure 2
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion 3 Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates). S.D. City Directories: 1887-1971; S.D. Water & Sewer Services Dept.; San Fire Insurance Mapbooks 1921-50, 1954-70; Sanders, John. Before All Else; phone and personal interviews w/ Sr. Katherine Louise, Archivist, 1989-90 & Mike Bube, Curator, St. Patrick's
22. Date form prepared 7/16/90
By (name) Alex D. Bevil
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4533

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc. _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: Saint Patrick's Rectory
2. Historic name: Saint Patrick's Rectory
3. Street or rural address: 3585 30th Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-254-10
5. Present Owner: Roman Catholic Bishop of San Diego Address: P.O. Box 80428
City San Diego Zip 92138 Ownership is: Public _____ Private X
6. Present Use: Religious Original use: Religious

DESCRIPTION

- 7a. Architectural style: Craftsman
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 21, Lot 11

This 2½ story Craftsman style building has a medium pitched gable roof with non-boxed eaves supported by solid brackets. A second story, slightly curved bay at the southwest corner has a band of three fixed-sash windows with transoms flanked by double-hung windows at each end. The second floor is covered with shingle siding while the first floor siding is of stucco. A narrow shingled eave running around the building separates the floors. A gabled front porch roof with a vertical slot vent in the tympanum is supported by one freestanding and one attached concrete pier. A red concrete sidewalk leads to the red concrete porch. On the south side of the first floor is a slightly curved bay similar to the one on the second floor. Next to it, towards the rear, is a trapezoidal bay with a double-hung window on each side. On the north side is a central two-story bay with a double-hung window on each side. Shed roof overhangs supported by braces cover three-step stoops with wood railings that lead to side entry doors. There is a gabled roof over the first window at the northwest corner of the second story.



8. Construction date:
Estimated 1922 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage 0.06
12. Date(s) of enclosed photograph(s)
1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Second story aluminum window, possible removal of chimney
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial ☒ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: Spanish Colonial/Romanesque Church, International style school

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This excellent example of Craftsman architecture was built as a rectory for Saint Patrick's parish in 1922. Founded almost a year before by Father Gregory Ashe to serve the the burgeoning North Park community, the parish's potential was realized early on by the leadership of the Catholic Church. John Cantwell, Bishop of the old Monterey-Los Angeles diocese, saw a great need for a boys' school in San Diego. North Park's central location was chosen for this school, and Saint Augustine was opened in 1923 about a mile from the rectory site with its small, temporary wooden church. The school was a state-of-the-art educational complex designed by noted local architects Frank Mead and Richard Requa. The establishment of a building committee to oversee the construction of a permanent church to serve North Park became a top priority of Bishop Cantwell's. In 1928, a Romanesque/Spanish Colonial style church was designed by prolific local church architect Frank Hope. Growth of the parish continued to the point that in 1951 the rectory was divided to accommodate four priests instead of one.

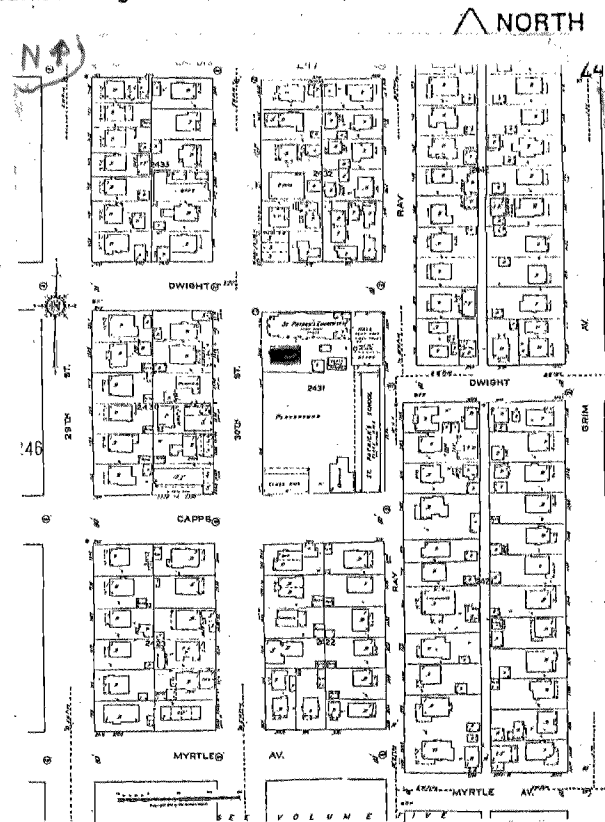
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 3 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement 2
Government 1 Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) Before All Else, John R. Sanders, O.S.A.,
Augustinian Press, Villanova, PA, 1987.
- 2) Interview with Father McGarvey, 7/30/91

22. Date form prepared 8/7/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Second story aluminum window, possible removal of chimney
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial ☒ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: Spanish Colonial/Romanesque Church, International style school

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This excellent example of Craftsman architecture was built as a rectory for Saint Patrick's parish in 1922. Founded almost a year before by Father Gregory Ashe to serve the the burgeoning North Park community, the parish's potential was realized early on by the leadership of the Catholic Church. John Cantwell, Bishop of the old Monterey-Los Angeles diocese, saw a great need for a boys' school in San Diego. North Park's central location was chosen for this school, and Saint Augustine was opened in 1923 about a mile from the rectory site with its small, temporary wooden church. The school was a state-of-the-art educational complex designed by noted local architects Frank Mead and Richard Requa. The establishment of a building committee to oversee the construction of a permanent church to serve North Park became a top priority of Bishop Cantwell's. In 1928, a Romanesque/Spanish Colonial style church was designed by prolific local church architect Frank Hope. Growth of the parish continued to the point that in 1951 the rectory was divided to accommodate four priests instead of one.

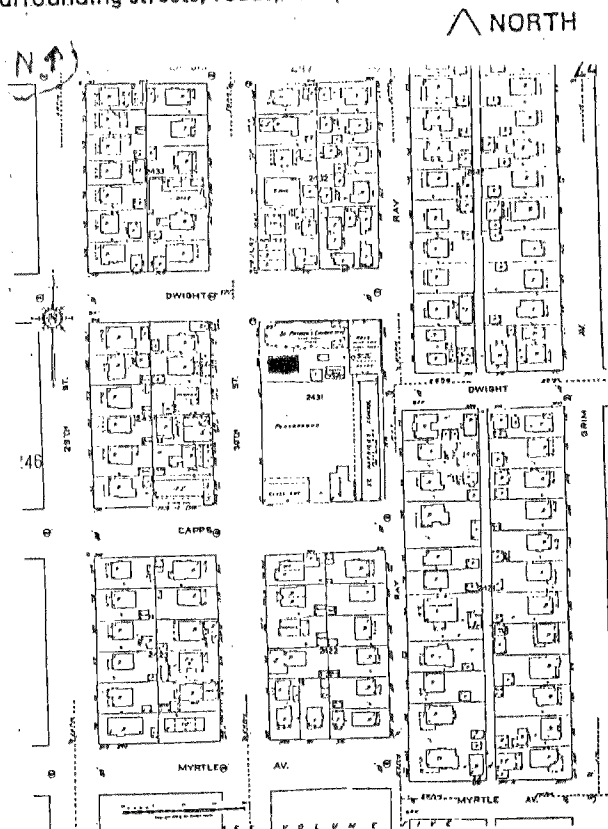
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 3 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement 2
Government 1 Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) Before All Else, John R. Sanders, O.S.A.,
Augustinian Press, Villanova, PA, 1987.
2) Interview with Father McGarvey, 7/30/91

22. Date form prepared 8/7/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3575 Pershing Ave.
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-333-03
5. Present Owner: New Entra Casa Corp. Address: 3575 Pershing
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Craftsman (2 St.) Legal D: Blk 65, Lots 5&6
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This two-story asymmetrical structure has a low pitch roof and side gables. Stepped brackets act as support for widely overhanging eaves. The second story of the structure features shingled siding while on the first story clapboard siding was used. A large portico, which has been added, extends out over the open porch. A white balustrade surrounds the top of the portico creating a balcony that is shaded by a cloth awning. A wood door with multiple glass panes has been added to the second story to allow access to the balcony. Offset to each side of this door are adjoining casement windows and a tripartite window with a fixed center pane and casement side panels. A large multi-paned window has been added to the front facade just north of the main entrance. On the north and south sides of the structure a diverse array of casement and double hung windows can be found. An exterior stucco chimney is located on the south facade. The rear yard is surrounded by a red brick wall. A long driveway leads to a small garage on the south side of the property.



8. Construction date:
Estimated 1917 Factual _____
9. Architect _____
10. Builder David Owen Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: NONE KNOWN
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

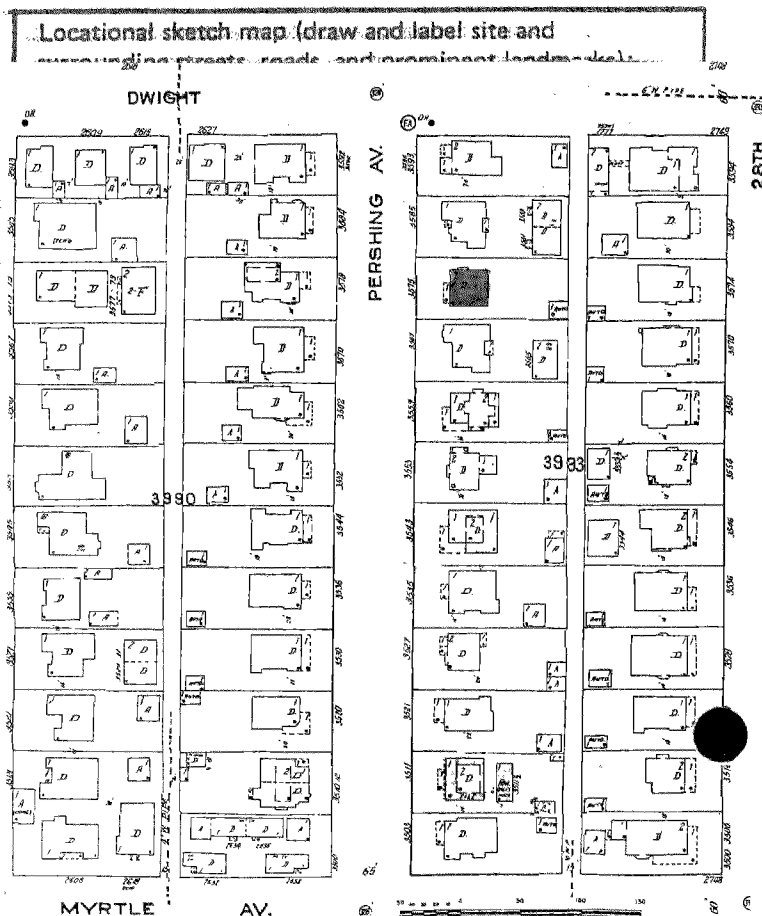
David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald "David Owen Dryden A Builder in the cr style." Journal of San Diego History Winter 1991

22. Date form prepared August 1991
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: NONE KNOWN
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

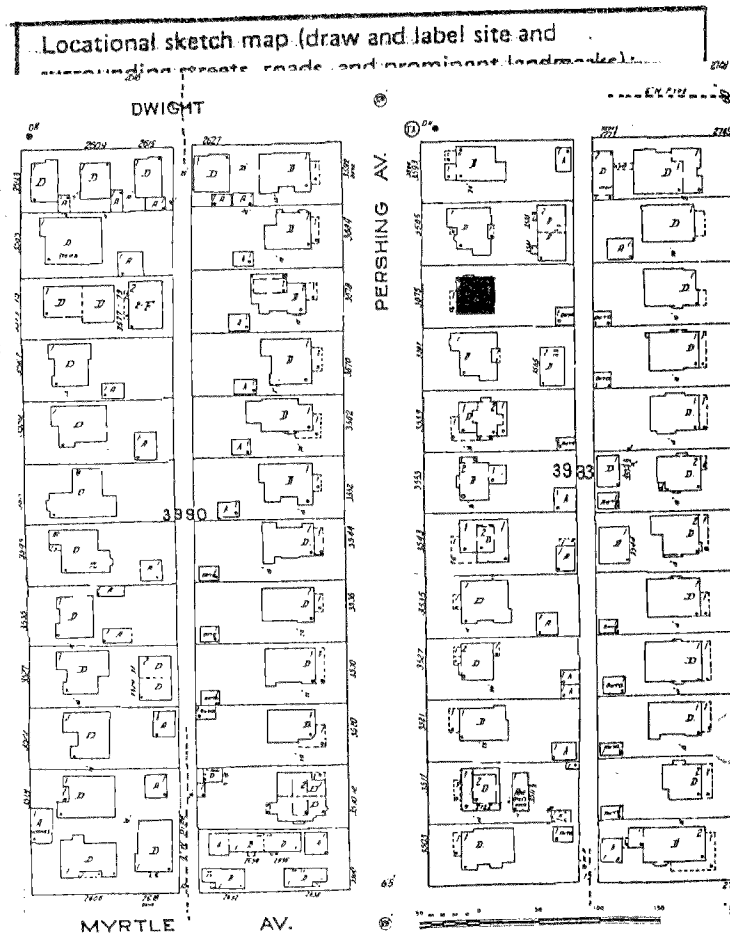
David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald "David Owen Dryden A Builder in the cr style." Journal of San Diego History Winter 1991

22. Date form prepared August 1991
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3559 Pershing Avenue
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-333-05
5. Present Owner: Robert Hirsch Address: 3559 Pershing Avenue
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Craftsman

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: Blk 65, Lots 9 & 10

This two-story house has multiple low-pitched roof planes with Oriental roof lines, widely overhanging eaves, and false rafter ends. The second story is sheltered by a cross gable roof and the first story by a side gable roof with a front gable extending forward. Presently, this front gabled area contains a completely enclosed entry; but, it appears to have originally been an open porch. Along the front facade are two stucco pilasters that probably were initially used as porch supports. A fixed, transomed window and a double-hung window are also located on the front facade. Throughout the remainder of the house are tall casement windows, hung in both pairs and individually used. From the front sidewalk, several stepping stones lead to concrete stairs with iron railings which lead to the off-set entry door. On the north facade is an exterior chimney made of stucco.



8. Construction date:
Estimated 1917 Factual _____
9. Architect _____
10. Builder David Owen Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent X Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None Known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development X Zoning _____ Vandalism X
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

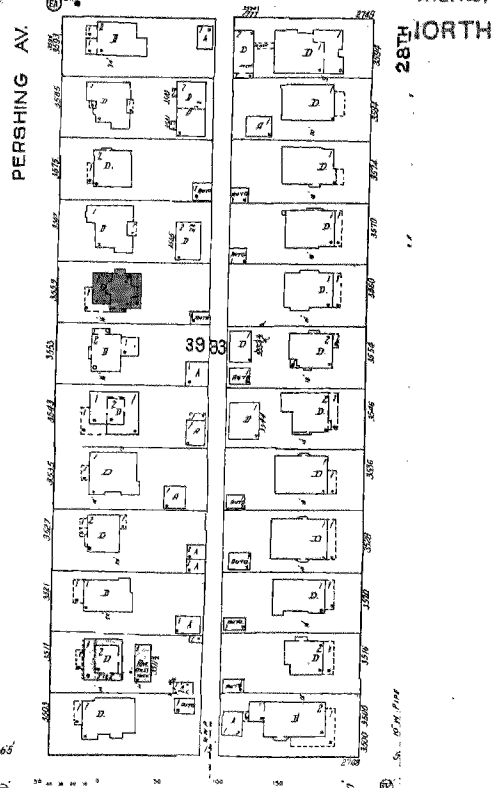
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald "David Owen Dryden A Builder in teh Cr Style." Journal of San Diego History- Winter 1991

22. Date form prepared August 1991
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 525 "B" Street Suite 2002
City San Diego Zip 92101
Phone: (619)533-4500

Locational sketch map (draw and label site and surround _____ marks):



13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: None Known
15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☐
Residential ☒ Industrial ☐ Commercial ☐ Other: ☐
16. Threats to site: None known ☐ Private development ☒ Zoning ☐ Vandalism ☒
Public Works project ☐ Other: ☐
17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐
18. Related features: ☐

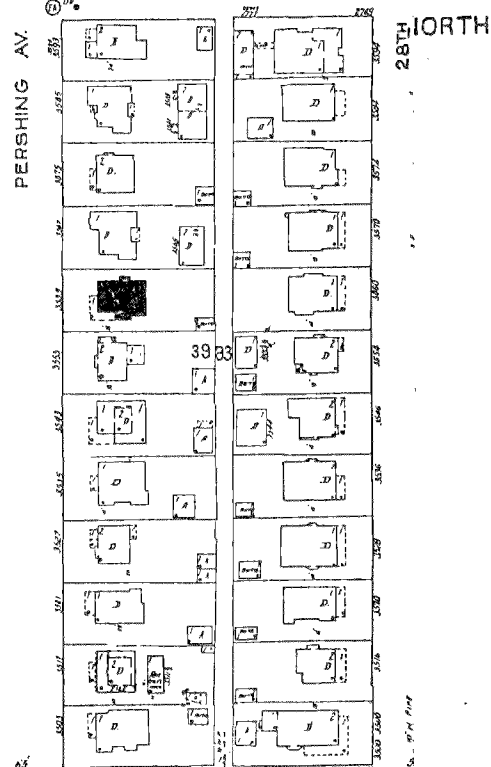
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

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20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education 2
21. Sources (List books, documents, surveys, personal interviews and their dates).
1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald "David Owen Dryden A Builder in the Cr Style." Journal of San Diego History- Winter 1991
22. Date form prepared August 1991
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Organization City of San Diego Planning Dept
Address: 525 "B" Street Suite 2002
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Phone: (619)533-4500

Locational sketch map (draw and label site and surround @ marks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3543 Pershing Ave.
City San Diego Zip 92104 County San diego
4. Parcel number: 453-333-07
5. Present Owner: Macaon & Maria Camberos Address: 3543 Pershing Ave.
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: 2 st. Craftsman Legal D&SC Blk 65 Lots 13&14

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This two-story Craftsman structure has a low pitched roof with front and side gables. The entire structure is covered by shingled siding with the exception of a small area around each of the windows. All of the original windows have been replaced with vertical aluminum sliders. Widely overhanging eaves and exposed rafters are apparent on the roof and gables. A large front gable extends out over the veranda and is slightly offset to the north of the facade. The veranda wraps around the south side of the structure where an exposed stucco chimney is located. The front facade of the second story features a doorway, that has been added, which leads out onto the balcony that is created by the gable. There are two sliding vertical glass windows on each side of the second story. A side gable extends out over a recessed entry on the south side. Another side gable located on the north side shelters a set of vertical sliding glass windows. A wooden gate has been added that surrounds the rear yard.



8. Construction date:
Estimated 1917 Factual _____
9. Architect _____
10. Builder David Owen Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent X Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Iron bars on the windows, Removal of shutters on 2nd floor
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development X Zoning _____ Vandalism X
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

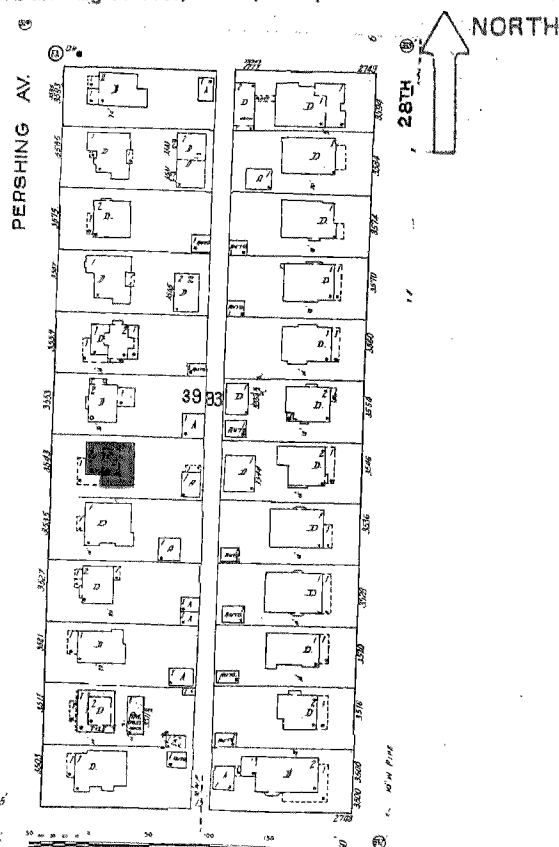
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald "David Owen Dryden A Builder in the cr style." Journal of San Diego History Winter 1991

22. Date form prepared August 1991
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent X Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Iron bars on the windows, Removal of shutters on 2nd floor
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development X Zoning _____ Vandalism X
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

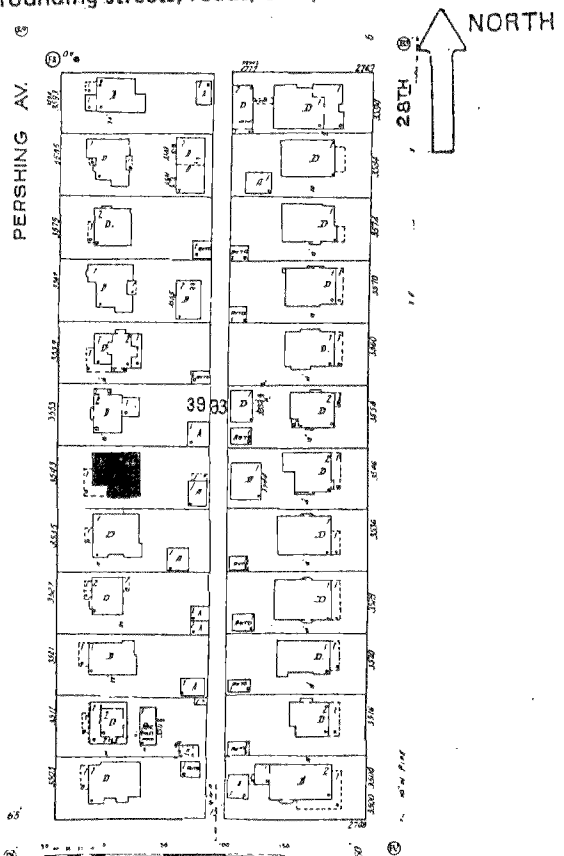
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2
21. Sources (List books, documents, surveys, personal interviews and their dates).
1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald "David Owen Dryden A Builder in the cr style." Journal of San Diego History Winter 1991
22. Date form prepared August 1991
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619)533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____ SHL No. _____ NR Status _____	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3527 Pershing Ave.
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-333-09
5. Present Owner: Peter K. Barnes Address: 3527 Pershing Ave.
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: 2 St. Craftsman Legal D: Blk 65, Lots 17&18

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This two-story house has a low-pitched side gable roof and multiple front facing gables, all with widely overhanging eaves and exposed rafters. The first floor has clapboard siding and the second floor has plain shingle siding. A square oriel with a front gable projects from the second level front facade. Five tapered stucco piers in an L-shaped arrangement support the trellised porte cochere and the projecting front gable which shelters the raised veranda. The veranda is partially enclosed by a low, horizontal beam and has two entrances: one from the front sidewalk (west) and the other from the driveway (south). A three-sash window with a large fixed, transomed center and double-hung side panels is located on the second level front facade. Directly below it is a three-sash fixed window which appears to be an alteration. Double-hung and casement windows are employed throughout the remainder of the house. A stucco chimney stands on the south side and a brick planter box runs along the front side of the veranda. An aluminum awning above a first story window on the south facade has also been added.



8. Construction date:
Estimated 1918 Factual _____
9. Architect _____
10. Builder David Owen Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Aluminum sliding glass windows on first story
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development X Zoning _____ Vandalism X
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

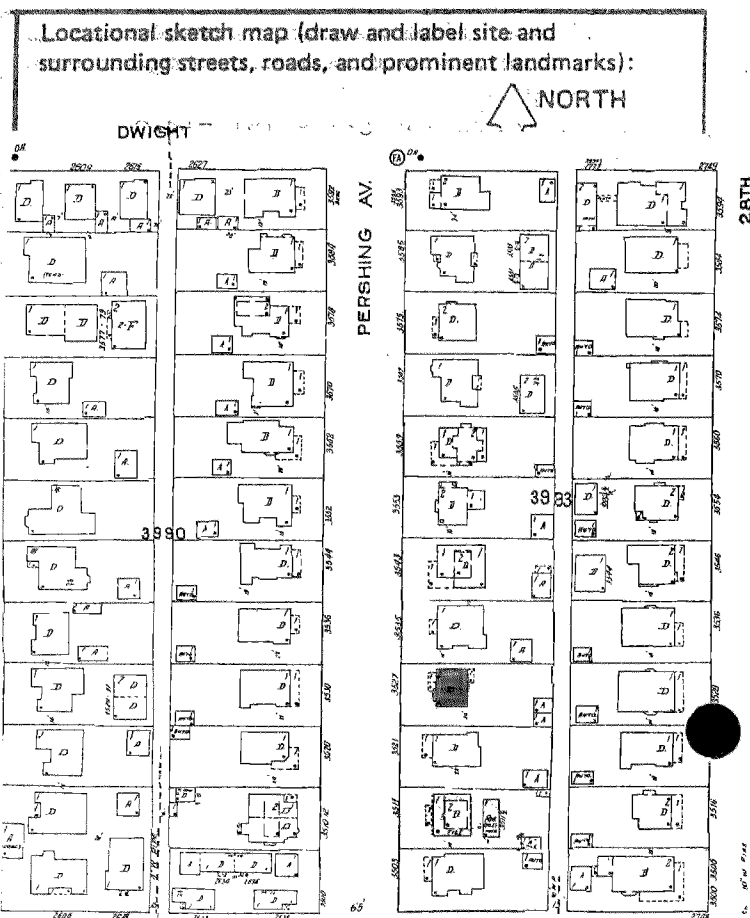
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald "David Owen Dryden A Builder in the cr style." Journal of San Diego History Winter 1991

22. Date form prepared August 1991

By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500



13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Aluminum sliding glass windows on first story
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development X Zoning _____ Vandalism X
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

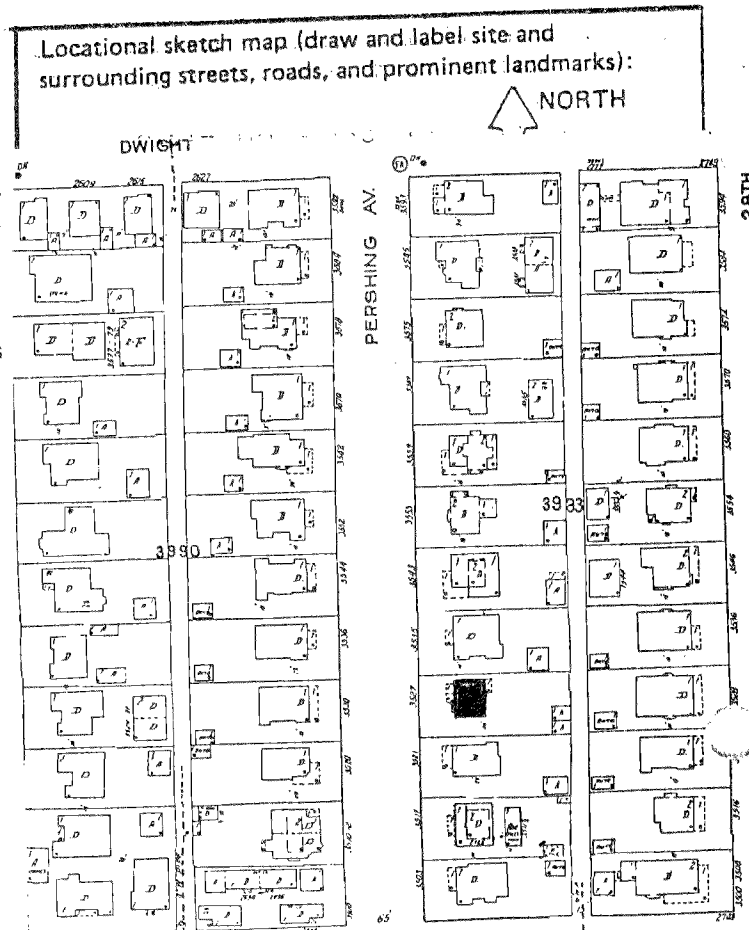
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald "David Owen Dryden A Builder in the cr style." Journal of San Diego History Winter 1991

22. Date form prepared August 1991
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3511 Pershing Ave.
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-333-11
5. Present Owner: De La Cruz Dolores Living Trust Address: 3511 Pershing Ave.
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: 2 St. Craftsman Legal D: Blk 65 Lots 21&22
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This is a two-story asymmetrical Craftsman home with a low pitch roof and front and side gables. The structure is entirely covered with stucco siding, an alteration. Overhanging eaves and exposed beams and rafter tails are present on the gables and the roof. A large front gable extends out over the open, slightly raised porch. Two tapered stucco columns support the gable. A pair of adjoining casement windows and a large tripartite window with a fixed center pane and casement side panels is located on the first story facade. The second story may be an addition due to the difference in brackets and rafter ends. Aluminum sliding glass windows on the second story are also an indication that it may have been added later. On the south facade a small gable extends out over a slightly recessed entrance. An exposed exterior stucco chimney is also located on the south facade. A large rubber tree blocks much of the north facade with only a large multi-paned fixed window visible on the first story. A long driveway on the south side leads to a small remodeled garage.



8. Construction date:
Estimated 1918 Factual _____
9. Architect _____
10. Builder David Owen Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Sliding glass windows on both sides of the second story
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development X Zoning _____ Vandalism X
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

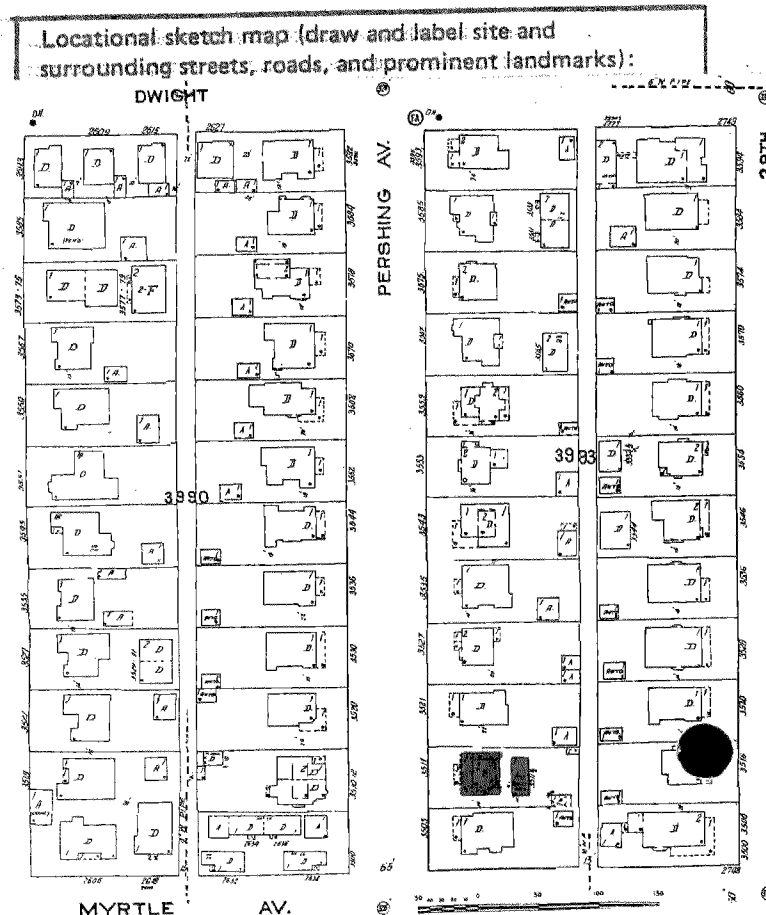
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interview and their dates).

1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald "David Owen Dryden / Builder in the cr style." Journal of San Diego History Winter 1991

22. Date form prepared August 1991
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address 325 "B" Street, Suite 2002
City San Diego Zip 92101
Phone (619) 533-4500



13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Sliding glass windows on both sides of the second story
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development X Zoning _____ Vandalism X
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

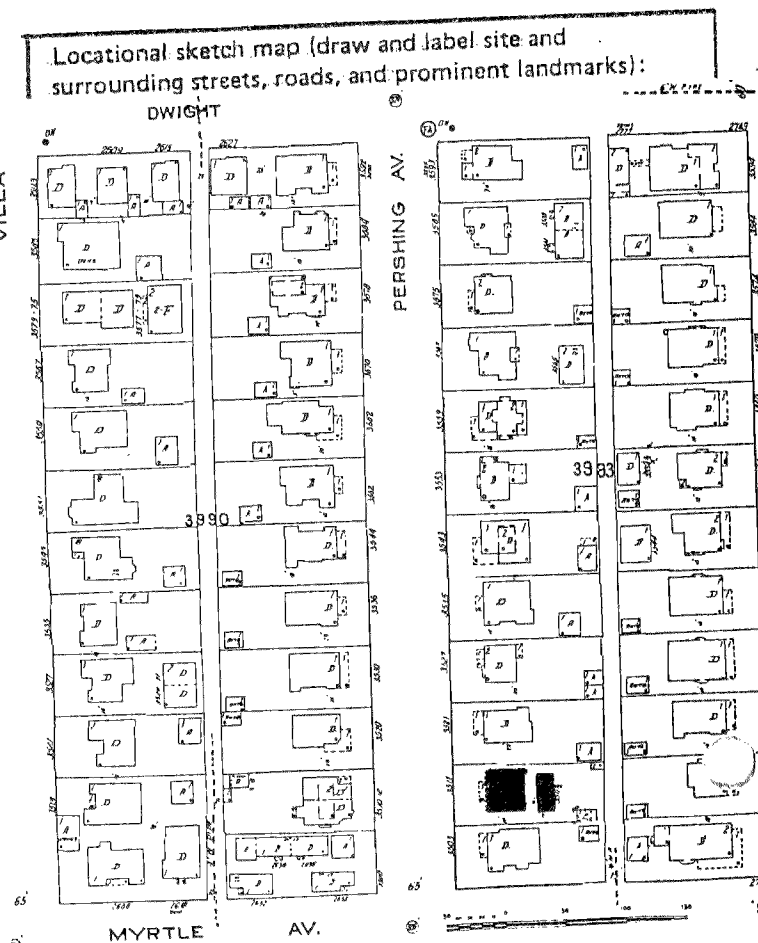
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interview and their dates).

1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald "David Owen Dryden / Builder in the cr style." Journal of San Diego History Winter 1991

22. Date form prepared August 1991
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3503 Pershing Avenue
City San Diego Zip 92104 County _____
4. Parcel number: 453-333-12
5. Present Owner: Edward & Janice Victoria Address: 3503 Pershing Avenue
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Craftsman

7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition: legal Desc: Blk 65 Lots 23 & 24

This one-story Craftsman style house has a low pitched cross gable roof with a low pyramidal roof in the center. A prominent front gable with widely overhanging eaves and exposed rafters shelters an open, raised full-width porch. The gable has vertical vents below its peak and it is supported by a pair of square stucco piers with tapered stucco columns. A concrete walkway and stairs lead to the entry which has a large wooden door with glass panel in the center. Along the front (west) facade is a tripartite window with a fixed center and casement side panel and an adjacent pair of casement windows, all with multi-panel transoms. Double hung and casement windows with multi-pane transoms are used throughout the remainder of the building. A rectangular bay with a flat roof and tall string windows projects from the south facade. The entire house has battered clapboard siding. A low L-shaped brick wall stands in the northwest corner of the lot.

8. Construction date:
Estimated 1917 Factual _____
9. Architect _____
10. Builder David O. Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: none known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

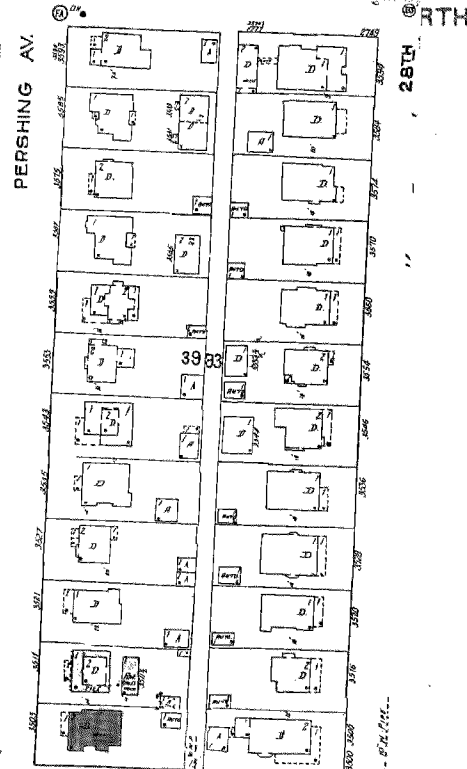
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2
21. Sources (List books, documents, surveys, personal interviews and their dates).
1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald "David Owen Dryden A Builder in the cr style." Journal of San Diego History Winter 1991
22. Date form prepared August 1991
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding roads and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: none known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

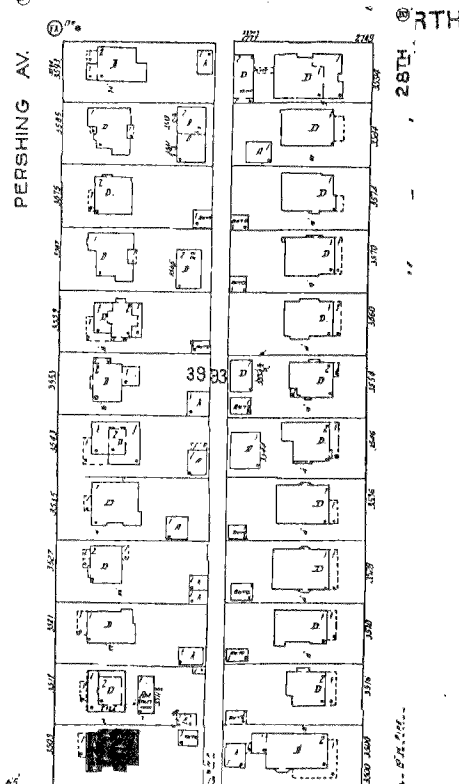
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2
21. Sources (List books, documents, surveys, personal interviews and their dates).
1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald "David Owen Dryden A Builder in the cr style." Journal of San Diego History Winter 1991
22. Date form prepared August 1991
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619)533-4500

Locational sketch map (draw and label site and surrounding roads and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____	SHL No. _____
NR Status _____	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3554 28th Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-333-18
5. Present Owner: John C. Schack Address: 3554 28th Street
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Two-Story Craftsman
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Blk 65 Lots 35 and 36

This two-story asymmetrical Craftsman style home has a medium pitch roof with front and side gables. The gables are supported by stepped brackets with overhanging eaves and exposed rafters surround the roof and gables. An overhanging front gable supported by two columns of stucco covered concrete extend out over the open porch. The second story is covered by asbestos siding and beneath the front gable a lattice style vent is visible. Two double hung windows with multi-paned uppers are present on the first and second stories as well as the north and south facades. An exposed stucco chimney is located on the south facade. The first floor of the home is sided with stucco as is a small garage located at the south rear of the property. A rear first floor addition was recently added along with aluminum sliding windows on the south facade.



8. Construction date:
Estimated 1914 Factual _____
9. Architect _____
10. Builder David O. Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

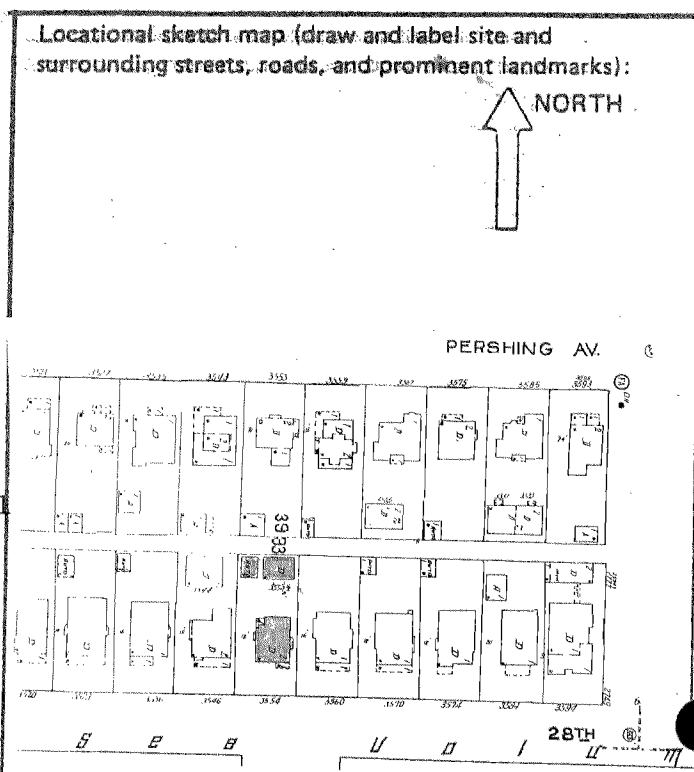
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) City Directories 1912-1926
- 2) Water & Sewer Permits
- 3) Covington, Donald "David Owen Dryden A builder in the Craftsman Style" Journal of San Diego History Winter 1991 8/91

22. Date form prepared _____
By (name) Jennifer Wagner
Organization Office of the City Architect
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: _____

15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____

16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____

17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

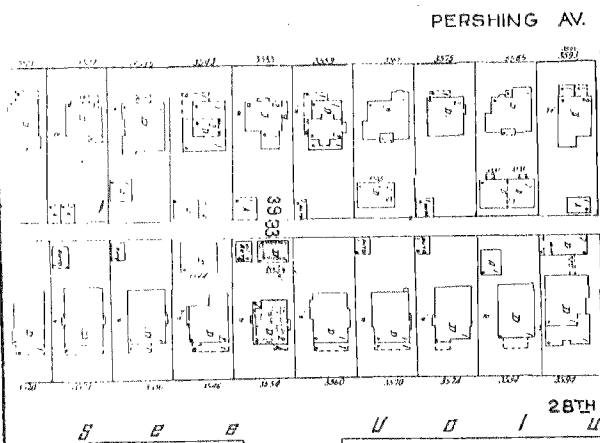
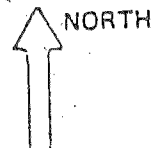
21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) City Directories 1912-1926
- 2) Water & Sewer Permits
- 3) Covington, Donald "David Owen Dryden A builder in the Craftsman Style" Journal of San Diego History Winter 1991 8/91

22. Date form prepared

By (name) Jennifer Wagner
Organization Office of the City Architect
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3546 28th Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-333-19
5. Present Owner: Russel and Kathy Romano Address: 3546 28th Street
City Sab Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Craftsman

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 65, Lot 38 Park Villas Subdivision

This two-story asymmetrical Craftsman home has a low-pitched roof with front and side gables. Stepped brackets act as support for both the roof and the first story front gable. A large tripartite window with a fixed center pane and casement side panels is located on the second story front facade. There is a combination of double-hung and casement windows located on the north and south facades of the second story. An exposed brick chimney is present on the south of the structure. The porch is open and slightly raised with stairs leading up to a main entry. A low brick wall surrounds the otherwise open porch. There are three brick pillars that rise out of the wall. Two of the pillars are used as support for the front gable, the other does not extend up to the gable and is thought to be used for decoration. Another large tripartite window is located on the front facade of the first story, just south of the main entrance. The wood frame door with vertical glass panes is probably an addition. The only alteration to the property is the wire fence which surrounds the rear portion of the yard.



8. Construction date:
Estimated 1915 Factual _____
9. Architect David O. Dryden
(designer)
10. Builder David O. Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Between 1911 and 1919, local building designer and contractor David Owen Dryden built over fifty homes in the area north of Balboa Park, giving great attention to detail and fine craftsmanship. Dryden moved from Oregon where, presumably, he received building arts training. He completed his first home in San Diego at 3120 Granada Street, in 1912. Craftsman architecture quickly gained popularity in Southern California due to its affordability, "modern architecture" and emphasis upon comfortable living. In 1915, the Panama-California Exposition brought many residents to San Diego. Their housing needs caused Dryden's business to flourish. This residence, built c. 1915, represents one of the many unique examples of Dryden's work in San Diego.

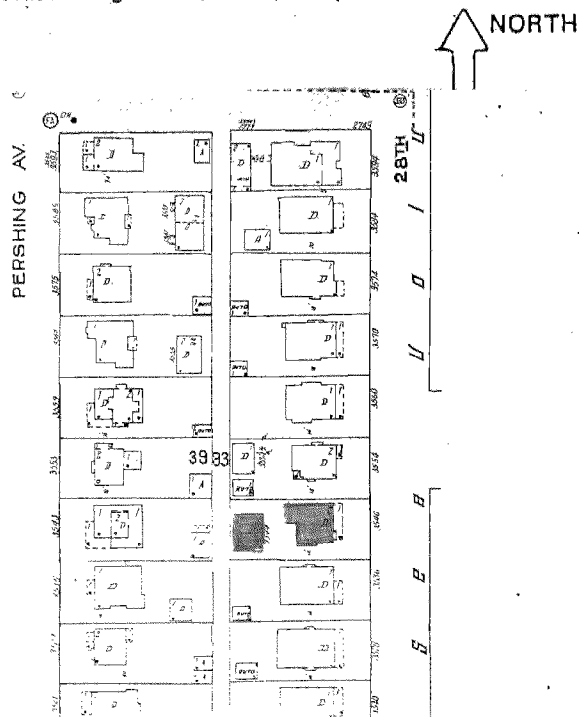
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) City Directories 1912-1926
- 2) Water & Sewer Permits
- 3) Covington, Donald. "David Owen Dryden, A Builder in the Draftsman Style," Journal of San Diego History, Winter 1991.

22. Date form prepared 8/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: None known

Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____

16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____

17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Between 1911 and 1919, local building designer and contractor David Owen Dryden built over fifty homes in the area north of Balboa Park, giving great attention to detail and fine craftsmanship. Dryden moved from Oregon where, presumably, he received building arts training. He completed his first home in San Diego at 3120 Granada Street, in 1912. Craftsman architecture quickly gained popularity in Southern California due to its affordability, "modern architecture" and emphasis upon comfortable living. In 1915, the Panama-California Exposition brought many residents to San Diego. Their housing needs caused Dryden's business to flourish. This residence, built c. 1915, represents one of the many unique examples of Dryden's work in San Diego.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

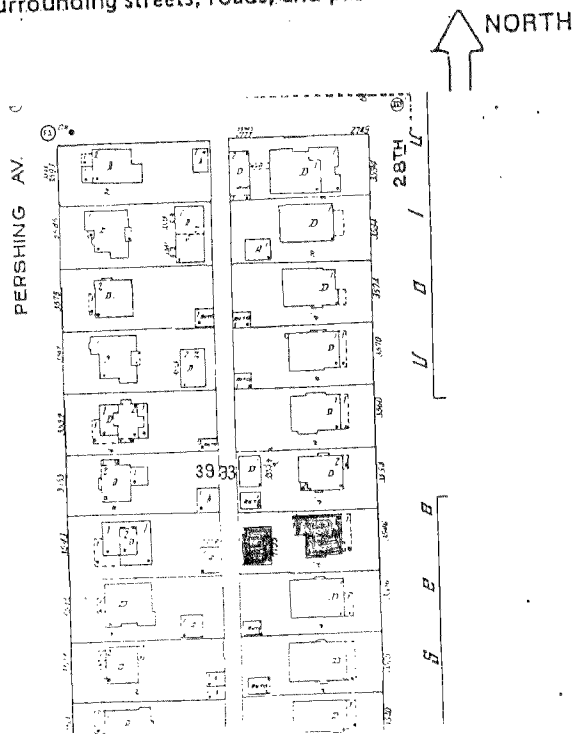
21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) City Directories 1912-1926
- 2) Water & Sewer Permits
- 3) Covington, Donald. "David Owen Dryden, A Builder in the Draftsman Style," Journal of San Diego History, Winter 1991.

22. Data form prepared 8/91

By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3536 28th St.
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-333-20
5. Present Owner: Russel Romano & Kathy Schack Address: 3536 28th St
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Craftsman (Blk 65 Lot 40) Park Villas Subdivison
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This is a one story house with a low-pitched cross gable roof, widely overhanging eaves, exposed rafters and curved brackets. The full-width entry porch is open, raised and recessed within a front gable roof supported by large square piers with tapered columns. Within the gable is a small multi-pane window with lattice vents on either side. A low, horizontal beam partially encloses the porch. The porch can be entered from both the east(front) via a concrete front walkway and from the south via a paved driveway. A trellised porte cochere and a two-car garage stand to the south. The asymmetrical front facade exhibits a large wooden door with vertical panes of glass, a tripartite window with a fixed center sash and casement side panels and a large fixed window. A bay window sheltered by a shed roof with widely overhanging eaves is located on the north facade. An exterior chimney made of brick lies on the south side.



8. Construction date:
Estimated 1915 Factual _____
9. Architect David O. Dryden
(designer)
10. Builder David O. Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: none known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

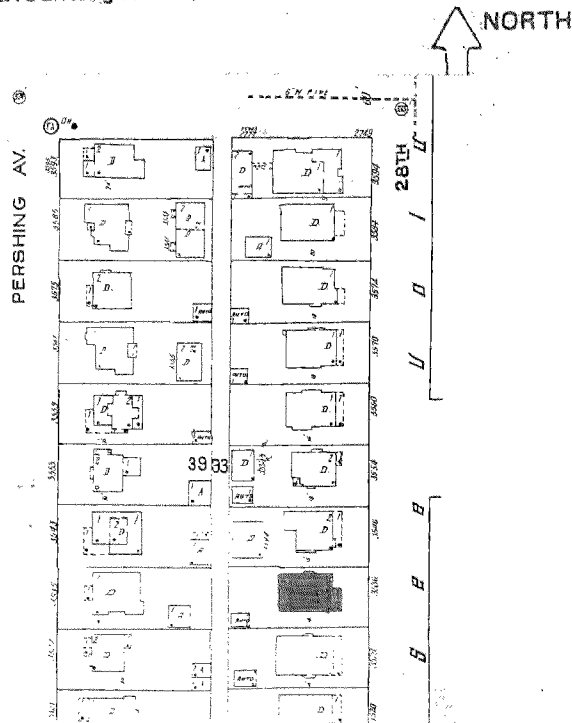
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald, David Owen Dryden, A Builder in the CR style Journal of S.D. History. Winter 1991

22. Date form prepared 8/91
By (name) Jennifer Wagner
Organization Office of the City Architect
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent X Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: none known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development X Zoning _____ Vandalism X
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

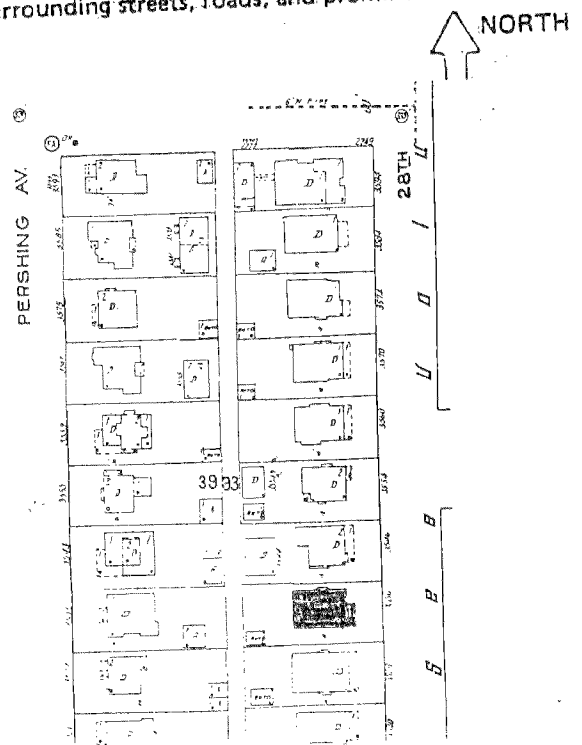
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
- David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).
- 1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald, David Owen Dryden, A Builder in the CR style Journal of S.D. History. Winter 1991

22. Date form prepared 8/91
By (name) Jennifer Wagner
Organization Office of the City Architect
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____ SHL No. _____ NR Status _____	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3516 28th St.
City San Diego, CA Zip 92104 County San Diego
4. Parcel number: 453-333-23
5. Present Owner: Ralph J. & Luvonne J. Harms Address: 3516 28th St.
City San Diego, CA Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Craftsman
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: LEGAL DESC: Block 65 Lot 46/Exc St/Lot 45/Exc St.

This two-story Craftsman home has a low pitched roof covered by asphalt shingling. Overhang eaves and exposed rafters are present as are front and side gables. The second story is covered by shingled siding and lattice style attic vents are visible within the peak of the front gable. Two sets of tripartite casement windows are present on the front facade of the second story. The first story is clapboard siding and dominated by a large tripartite window with a fixed center and side casement panels. French doors and a stepped entry under a side gable are located on the south facade as is a stucco exposed chimney with brick trim. A combination of double hung and casement windows are present on both the north and south facades. The porch has been partially enclosed with a small portion left open near the northern end. A small clapboard sided garage is set to the south rear at the end of a long concrete driveway. Alterations to the property include the partial enclosure of the porch and the addition of a wood frame door with vertical glass panes.



8. Construction date:
Estimated 1916 Factual _____
9. Architect _____
10. Builder David Owen Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent X Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development X Zoning _____ Vandalism X
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

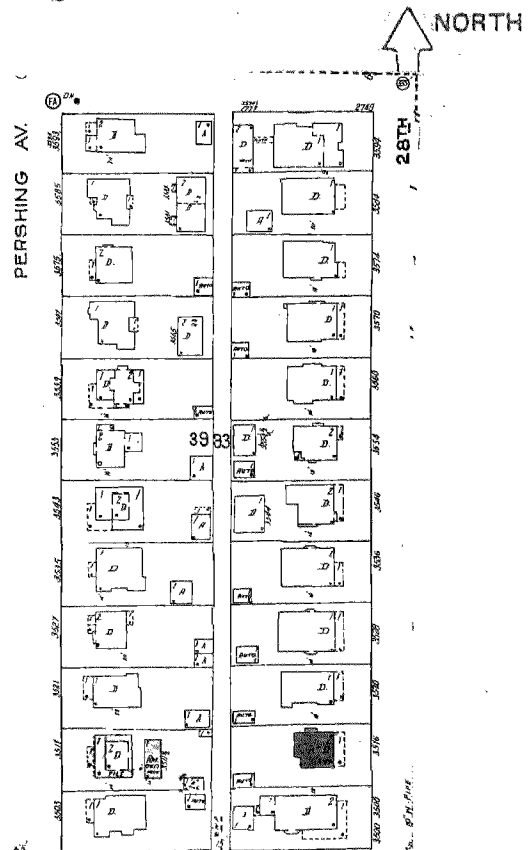
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

- City Directories 1912-1926
- Covington, Donald. "David Owen Dryden. A Builder in the CR style." Journal of S.D. History. Winter 1991.

22. Date form prepared 8/91
By (name) Office of the City Architect
Organization San Diego Planning Dept.
Address: 525 "B" St., Ste. 2002
City San Diego, CA Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

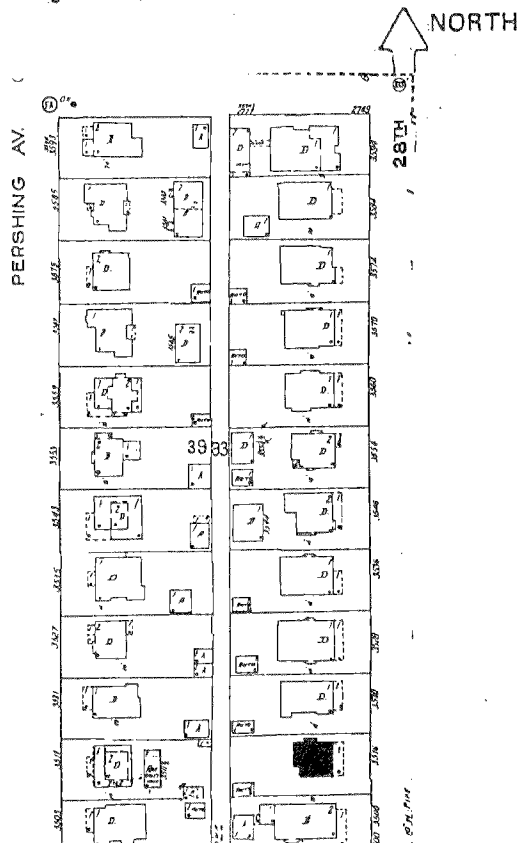
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20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2
21. Sources (List books, documents, surveys, personal interviews and their dates).

1. City Directories 1912-1926
2. Covington, Donald. "David Owen Dryden. A Builder in the CR style." Journal of S.D. History. Winter 1991.

22. Date form prepared 8/91
By (name) Office of the City Architect
Organization San Diego Planning Dept.
Address: 525 "B" St., Ste. 2002
City San Diego, CA Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3446 28th Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-392-07
5. Present Owner: Don & Karen Covington Address: 3446 28th Street
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Craftsman
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Blk 66 Lot 26 Legal description

This two-story Craftsman home has a low pitch roof with front and side gables. It is an asymmetrical structure with overhanging eaves and exposed rafters. Stepped brackets support the overhanging eaves and the front and side gabling. A small front gable rests atop the second story, vertical vents are visible within the peak of that gable. Shingle siding is dominate on the second floor while clapboard siding is used on the first. The second story windows on the facade include a large tripartite with a fixed center and casement side-panels as well as four casement windows divided vertically. The first floor facade window is also tripartite with a fixed center and casement side panels. Two large brick column braces support the front gable which extends out over the raised open porch. Another column brace is present but does not extend up to the gable. The north facade is dominated by a large circular bay on the first floor. Tripartite casement windows are present on both the north and south facade. A large exposed brick chimney is located on the south facade. There are no visible alteration to the structure. Additions include a garage located on the north side of the property, and a wooden fence which surrounds the home which is punctuated by Japanese style arbors located on the north and south sides of the property.



8. Construction date:
Estimated 1916 Factual _____
9. Architect _____
10. Builder David O. Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent X Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development X Zoning _____ Vandalism X
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

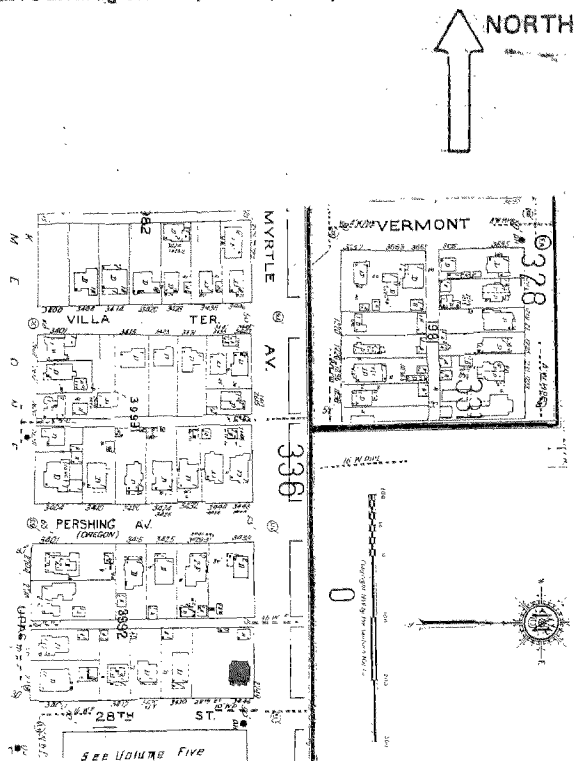
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2
21. Sources (List books, documents, surveys, personal interviews and their dates).
1) City Directors 1912-1926
2) Water & bSewer Permits
3) Covington, Donald David O. Dryden A Builder in the Cr Style Journal of San Diego History Winter 1991
22. Date form prepared August 1991
By (name) Jennifer Wagner
Organization City Architect's Office
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: None known

15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____

16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____

17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing.

As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) City Directors 1912-1926
- 2) Water & Sewer Permits
- 3) Covington, Donald David O. Dryden A Builder in the Craftsman Style Journal of San Diego History Winter 1991

22. Date form prepared August 1991

By (name) Jennifer Wagner

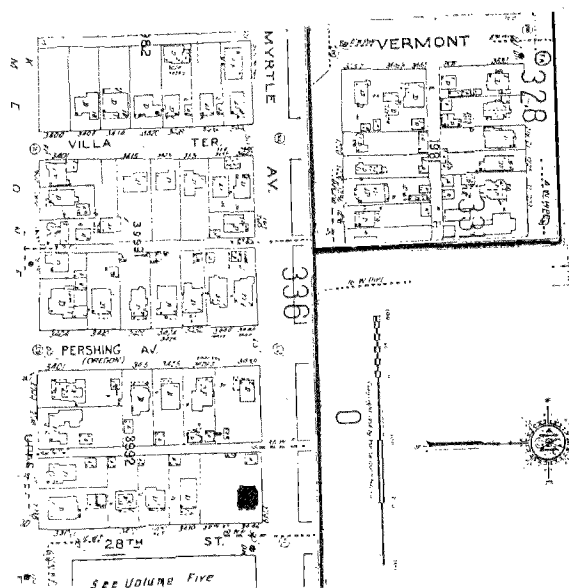
Organization City Architect's Office

Address: 525 "B" Street, Suite 2002

City San Diego Zip 92101

Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3412 28th Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-392-11
5. Present Owner: Michael & Daphne Gallivan Address: 3412 28th Street
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Craftsman
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 66, Lot 34

This is a two-story house with low-pitched front and side gable roofs, widely overhanging eaves, exposed rafters and triangular knee brackets. It has a rectangular plan and plain shingle siding. A front gable roof supported by massive square piers shelters the open, full-width entry porch which is partially enclosed by a low, plain shingled wall. The porch is slightly raised and has two entrances, one via a flagstone path from the front sidewalk and the other from the driveway on the south side of the house. The entry door is wooden with vertical glass panels. Casement and fixed windows with multipane transoms are employed throughout the structure. A bay window projects from the ground level of the north facade and an exterior chimney made of stucco stands on the south facade. A small cobblestone curb borders the landscaped area in front of the house.



8. Construction date:
Estimated 1917 Factual _____
9. Architect David O. Dryden
(designer)
10. Builder David O. Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent X Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: _____

15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____

16. Threats to site: None known _____ Private development X Zoning _____ Vandalism X
Public Works project _____ Other: _____

17. Is the structure: On its original site? X Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Between 1911 and 1919, local building designer and contractor David Owen Dryden built over fifty homes in the area north of Balboa Park, giving great attention to detail and fine craftsmanship. Dryden moved from Oregon where, presumably, he received building arts training. He completed his first home in San Diego at 3120 Granada Street, in 1912. Craftsman architecture quickly gained popularity in Southern California due to its affordability, "modern architecture" and emphasis upon comfortable living. In 1915, the Panama-California Exposition brought many residents to San Diego. Their housing needs caused Dryden's business to flourish. This residence, built c. 1917, represents one of the many unique examples of Dryden's work in San Diego.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

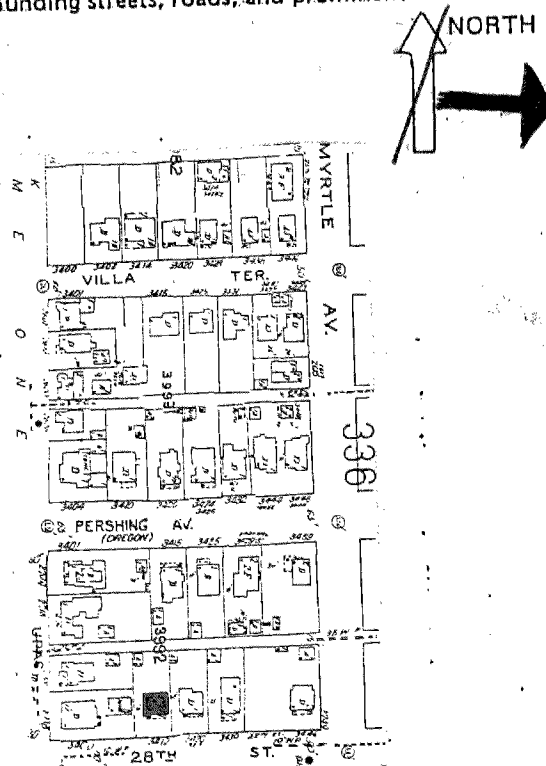
21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) City Directories 1912-1926
- 2) Water & Sewer Permits
- 3) Covington, Donald. "David Owen Dryden, A Builder in the Craftsman Style," Journal of San Diego History, Winter 8/91

22. Date form prepared _____

By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____

Alterations: _____

15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____

16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____

17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Between 1911 and 1919, local building designer and contractor David Owen Dryden built over fifty homes in the area north of Balboa Park, giving great attention to detail and fine craftsmanship. Dryden moved from Oregon where, presumably, he received building arts training. He completed his first home in San Diego at 3120 Granada Street, in 1912. Craftsman architecture quickly gained popularity in Southern California due to its affordability, "modern architecture" and emphasis upon comfortable living. In 1915, the Panama-California Exposition brought many residents to San Diego. Their housing needs caused Dryden's business to flourish. This residence, built c. 1917, represents one of the many unique examples of Dryden's work in San Diego.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

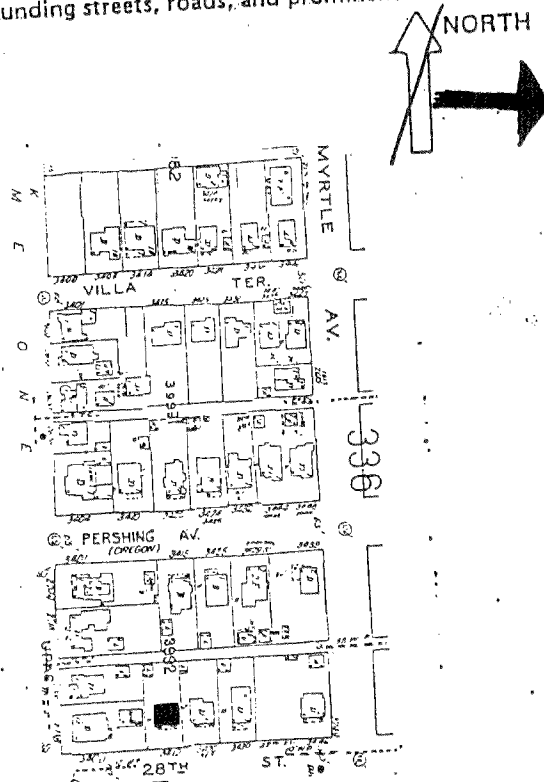
21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) City Directories 1912-1926
- 2) Water & Sewer Permits
- 3) Covington, Donald. "David Owen Dryden, A Builder in the Craftsman Style," Journal of San Diego History, Winter 1991

22. Date form prepared _____

By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3505 28th Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-401-07
5. Present Owner: Lynn Susholtz Address: 3505 28th Street
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Craftsman

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 26, Lot 7/EXC St West end Subdivision

This is a two-story structure with multiple low-pitched side gable roofs, widely overhanging eaves and exposed rafters. The front facade is asymmetrically balanced with a centered, front gable roof sheltering an open partial-width porch. The gable has decorative vertical vents and is supported by square stucco piers with brick trim. Along the front of the porch is a wooden balustrade and a low cobblestone wall runs along the porch foundation. The south side of the porch is enclosed by a low stucco wall, also with brick trim. Above the entrance is a recessed balcony, sheltered within the main roof. The balcony has three separate entry doors leading to it from the house. Centered above the balcony is a flat roofed dormer with **three horizontal vents**. Casement and fixed windows with multipane transoms are employed throughout the structure. Along the south facade are double-hung windows and an exterior stucco chimney. The house as well as the one-car garage to the south are clad with plain shingle siding. A white picket fence runs between the house and the garage.



8. Construction date:
Estimated 1916 Factual _____
9. Architect David O. Dryden
(designer)
10. Builder David O. Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

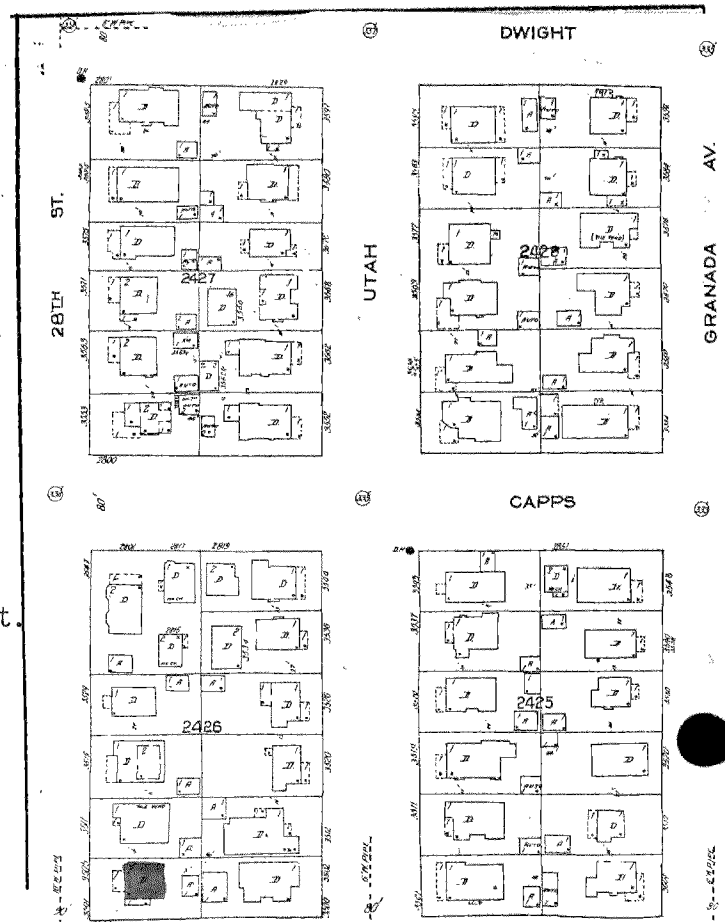
13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Between 1911 and 1919, local building designer and contractor David Owen Dryden built over fifty homes in the area north of Balboa Park, giving great attention to detail and fine craftsmanship. Dryden moved from Oregon where, presumably, he received building arts training. He completed his first home in San Diego at 3120 Granada Street, in 1912. Craftsman architecture quickly gained popularity in Southern California due to its affordability, "modern architecture" and emphasis upon comfortable living. In 1915, the Panama-California Exposition brought many residents to San Diego. Their housing needs caused Dryden's business to flourish. This residence, built c. 1916, represents one of the many unique examples of Dryden's work in San Diego.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2
21. Sources (List books, documents, surveys, personal interviews and their dates).
1) City Directories 1926-
2) Sewer & Water Permits
3) Journal of San Diego History, Vol. 37,
Winter 1991, No. 1, Published by S. D.
Historical Society
22. Date form prepared 8/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Between 1911 and 1919, local building designer and contractor David Owen Dryden built over fifty homes in the area north of Balboa Park, giving great attention to detail and fine craftsmanship. Dryden moved from Oregon where, presumably, he received building arts training. He completed his first home in San Diego at 3120 Granada Street, in 1912. Craftsman architecture quickly gained popularity in Southern California due to its affordability, "modern architecture" and emphasis upon comfortable living. In 1915, the Panama-California Exposition brought many residents to San Diego. Their housing needs caused Dryden's business to flourish. This residence, built c. 1916, represents one of the many unique examples of Dryden's work in San Diego.

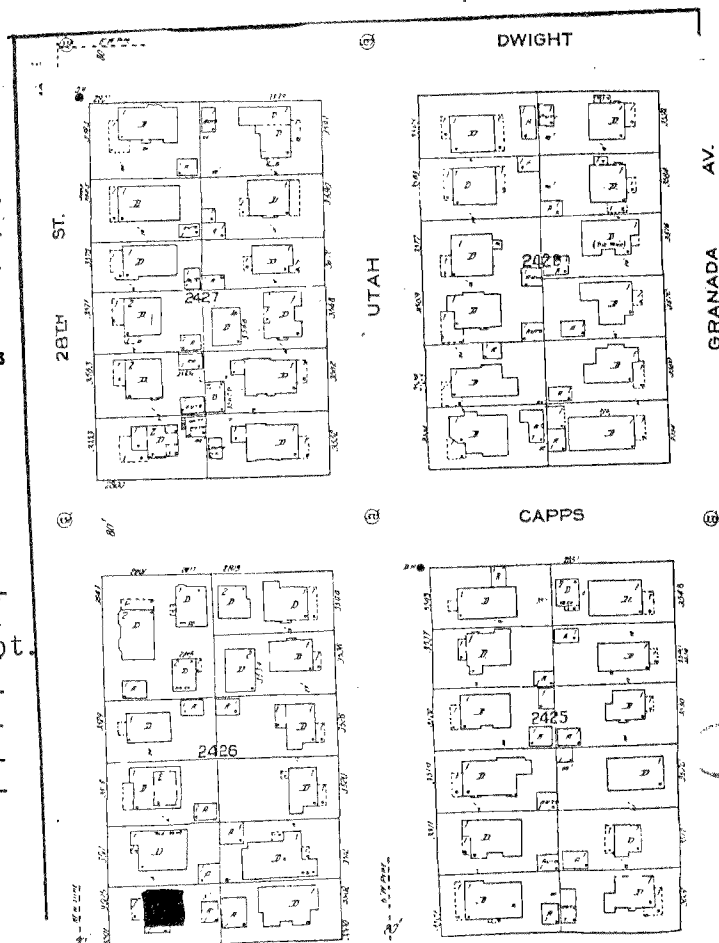
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1) City Directories 1926-
2) Sewer & Water Permits
3) Journal of San Diego History, Vol. 37,
Winter 1991, No. 1, Published by S. D.
Historical Society

22. Date form prepared 8/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3511 Utah Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-402-05
5. Present Owner: Nina J. Shell Address: 3511 Utah Street
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Craftsman
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 27, Lot 8 West end subdivision

This 1½-story asymmetrical Craftsman home has a low-pitch roof with front and side gables. Wide overhanging eaves with exposed rafters are supported by triangular brackets. A small front gable shelters a tripartite window with casement side panels. All the windows have multipaned transoms and the house is covered with shingle siding. Next to the gable, a shed roof extends out over the open porch. Located in the center of the porch is a grey brick chimney that protrudes through the roof. The porch is surrounded by a low wrought iron railing. A large, fixed window is also located on the front facade. A stepped concrete walkway leads up to the open porch. The south facade features two side gables, each shelter tripartite windows with fixed centers and casement side panels. Between the two side gables, a shed roof extends out to shelter a raised porch that leads to a recessed entry. The north facade is designed much the same with the exception of the entry. No alterations are apparent.



8. Construction date:
Estimated 1913 Factual _____
9. Architect David O. Dryden
(designer)
10. Builder David O. Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: _____

15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____

16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____

17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Between 1911 and 1919, local building designer and contractor David Owen Dryden built over fifty homes in the area north of Balboa Park, giving great attention to detail and fine craftsmanship. Dryden moved from Oregon where, presumably, he received building arts training. He completed his first home in San Diego at 3120 Granada Street, in 1912. Craftsman architecture quickly gained popularity in Southern California due to its affordability, "modern architecture" and emphasis upon comfortable living. In 1915, the Panama-California Exposition brought many residents to San Diego. Their housing needs caused Dryden's business to flourish. This residence, built c. 1913, represents one of the many unique examples of Dryden's work in San Diego.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

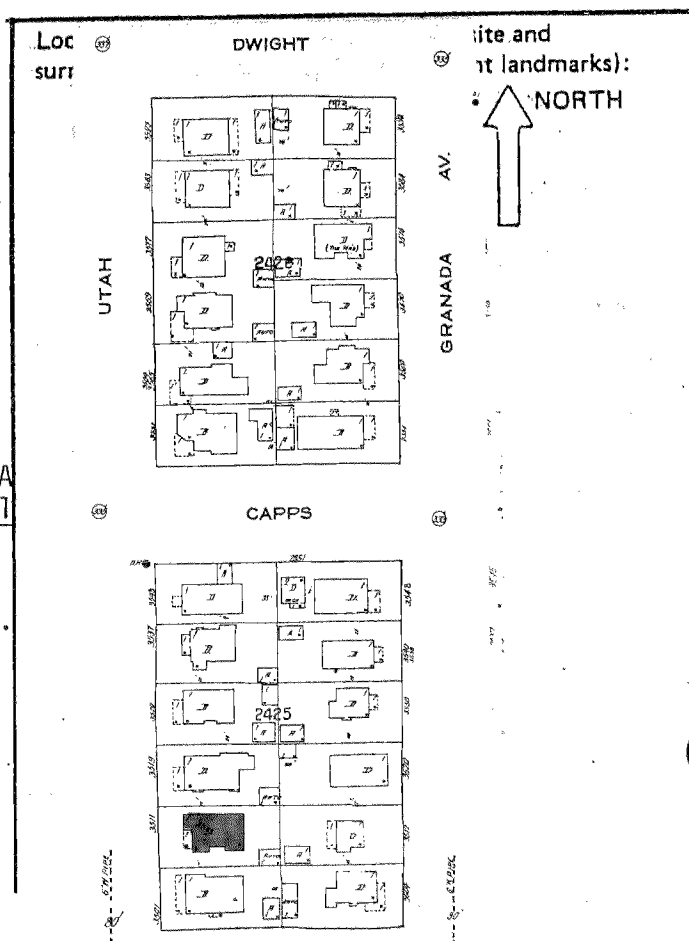
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) City Directories 1912-1926
- 2) Water & Sewer Permits
- 3) Covington, Donald. "David Owen Dryden, A Builder in the Craftsman Style," Journal of San Diego History, Winter 1991

22. Date form prepared 7/17/91

By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: _____

Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____

16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____

17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Between 1911 and 1919, local building designer and contractor David Owen Dryden built over fifty homes in the area north of Balboa Park, giving great attention to detail and fine craftsmanship. Dryden moved from Oregon where, presumably, he received building arts training. He completed his first home in San Diego at 3120 Granada Street, in 1912. Craftsman architecture quickly gained popularity in Southern California due to its affordability, "modern architecture" and emphasis upon comfortable living. In 1915, the Panama-California Exposition brought many residents to San Diego. Their housing needs caused Dryden's business to flourish. This residence, built c. 1913, represents one of the many unique examples of Dryden's work in San Diego.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

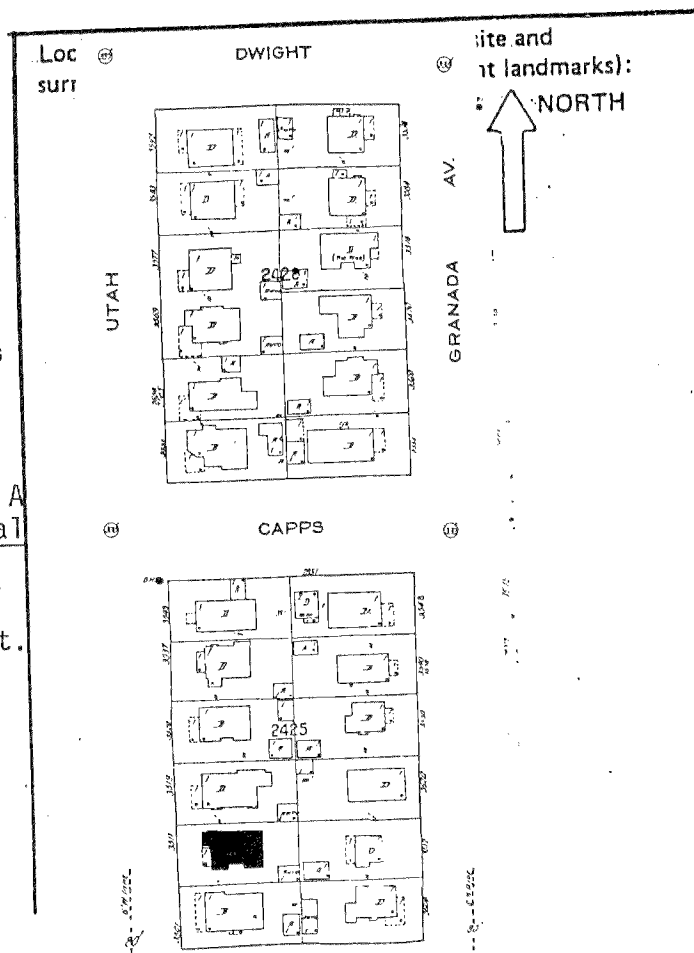
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) City Directories 1912-1926
- 2) Water & Sewer Permits
- 3) Covington, Donald. "David Owen Dryden, A Builder in the Craftsman Style," Journal of San Diego History, Winter 1991

22. Date form prepared 7/1/91

By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____	SHL No. _____
NR Status _____	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3548 Granada Avenue
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-402-12
5. Present Owner: Christine C. Gornmel Address: 3548 Granada Drive
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Craftsman

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Blk 27 Lot 1

This one-story Craftsman style house has multiple low-pitched front gables with widely overhanging eaves and exposed rafters. The wall cladding consists of plain shingles with wooden clapboard between the window sills and the foundation. Several concrete steps lead to the wooden entry door which is flanked by louvred glass side panels. On the front facade are two tripartite windows with fixed centers, casement side panel multi-pane transoms. Double-hung and tripartite windows with fixed centers and casement side panels are employed throughout the remainder of the house. An oriel bay window and a deteriorating exterior brick chimney are located on the north facade. A two story two-car garage with medium-pitched front gables and clapboard siding is situated in the northwest corner of the lot. A tripartite window with a balconet is centered directly above the front gable which extends slightly and contains two wooden garage doors. Throughout the remainder of the garage double-hung windows are employed.



8. Construction date:
Estimated 1915 Factual _____
9. Architect _____
10. Builder David O. Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Two story addition in the back
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden district exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

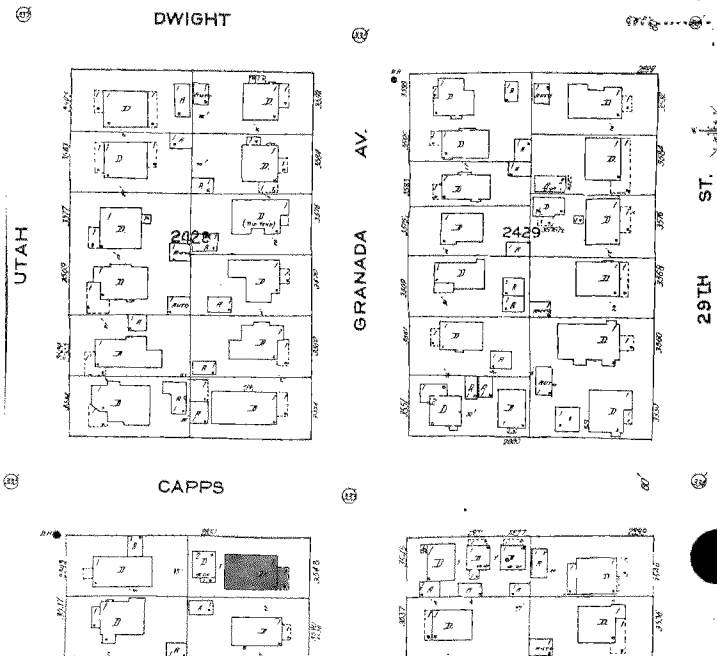
21. Sources (List books, documents, surveys, personal interviews and their dates).

1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald "David Owen Dryden A Builder in the cr style." Journal of San Diego History Winter 1991

22. Date form prepared August 1991

By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



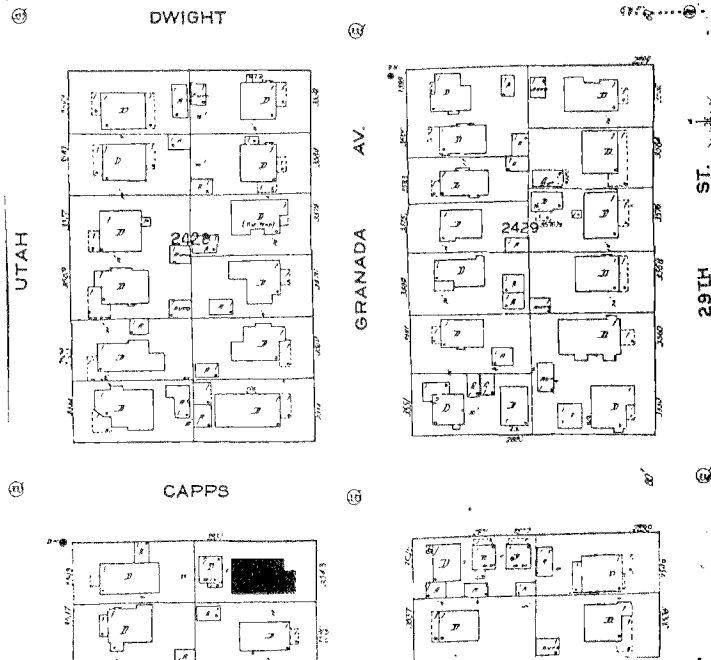
13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: Two story addition in the back
15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☐
Residential ☒ Industrial ☐ Commercial ☐ Other: ☐
16. Threats to site: None known ☐ Private development ☒ Zoning ☐ Vandalism ☒
Public Works project ☐ Other: ☐
17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐
18. Related features: ☐

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden district exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture 1 Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald "David Owen Dryden A Builder in the cr style." Journal of San Diego History Winter 1991

22. Date form prepared August 1991
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3427 29th St.
City San Diego, CA Zip 92104 County San Diego
4. Parcel number: 453-415-30
5. Present Owner: Lewis Greenleaf Address: 3427 29th St.
City San Diego, CA Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Craftsman

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: LEGAL DESC: Blk 32 Lot 10

This one-story asymmetrical Craftsman structure has a low pitch roof with multiple front and side gables. All of the gables have vertical vents within their peaks. A large front gable extends out from another gable to cover the open porch and is supported by stucco columns and piers. A third column is present on the porch but does not extend up to the gable and is thought to be used for decorative purposes. A trio of casement windows and a tripartite window with a fixed center pane and casement side-panels are located on the front facade. The north facade features a bay with a side gable sheltering it. Numerous casement and double hung windows are used on the north and south facades. The open porch swings around to the south side with another entry located there. Sliding glass windows are also used. A driveway runs along the south facade to the rear of the lot where an altered clapboard garage is located.



8. Construction date:
Estimated 1912 Factual _____
9. Architect _____
10. Builder David Owen Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden district exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

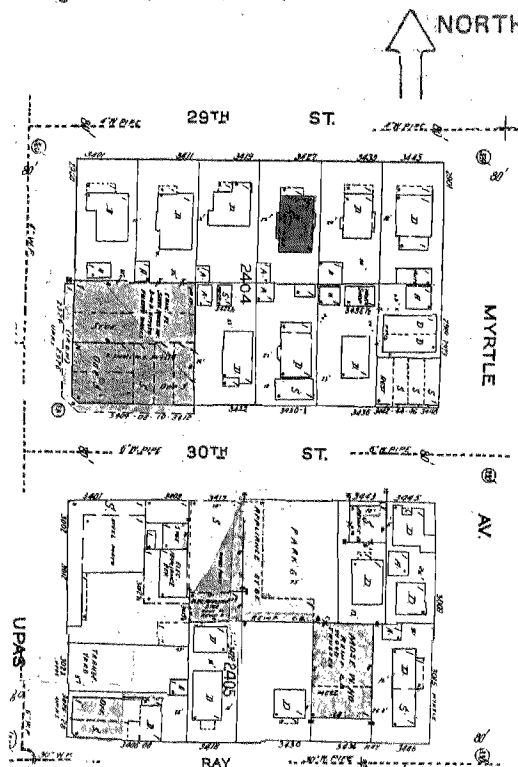
21. Sources (List books, documents, surveys, personal interviews and their dates).

1. City Directories 1912-1926.
2. Water & Sewer Permits.
3. Covington, Donald. "David O. Dryden A Builder in the CR style." Journal of S.D. History. Winter 1991.

22. Date form prepared 8/91

By (name) Office of the City Architect
Organization San Diego Planning Dept.
Address: 525 "B" St., Ste. 2002
City San Diego, CA Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: None known
15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☐
Residential ☒ Industrial ☐ Commercial ☐ Other: ☐
16. Threats to site: None known ☐ Private development ☒ Zoning ☐ Vandalism ☒
Public Works project ☐ Other: ☐
17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐
18. Related features: ☐

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden district exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

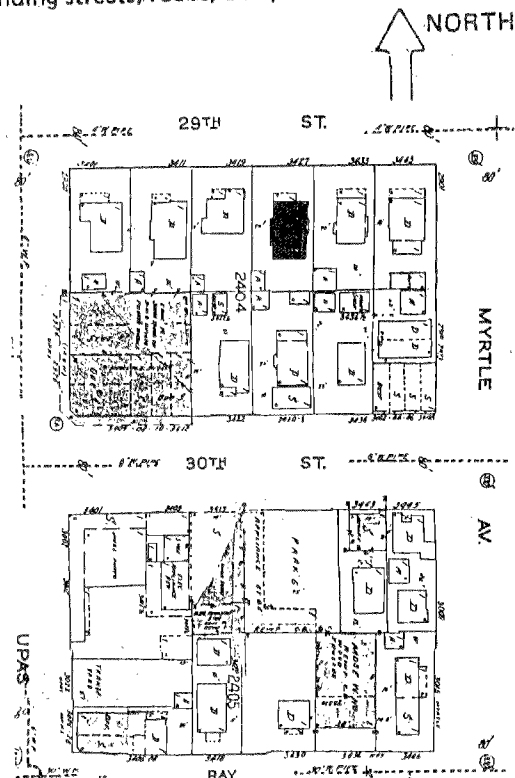
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture 1 Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1. City Directories 1912-1926.
2. Water & Sewer Permits.
3. Covington, Donald. "David O. Dryden A Builder in the CR style." Journal of S.D. History. Winter 1991.

22. Date form prepared 8/91
- By (name) Office of the City Architect
- Organization San Diego Planning Dept.
- Address: 525 "B" St., Ste. 2002
- City San Diego, CA Zip 92101
- Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3503 Ray Street
City San Diego, CA Zip 92104 County San Diego
4. Parcel number: 453-421-13
5. Present Owner: Meryl Cap Address: 3503 Ray St.
City San Diego, CA Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Craftsman

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: LEGAL DESC: Blk 24, Lots 23, 24

This one-story Craftsman home has a low-pitched, multigable roof with wide, overhanging eaves and exposed rafters. A truss beam supports the highest gable. The clapboard siding is somewhat weatherbeaten. A brick walled open porch is at the southwest corner. Trapezoidal brick piers are interspersed along the porch wall. Rectangular brick columns resting on the corner piers support the porch roof. The north part of the porch's west side has been enclosed with multipaned windows. A very slightly projecting bay on the south side has a tripartite window with a fixed center panel flanked by casement sidepanels with multipaned transoms. Adjacent is a pair of french doors leading onto the porch. New, metal framed sliding glass windows are at the southeast corner of the house.



8. Construction date:
Estimated 1912 Factual _____
9. Architect _____
10. Builder David O. Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Aluminum sliding windows
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsmen architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

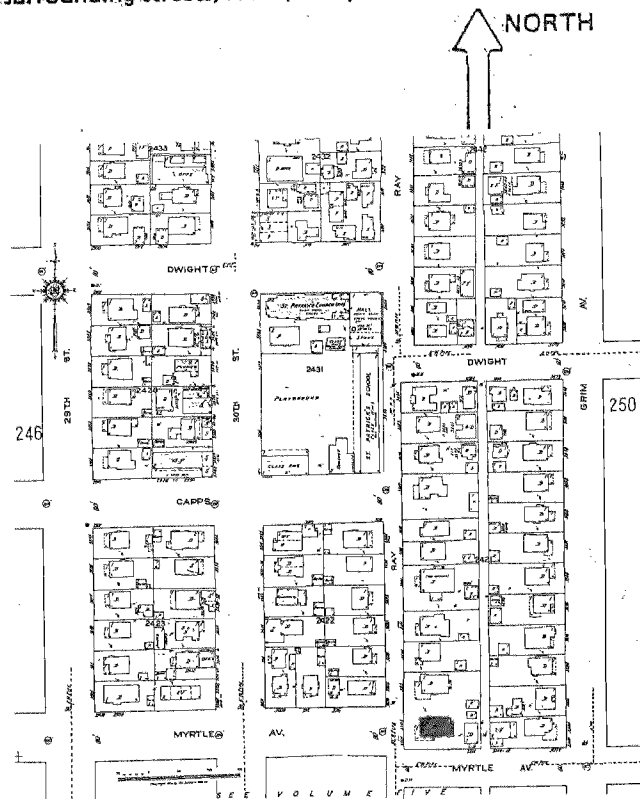
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1. City Directories 1912-1926.
2. Water & Sewer Permits.
3. Covington, Donald. "David O. Dryden. A Builder in the CR style." Journal of S.D. History. Winter 1991.

22. Date form prepared 8/91
By (name) Office of the City Architect
Organization San Diego Planning Dept.
Address: 525 "B" St., Ste. 2002
City San Diego, CA Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Aluminum sliding windows
- Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

- SIGNIFICANCE**
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

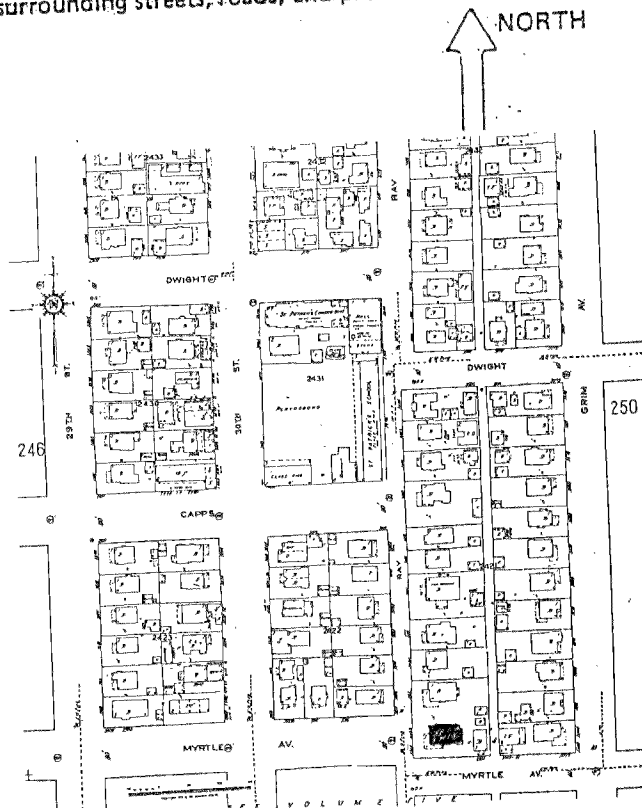
David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsmen architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- | | | | |
|---------------------|----------|------------------------|----------|
| Architecture | <u>1</u> | Arts & Leisure | _____ |
| Economic/Industrial | _____ | Exploration/Settlement | _____ |
| Government | _____ | Military | _____ |
| Religion | _____ | Social/Education | <u>2</u> |
21. Sources (List books, documents, surveys, personal interviews and their dates).

1. City Directories 1912-1926.
2. Water & Sewer Permits.
3. Covington, Donald. "David O. Dryden. A Builder in the CR style." Journal of S.D. History. Winter 1991.

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Address: 525 "B" St., Ste. 2002
City San Diego, CA Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



IDENTIFICATION

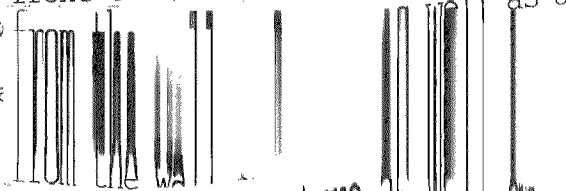
1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3388 Granada Avenue
- City San Diego, CA Zip 92104 County San Diego
4. Parcel number: 453-471-12
5. Present Owner: Raymond & Virginia Baksh Address: 3396 Granada Avenue
- City San Diego, CA Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

7a. Architectural style: Craftsman

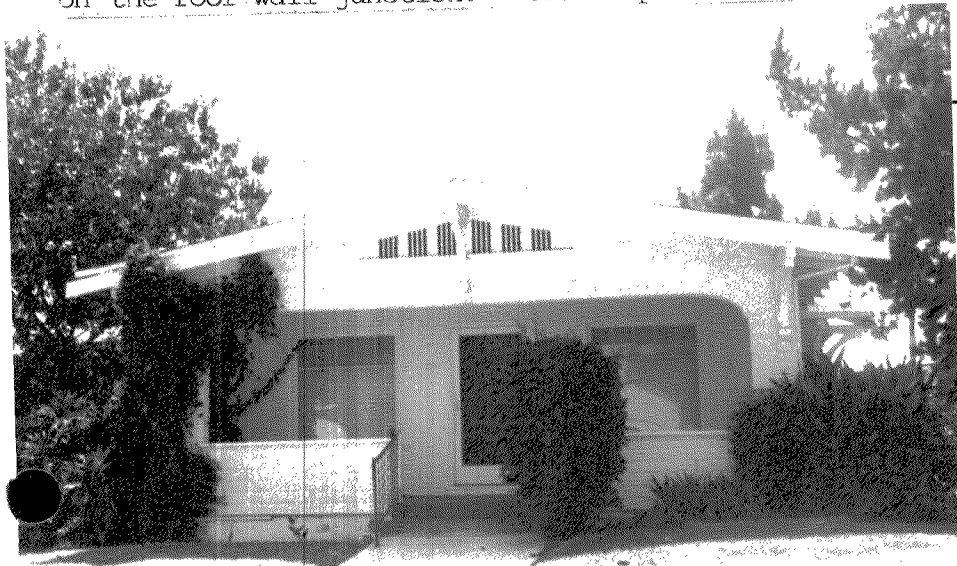
- 7a. Architectural style: Craftsman
7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its

original condition: LEGAL DESC: Blk 1, Lots 27 & 28

This one-story symmetrical Craftsman home has a low pitch roof with a front gable. Wide overhanging eaves are supported by triangular brackets with exposed rafter tails visible on the roof-wall junction. Wood clapboard siding covers the structure as well as a small garage located to the south rear of the property. A multiple paned wood door is centered between two fixed windows that feature square block transoms. The front porch shields the veranda which is partially enclosed by a low wall and curved small side gable on the south facade extends out from the wall and sheltered double hung window. The north facade features a oriel window above the entrance. A small addition of the oriel and shelters a double hung window. A small addition has been added to the north facade. The yard is neatly landscaped and leads up to the veranda.



on the roof-wall junction. Wood clapboard siding covers the structure as well as a double



8. Construction date:
Estimated 1918 Factual _____
9. Architect _____

10. Builder David O. Dryden

11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage. _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsmen architecture and is a rare collection which has retained its original architectural integrity.

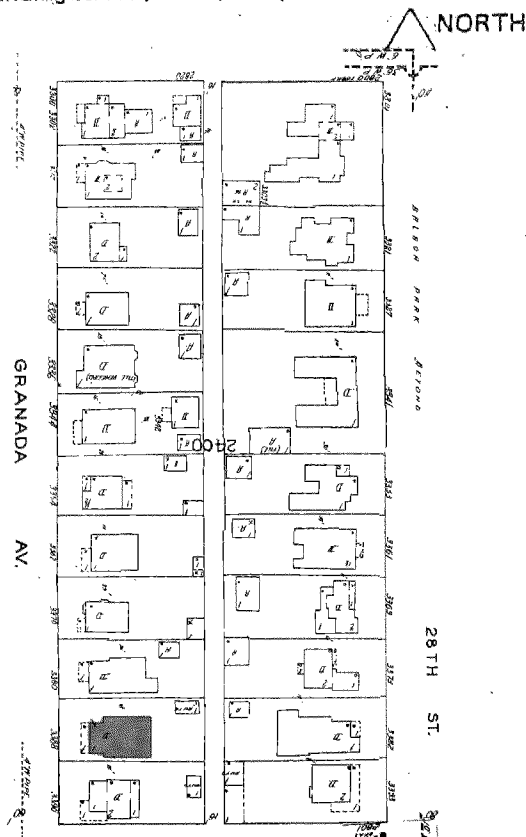
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- | | | | |
|---------------------|----------|------------------------|----------|
| Architecture | <u>1</u> | Arts & Leisure | _____ |
| Economic/Industrial | _____ | Exploration/Settlement | _____ |
| Government | _____ | Military | _____ |
| Religion | _____ | Social/Education | <u>2</u> |

21. Sources (List books, documents, surveys, personal interviews and their dates).

1. City Directories 1912-1926.
2. Water & Sewer Permits.
3. Covington, Donald. "David O. Dryden. "A Builder in the CR style." Journal of S.D. History. Winter 1991.

22. Date form prepared 8/91
- By (name) Office of the City Architect
- Organization San Diego Planning Dept.
- Address: 525 "B" St., Ste. 2002
- City San Diego, CA Zip 92101
- Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent X Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None known
- Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development X Zoning _____ Vandalism X
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsmen architecture and is a rare collection which has retained its original architectural integrity.

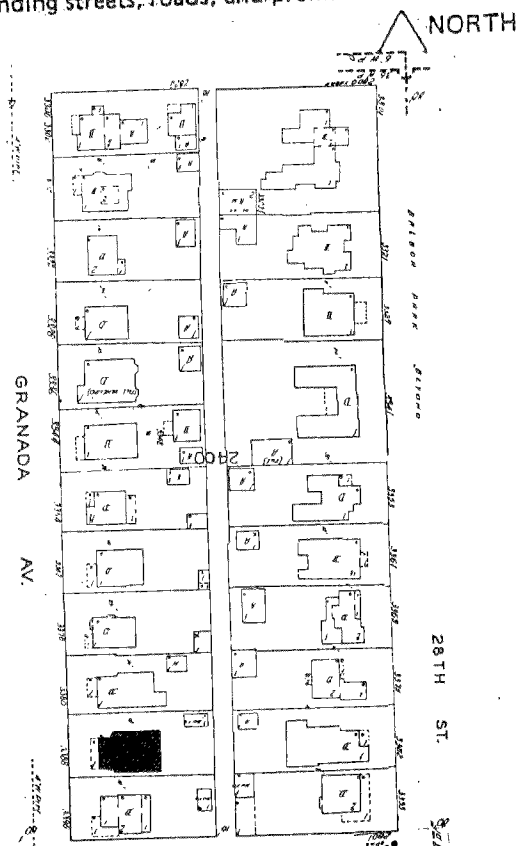
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- | | |
|---------------------------|------------------------------|
| Architecture <u>1</u> | Arts & Leisure _____ |
| Economic/Industrial _____ | Exploration/Settlement _____ |
| Government _____ | Military _____ |
| Religion _____ | Social/Education <u>2</u> |

21. Sources (List books, documents, surveys, personal interviews and their dates).

- City Directories 1912-1926.
- Water & Sewer Permits.
- Covington, Donald. "David O. Dryden. "A Builder in the CR style." Journal of S.D. History. Winter 1991.

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- By (name) Office of the City Architect
- Organization San Diego Planning Dept.
- Address: 525 "B" St., Ste. 2002
- City San Diego, CA Zip 92101
- Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3367 Granada Avenue
City San Diego, CA Zip 92104 County San Diego
4. Parcel number: 453-472-05
5. Present Owner: Florence A. Burns TR Address: 3367 Granada Avenue
City San Diego, CA Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Craftsman

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: LEGAL DESC: Blk 2, Lots 17 & 18

This is a one-story Craftsman style house which has multiple low pitched roofs with widely overhanging eaves and exposed beams. It has a raised, partial-width open porch recessed within the main side gable roof. Two large stucco piers with slanted sides support the roof over the porch. A centered gable with vertical vents and exposed beams rest on the roof above the front facade. A tripartite window with a fixed center, casement side panels and multi-pane transoms is located on either side of the wooden front entry door. Casement windows placed individually and in groups are used throughout the remaining facades. Along the south facade aluminum windows have replaced some of the original wooden windows. Also on the south facade is an exterior chimney made of stucco.



8. Construction date:
Estimated 1918 Factual _____
9. Architect _____
10. Builder David Owen Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Aluminum sliding windows/ stucco siding
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

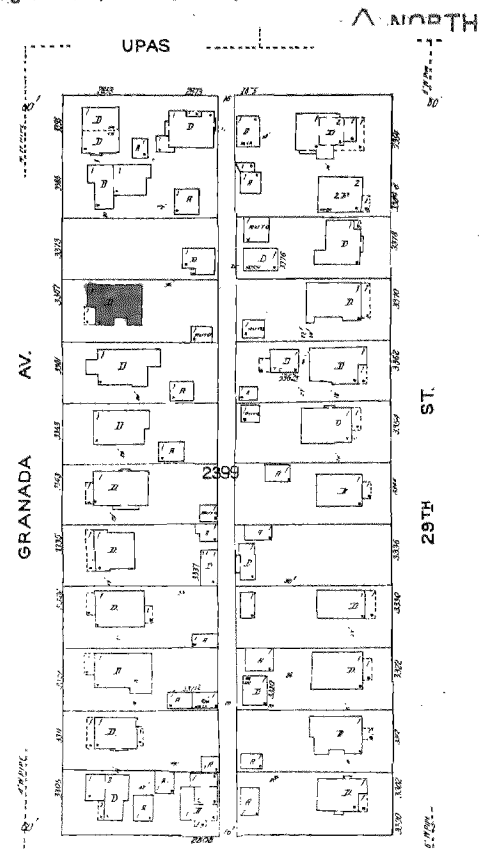
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1. City Directories 1912-1926.
2. Water & Sewer Permits.
3. Covington, Donald. "David O. Dryden A Builder in the CR Style." Journal of S.D. Tradition. Winter 1991

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By (name) Office of the City Architect
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Address: 525 "B" St., Ste. 2002
City San Diego, CA Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Aluminum sliding windows/ stucco siding
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

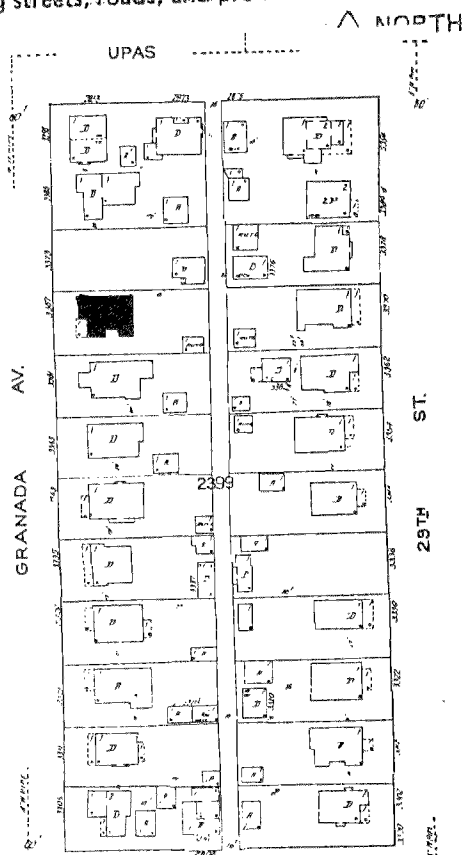
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1. City Directories 1912-1926.
2. Water & Sewer Permits.
3. Covington, Donald. "David O. Dryden A Builder in the CR Style." Journal of S.D. Tradition. Winter 1991

22. Date form prepared 8/91
By (name) Office of the City Architect
Organization San Diego Planning Department
Address: 525 "B" St., Ste. 2002
City San Diego, CA Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: Florence Court
3. Street or rural address: 3317-3331 30th Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-491-11
5. Present Owner: Michael Cole, c/o Thomas Realty Address: 3941 Utah Street
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential/Commercial Original use: Residential/Commercial

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Blk 17, Lots 17 - 20 S 1 ft. of E 30 ft. Lot 16 & All, Frary Heights

Florence Court consists of a row of detached, single-story, flat roofed, raised parapet wood-frame bungalows along the south of the property, facing a narrow garden courtyard. Along the north side of the courtyard are three detached units of similar style and construction. However, these are arranged along an east/west axis, opening to the street with a smaller garden courtyard presenting itself along the north-eastern corner of the property. Parking is provided by a two-story duplex/garage unit at the northeastern corner of the parcel. Access to the garage is provided by a narrow alleyway behind the court. The bungalows reflect Spanish Colonial Revival detailing in the use of smooth stucco-clad walls, flat roofs with raised, stepped parapets, triple terra cotta canales, wood-frame windows and paneled doors. Additional Spanish Colonial Revival inspired architectural features include red tile roofed gabled entries, supported by solid stucco-clad brackets. Mature plantings of tall queen palms line the interior of the courtyard along the central lawn area and the garden strip along the western facade of the northwest duplex bungalow.



8. Construction date:
Estimated 1922-3 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 100 Depth _____
or approx. acreage, .2933
12. Date(s) of enclosed photograph(s)
1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial ☒ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: Located within an area of similar bungalow courts.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

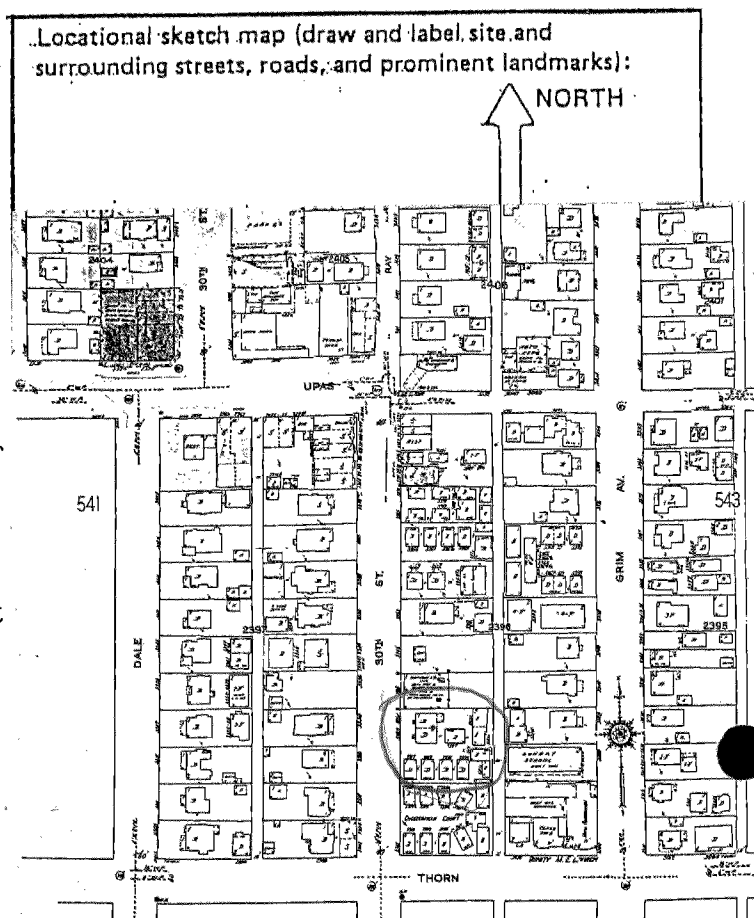
Built between 1922-3 as a spec unit by Fred J. Sale, Florence Court (named after his wife) is a typical example of a Spanish Colonial Revival style bungalow court. Popular in Southern California during the 1920's-30's, the court provided affordable housing for single, white-collar workers (particularly women) who were unable or unwilling to invest in a single-family home, but not interested in residing in a large, impersonal apartment house. The bungalow court provided a greater sense of group identity--mini-neighborhoods emphasizing outdoor living in a garden resort-like setting conforming to the popular image of Southern California living. Its nearness to the electric streetcar line running along the street in front of it provided access to jobs, stores, educational and cultural facilities throughout the Greater San Diego area at the time.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego City and County Directories,
1886-1981; City of San Diego Dept. of Water
Utilities, Sewer Permits.

22. Date form prepared 9/22/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500



13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐

14. Alterations: _____

15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒
Residential ☒ Industrial ☐ Commercial ☒ Other: _____

16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐
Public Works project ☐ Other: _____

17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐

18. Related features: Located within an area of similar bungalow courts.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

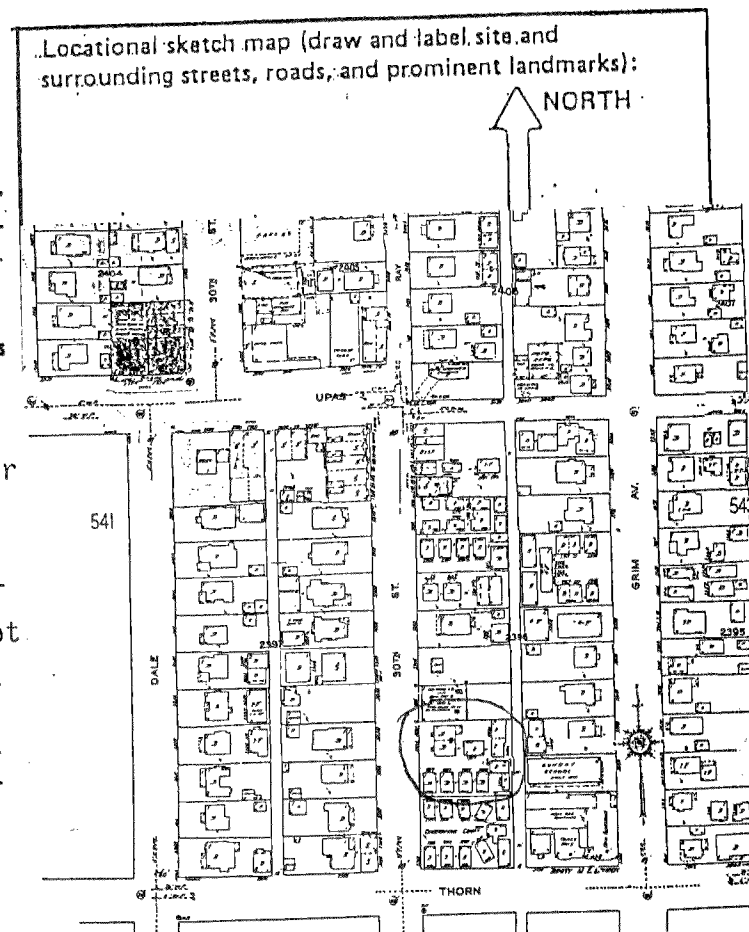
Built between 1922-3 as a spec unit by Fred J. Sale, Florence Court (named after his wife) is a typical example of a Spanish Colonial Revival style bungalow court. Popular in Southern California during the 1920's-30's, the court provided affordable housing for single, white-collar workers (particularly women) who were unable or unwilling to invest in a single-family home, but not interested in residing in a large, impersonal apartment house. The bungalow court provided a greater sense of group identity--mini-neighborhoods emphasizing outdoor living in a garden resort-like setting conforming to the popular image of Southern California living. Its nearness to the electric streetcar line running along the street in front of it provided access to jobs, stores, educational and cultural facilities throughout the Greater San Diego area at the time.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego City and County Directories, 1886-1981; City of San Diego Dept. of Water Utilities, Sewer Permits.

22. Date form prepared 9/22/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: Chesterfield Court
2. Historic name: Chesterfield Court
3. Street or rural address: 3301-15½ 30th Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-491-12
5. Present Owner: John B. and Mary T. Gouveig Address: 3521 Sterne Street
City San Diego Zip 92106 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Mission Revival Style Bungalow Court
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 1, Lots 21 thru 24, Frary Heights

The Chesterfield Court, situated on the northeastern corner of 30th and Upas Streets, consists of nine, individual, Spanish Colonial Revival-style bungalow units arranged around a garden courtyard. The courtyard, which opens towards 30th Street, is flanked by mature foundation plants and small trees. The individual bungalows are small wood frame, stucco-faced structures. Each unit has a flat roof with a raised, gabled parapet and blind arch belfry-styled corners. Overhanging the units' windows and entryways are red tile covered pent roof hoods and overhangs. Fenestration consists of single, double hung sash, wood frame windows; some windows have been replaced with aluminum slider windows though. Behind the court, facing the alleyway, are two detached, wood-frame, stucco-faced garage units.



8. Construction date:
Estimated _____ Factual 1925
9. Architect _____
10. Builder W. J. Vernet
11. Approx. property size (in feet)
Frontage 228 Depth _____
or approx. acreage .2926
12. Date(s) of enclosed photograph(s)
1989

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: A small number of windows have been replaced with aluminum sliders
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial _____ Commercial X Other: _____
16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: This is one of several bungalow courts built along 30th Street during the 1920's.

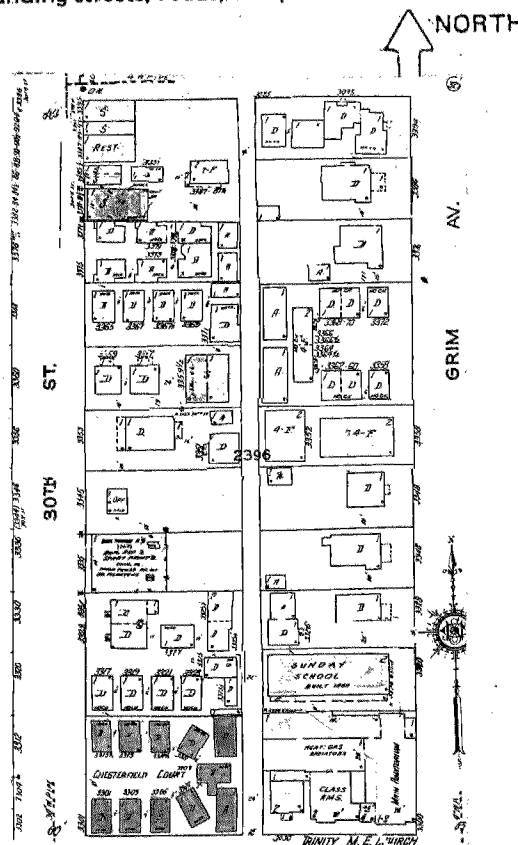
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The "Chesterfield Court" was built in 1925 as an income property by W. J. Vernet, a former resident of Portland, Oregon. The Chesterfield Court is an example of a popular type of housing developed in Southern California after World War I: the bungalow court. The bungalow court provided residents with the independence of a single-family house with a sense of security and community of an apartment building. The court is also associated with the development of the community of North Park in the 1920's as a commuter suburb. Even though the court had provisions for offstreet parking, commuting throughout the city was provided by access to a streetcar line running north and south along 30th Street. The court's Spanish Colonial Revival style is synonymous with the 1915-1940 romantic image of a Hispanic Southern California in the eyes of suburban developers. The style was greatly influenced by the 1915 Panama-California Exposition in San Diego's Balboa Park.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement 2
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates). San Diego Union, 27 Dec. 1925, 3; Curtis, James & Larry Ford. "Bungalow Courts in San Diego." Journal of San Diego History 34, Spring 1988; San Diego City Directories; San Diego Water Utilities, Sewer Permit.
22. Date form prepared 8/19/91
By (name) Alex D. Bevil
Organization Planning Department
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: A small number of windows have been replaced with aluminum sliders
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial _____ Commercial X Other: _____
16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: This is one of several bungalow courts built along 30th Street during the 1920's.

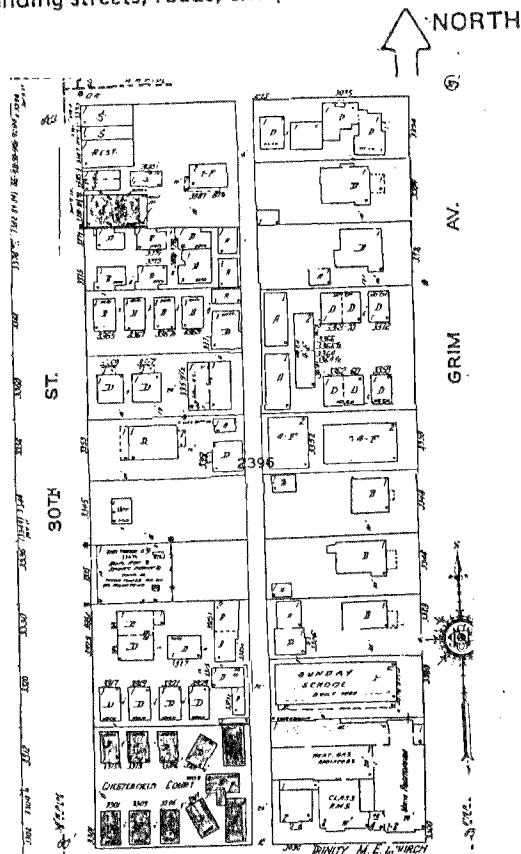
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The "Chesterfield Court" was built in 1925 as an income property by W. J. Vernet, a former resident of Portland, Oregon. The Chesterfield Court is an example of a popular type of housing developed in Southern California after World War I: the bungalow court. The bungalow court provided residents with the independence of a single-family house with a sense of security and community of an apartment building. The court is also associated with the development of the community of North Park in the 1920's as a commuter suburb. Even though the court had provisions for offstreet parking, commuting throughout the city was provided by access to a streetcar line running north and south along 30th Street. The court's Spanish Colonial Revival style is synonymous with the 1915-1940 romantic image of a Hispanic Southern California in the eyes of suburban developers. The style was greatly influenced by the 1915 Panama-California Exposition in San Diego's Balboa Park.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement 2
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates). San Diego Union, 27 Dec. 1925, 3; Curtis, James & Larry Ford. "Bungalow Courts in San Diego." Journal of San Diego History 34, Spring 1988; San Diego City Directories; San Diego Water Utilities, Sewer Permit.
22. Date form prepared 8/19/91
By (name) Alex D. Bevil
Organization Planning Department
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: Trinity United Methodist Church

P1. Other Identifier: Trinity Methodist Episcopal Church

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

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 3030 Thurn Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

San Diego County Assessor's Parcel Number: 453-491-26

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

Legal Description: Block 1, Lots 25 Thru 30

*P3b. Resources Attributes: (List attributes and codes) Religious

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



P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

*P7. Owner and Address:

Trinity United Methodist
Church Corporation

3030 Thurn St.

San Diego Ca. 92104

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

Office of the City Architect
City of San Diego Planning
Department

202 "C" Street S.D. 92101

*P9. Date Recorded: _____

*P10. Survey Type: (Describe)

*P11. Report Citation: (Cite survey report/other sources or "none") _____

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: Trinity United Methodist Church

B1. Historic Name: Trinity Methodist Episcopalian Church

B2. Common Name: Trinity United Methodist Church

B3. Original Use: Religious

B4. Present Use: Religious

*B5. Architectural Style: _____

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

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

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: _____

(Sketch Map with north arrow required)

B13. Remarks: _____

*B14. Evaluator: _____

Date of Evaluation: ____/____/____

(This space reserved for official comments.)

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3120 Granada Avenue
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-520-15
5. Present Owner: Janice R. Pribyl Address: 3120 Granada Avenue
City San Diego Zip _____ Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Craftsman

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Blk 1 Lots 29& 30

This one-story asymmetrical Craftsman home has a low pitch roof and front and side gables. Clapboard siding covers the majority of the structure with shingle siding being used on the front gable. Wide overhanging eaves are supported by square brackets. Two fixed windows with small panes surrounding them are offset to each side of the main entry. The front gable extends out over the veranda and is supported by tapered stucco columns. A white balustrade surrounds the veranda. The north and south facades feature side gables that extends out from the wall. A pair of adjoining double hung windows rest beneath the side gables. A entry has been added to the south facade with an open slightly raised porch leading to it. The north facade features an exposed exterior chimney and a green-house window, which is an alteration. The rear yard is enclosed by a redwood fence. The house is set back on the lot behind a well manicured lawn.



8. Construction date:
Estimated 1912 Factual _____
9. Architect _____
10. Builder David O. Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

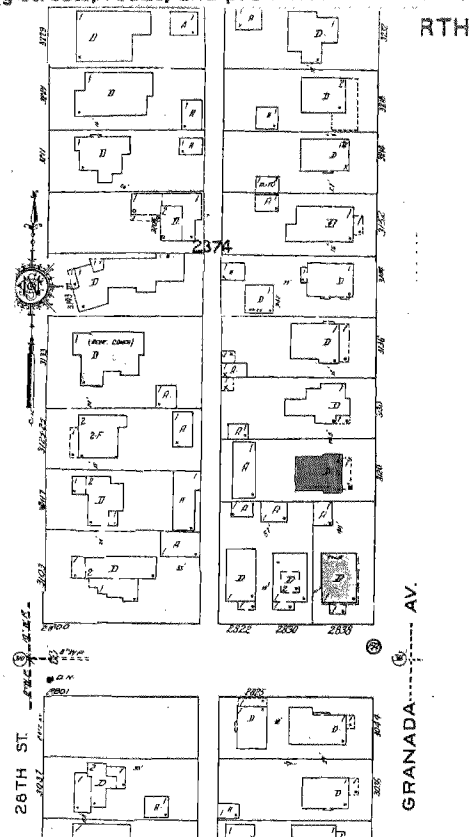
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2
21. Sources (List books, documents, surveys, personal interviews and their dates).
1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald "David Owen Dryden A Builder in the cr style." Journal of San Diego History Winter 1991
22. Date form prepared August 1991
By (name) Jennifer Wagner
Organization Office of the City Architect
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

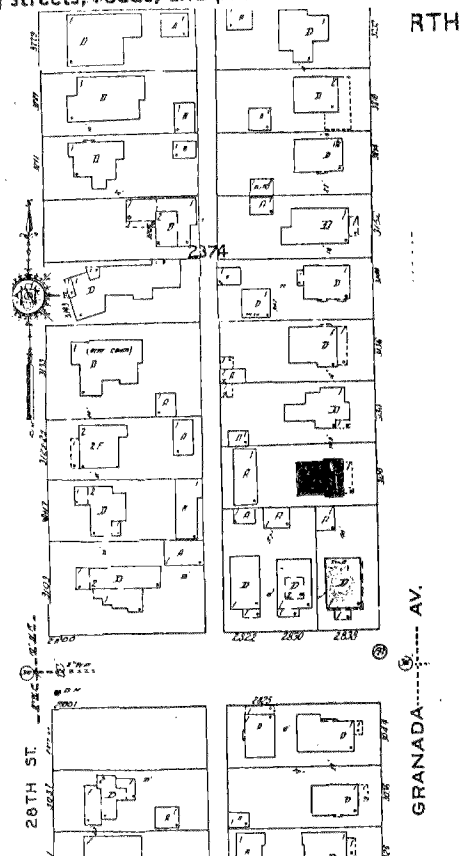
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2
21. Sources (List books, documents, surveys, personal interviews and their dates).
1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donald "David Owen Dryden A Builder in the cr style." Journal of San Diego History Winter 1991
22. Date form prepared August 1991
By (name) Jennifer Wagner
Organization Office of the City Architect
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3136 Granada Avenue
City San Diego, CA Zip 92104 County San Diego
4. Parcel number: 453-520-17
5. Present Owner: Michael E. Rolli Address: 3136 Granada Ave.
City San Diego, CA Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Craftsman
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: LEGAL DESC: Blk 1, Lots 33 & 34

This one-story house has a low-pitched front and side gable roofs with widely overhanging eaves, exposed rafters and beams and triangular knee brackets. The front facade displays a prominent front gable which shelters a raised veranda. A low stucco wall partially encloses the veranda along the front (east), north and south sides. Located on top of the wall along the front side are two wooden, tapered columns with stucco piers and two square wooden columns which support the gable. The centered entry door is flanked by tripartite windows with multi-paned transoms. Single-sash casement windows are used throughout the remainder of the structure. A bay window with a shed roof extends from the north facade and directly behind it, an interior brick chimney protrudes from the roof. A stucco chimney is located on the exterior of the south facade. A low brick planter box with shrubs and flowers runs along the bottom of the veranda. Alterations include a greenhouse window on the north facade and a lattice enclosed porch in the back yard.

8. Construction date:
Estimated 1912 Factual _____
9. Architect _____
10. Builder David Owen Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911 and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

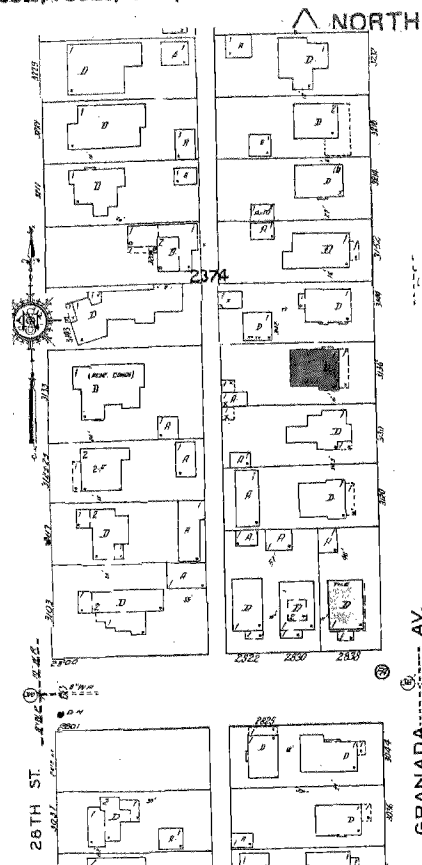
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1. City Directories 1912-1926.
2. Water & Sewer Permits.
3. Covington, Donald. "David Owen Dryden, A Builder in the CR Style." Journal of S.D. History. Winter 1991. 8/91

22. Date form prepared _____
- By (name) Office of the City Architect
Organization San Diego Planning Department
Address: 525 "B" St., Ste. 2002
City San Diego, CA Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: None known

Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____

16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____

17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911 and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

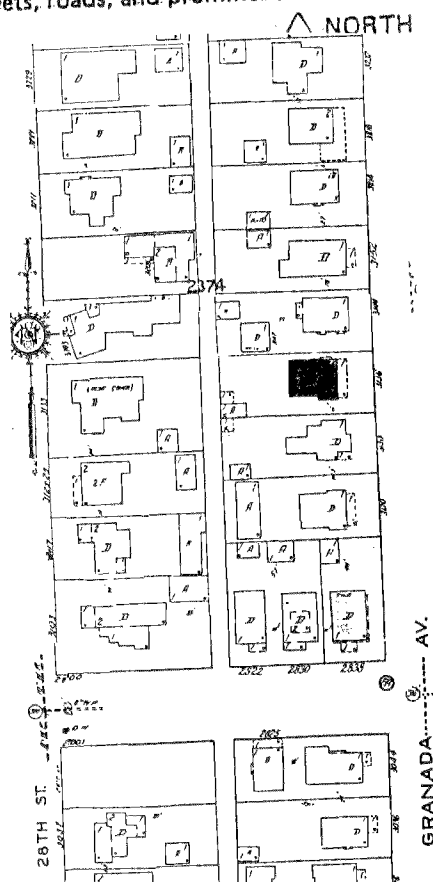
21. Sources (List books, documents, surveys, personal interviews and their dates).

1. City Directories 1912-1926.
2. Water & Sewer Permits.
3. Covington, Donald. "David Owen Dryden, A Builder in the CR Style." Journal of S.D. History. Winter 1991. 8/91

22. Date form prepared _____

By (name) Office of the City Architect
Organization San Diego Planning Department
Address: 525 "B" St., Ste. 2002
City San Diego, CA Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____	SHL No. _____
NR Status _____	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: Thornwood Court
3. Street or rural address: 3202-3212½ 30th Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-540-21
5. Present Owner: Panagiota Kostakos, TR Address: 2980 E. Thorn Street
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential/Commercial Original use: Residential/Commercial

DESCRIPTION

- 7a. Architectural style: Modernistic
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 1, Lot 13, Curwell Addition

Thornwood Court is a U-shaped grouping of eight small, detached single-story bungalows, arranged around a narrow, communal garden court, in front of a two-story garage unit along the rear alleyway. A decorative free-standing, open-frame timber ramada shades the entrance to the courtyard along the street. Mature shrubs and small trees line the perimeter of the courtyard and the foundations of the bungalows. The wood-frame, stucco-clad bungalows have flat roofs with raised, stepped parapets. The bases of each parapet have double terra cotta cylindrical vents and are trimmed with an extended horizontal running board. Fenestration consists of fixed-pane windows along the street and double-hung windows elsewhere. The lack of decorative elements highlights the courts' Modernistic influences of the late 1920's.



8. Construction date:
Estimated 1928 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 228 Depth _____
or approx. acreage .1435
12. Date(s) of enclosed photograph(s)
1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial ☒ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: Close to similar examples of bungalow courts along 30th Street

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Built c. 1928 as a spec unit by Leonard M. Lyons, district manager of the Union-Tribune Publishing Company of San Diego, Thornwood Court is a rare example of a late 1920's Modernistic style bungalow court. Frequently used for commercial and public buildings in the 1920's and early 1930's, it was extremely rare in domestic architecture. Popular in Southern California during the 1920's-30's, bungalow courts provided affordable housing for single, white-collar workers (particularly women) who were unable or unwilling to invest in a single-family home, but not interested in residing in a large, impersonal apartment house. The bungalow court provided a greater sense of group identity--mini-neighborhoods emphasizing outdoor living in a garden resort-like setting conforming to the popular image of Southern California living. Its nearness to the electric streetcar line running along the street in front of it provided access to jobs, stores, educational and cultural facilities throughout the Greater San Diego area at the time.

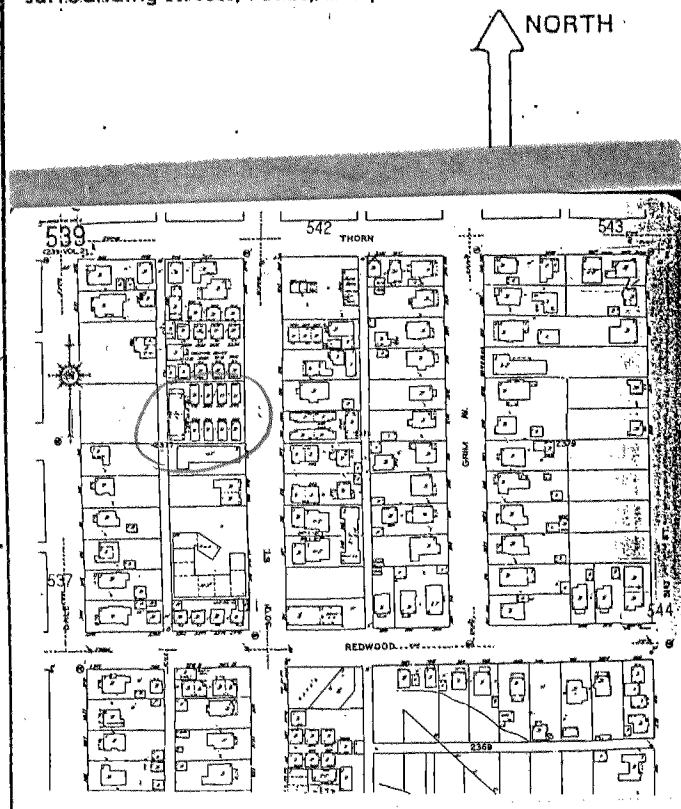
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego City and County Directories, 1886-1984; City of San Diego Dept. of Water Utilities, Sewer and Water Permits.

22. Date form prepared 9/22/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: _____

Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial ☒ Other: _____

16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____

17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____

18. Related features: Close to similar examples of bungalow courts along 30th Street

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Built c. 1928 as a spec unit by Leonard M. Lyons, district manager of the Union-Tribune Publishing Company of San Diego, Thornwood Court is a rare example of a late 1920's Modernistic style bungalow court. Frequently used for commercial and public buildings in the 1920's and early 1930's, it was extremely rare in domestic architecture. Popular in Southern California during the 1920's-30's, bungalow courts provided affordable housing for single, white-collar workers (particularly women) who were unable or unwilling to invest in a single-family home, but not interested in residing in a large, impersonal apartment house. The bungalow court provided a greater sense of group identity--mini-neighborhoods emphasizing outdoor living in a garden resort-like setting conforming to the popular image of Southern California living. Its nearness to the electric streetcar line running along the street in front of it provided access to jobs, stores, educational and cultural facilities throughout the Greater San Diego area at the time.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

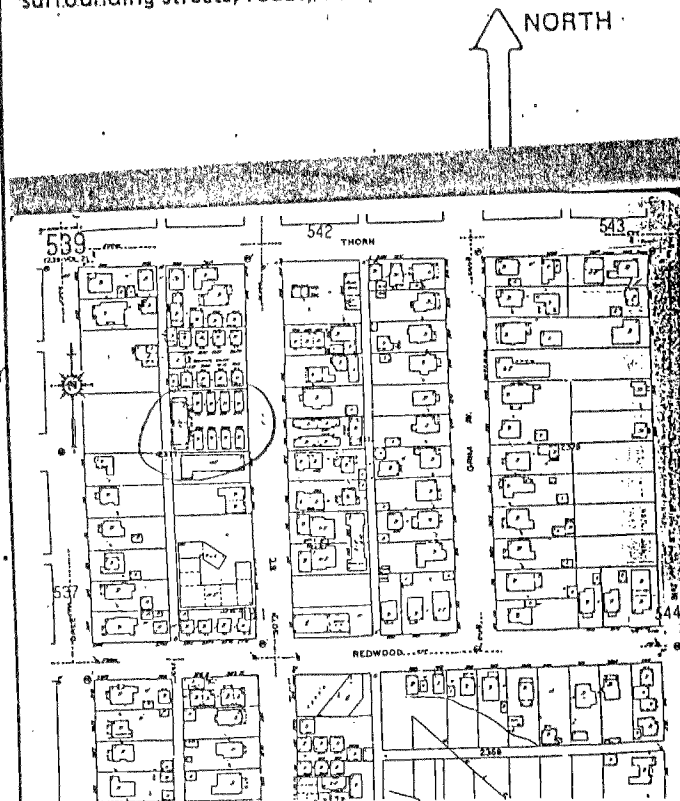
21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego City and County Directories,
1886-1984; City of San Diego Dept. of Water
Utilities, Sewer and Water Permits.

22. Date form prepared 9/22/91

By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address 202 "C" Street
City San Diego Zip 92101
Phone (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc. _____	
SHL No. _____	
NR Status _____	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: Colonial Court
3. Street or rural address: 3216-34 30th Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-540-22
5. Present Owner: Dan Floit & Walter Binder Address: c/o Sea Point Management, Inc
1565 Hotel Circle
City San Diego Zip 92108 Ownership is: Public _____ Private X
6. Present Use: Residential/Commercial Original use: Residential/Commercial

DESCRIPTION

- 7a. Architectural style: Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Lots U & V, A.O. Wallace Addition

The Colonial Court is a U-shaped grouping of eleven small, detached single-story Colonial Revival style bungalows, arranged around a narrow, communal garden court. Mature shrubs and small trees occupy the narrow courtyard shading the front porches of the bungalows. The wood-frame, clapboard-sided bungalows have gabled, medium-pitched roofs and projecting side bays at the corners facing the street. Single-pane, fixed windows, with multilight wood-framed transoms, occupy the bays. Other fenestration consists of shuttered double-hung, wood-frame windows. Each main entry of the individual bungalows opens up to the central courtyard. They are protected by gabled porticos supported up by wooden posts.



8. Construction date:
Estimated _____ Factual 1922
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 100 Depth _____
or approx. acreage .2898
12. Date(s) of enclosed photograph(s)
1991

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒
Residential ☒ Industrial ☐ Commercial ☒ Other: _____
16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐
Public Works project ☐ Other: _____
17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐
18. Related features: Located near similar bungalow courts along 30th Street.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Built in 1922 as a spec unit by Harry H. Hall, Colonial Court is an example of a mid-1920's bungalow court with vaguely Colonial Revival styling. Popular in Southern California during the 1920's-30's, bungalow courts provided affordable housing for single, white-collar workers (particularly women) who were unable or unwilling to invest in a single-family home, but not interested in residing in a large, impersonal apartment house. The bungalow court provided a greater sense of group identity--mini-neighborhoods emphasizing outdoor living in a garden resort-like setting conforming to the popular image of Southern California living. Its nearness to the electric streetcar line running along the street in front of it provided access to jobs, stores, educational and cultural facilities throughout the Greater San Diego area at the time.

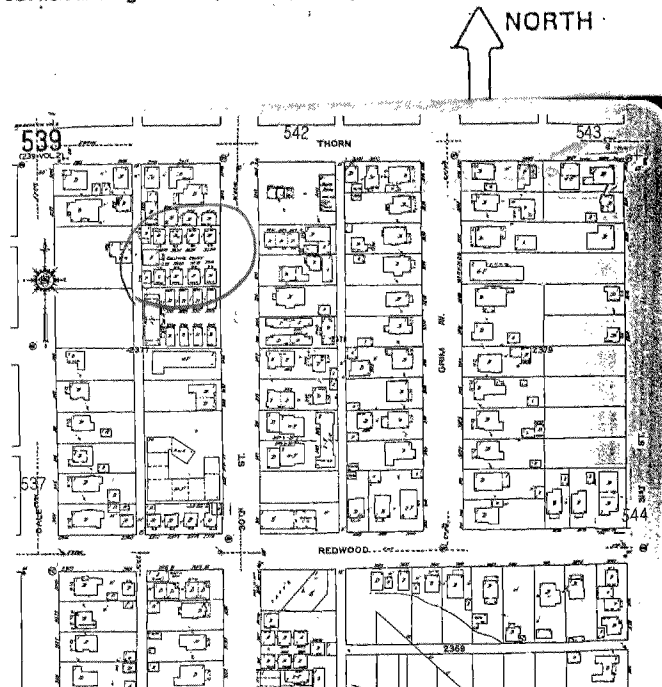
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego City and County Directories, 1886-1981; City of San Diego Dept. of Water Utilities, Water Permit.

22. Date form prepared 9/22/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: _____

Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial ☒ Other: _____

16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____

17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____

18. Related features: Located near similar bungalow courts along 30th Street.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Built in 1922 as a spec unit by Harry H. Hall, Colonial Court is an example of a mid-1920's bungalow court with vaguely Colonial Revival styling. Popular in Southern California during the 1920's-30's, bungalow courts provided affordable housing for single, white-collar workers (particularly women) who were unable or unwilling to invest in a single-family home, but not interested in residing in a large, impersonal apartment house. The bungalow court provided a greater sense of group identity--mini-neighborhoods emphasizing outdoor living in a garden resort-like setting conforming to the popular image of Southern California living. Its nearness to the electric streetcar line running along the street in front of it provided access to jobs, stores, educational and cultural facilities throughout the Greater San Diego area at the time.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

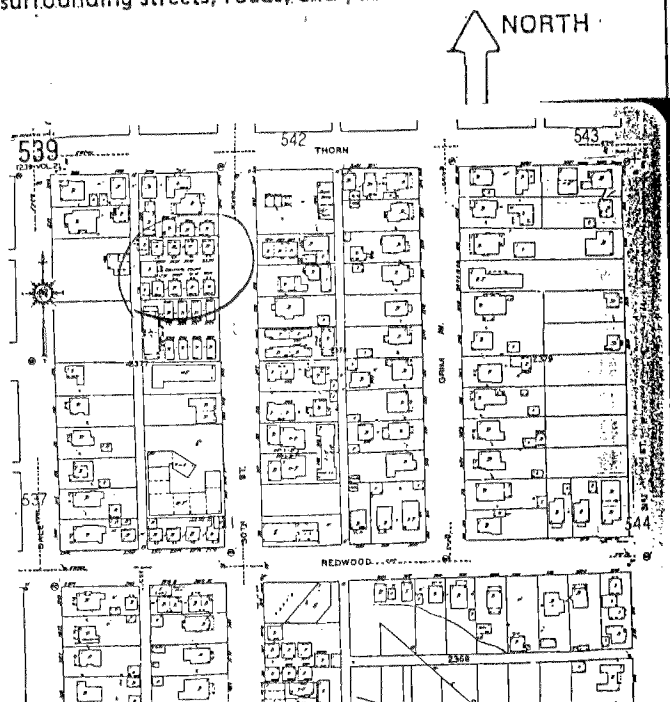
21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego City and County Directories, 1886-1981; City of San Diego Dept. of Water Utilities, Water Permit.

22. Date form prepared 9/22/91

By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: Frery House
3. Street or rural address: 3227 Grim Avenue
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-552-29
5. Present Owner: Carole E. Dugdale Address: 3227 Grim Avenue
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Commercial (Bed & Breakfast) Original use: Residential

DESCRIPTION

- 7a. Architectural style: Craftsman
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 7, All of Alley CLSD ADJ, Lots 5 & 6 (EX S 20 ft.)

The Frery House is an example of early twentieth century vernacular, showing Craftsman stylistic influences. The two-story structure has clapboard siding and features a medium-pitched side gable roof with overhanging eaves, exposed rafters and supporting brackets. The front facade is symmetrical and features a projecting gable with a dormer roof centered above the raised entry. A tripartite window and double-hung side panels are located within the gable. Along the ground level of the front facade are two fixed windows. Some of the windows have leaded glass upper portions. The Frery House has had several alterations including an exterior wood stairway leading to the second floor, an addition to the kitchen and adjacent bedroom, a wood deck along the east side of the house and the enclosure of the once open entrance porch. A picket fence runs along the property and mature landscape is present throughout the site.



8. Construction date:
Estimated _____ Factual: 1905
9. Architect None
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 55 Depth _____
or approx. acreage .1673
12. Date(s) of enclosed photograph(s)
July 1991

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: porch, stairway, siding, etc.
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The first owner of this house was Frank P. Frary, a respected civic leader of San Diego. He arrived in San Diego in 1877 and started his career as a clerk with the Coast Line Stage Company. In 1885 Mr. Frary was able to form his own mail and freight line. Besides transportation business, he also invested in real estate. In 1904 he was able to establish the Frary subdivision in North Park, located along Grim Avenue. Frary House was a part of the subdivision. He became mayor of San Diego in 1903.

Another prominent San Diegan who owned this property was Donald M. Stewart who became the owner of this house in 1911. In 1909, he was elected the city treasurer and tax collector of San Diego. Mr. Stewart joined the Navy in 1917 as a commander. After World War I, he returned to politics and was elected to city council in 1920. He became the postmaster of San Diego in 1934.

The current owners of the property, Hal and Carole Dugdale, have changed it into bed and breakfast accommodations.

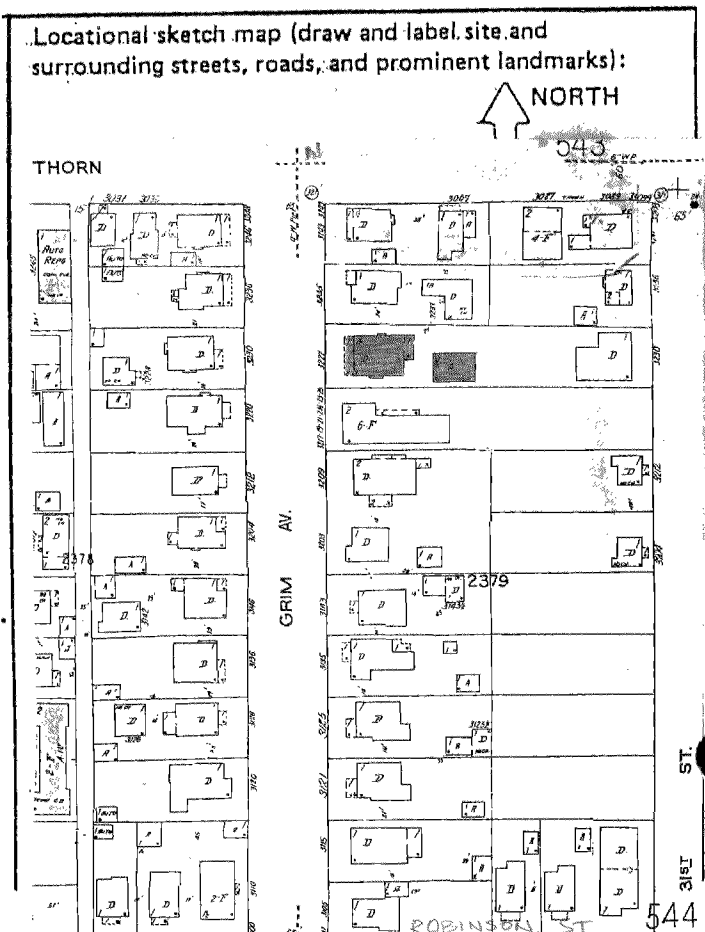
This structure is significant due to its original owners and its representation of Craftsman architecture.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 2 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 1

21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) Evening Tribune, 8/3/63, A-3
- 2) San Diego Union, 12/26/65, J6
- 3) San Diego Union, 8/2/65
- 4) Five Minute Talk by Don M. Stewart,
Station KCBG, 9:55 a.m., 4/15/49

22. Date form prepared 8/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500



13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: porch, stairway, siding, etc.
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The first owner of this house was Frank P. Frary, a respected civic leader of San Diego. He arrived in San Diego in 1877 and started his career as a clerk with the Coast Line Stage Company. In 1885 Mr. Frary was able to form his own mail and freight line. Besides transportation business, he also invested in real estate. In 1904 he was able to establish the Frary subdivision in North Park, located along Grim Avenue. Frary House was a part of the subdivision. He became mayor of San Diego in 1903.

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The current owners of the property, Hal and Carole Dugdale, have changed it into bed and breakfast accommodations.

This structure is significant due to its original owners and its representation of Craftsman architecture.

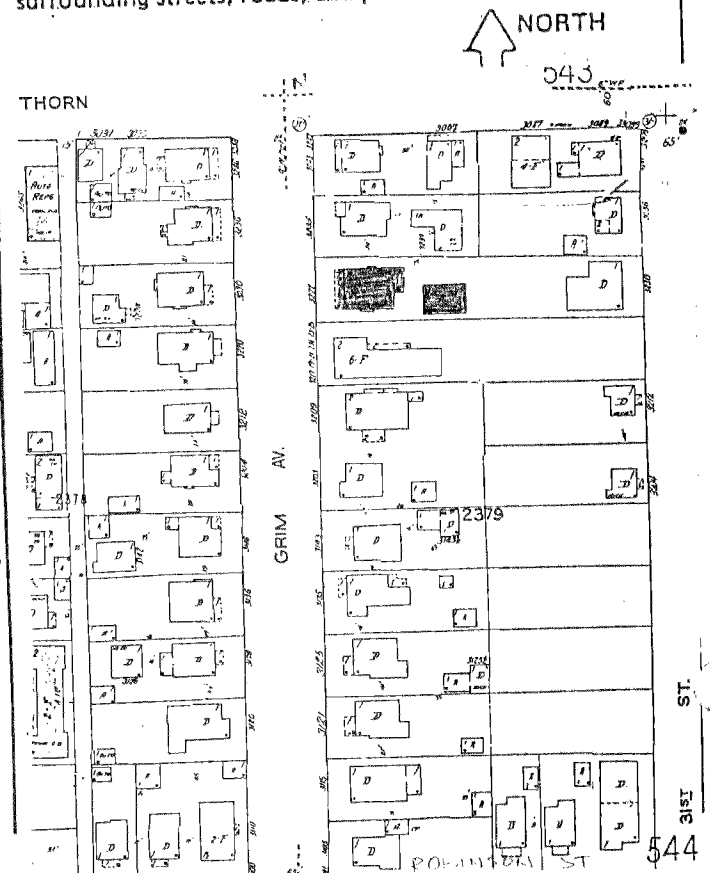
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 2 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 1

21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) Evening Tribune, 8/3/63, A-3
- 2) San Diego Union, 12/26/65, J6
- 3) San Diego Union, 8/2/65
- 4) Five Minute Talk by Don M. Steward,
Station KCBG, 9:55 a.m., 4/15/49

22. Date form prepared 8/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: La Madrid Apartments
2. Historic name: La Madrid Apartments
3. Street or rural address: 2814-32 30th Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-640-23
5. Present Owner: Thomas Bolton Address: 4618 Rocando Blvd.
City San Diego Zip 92115 Ownership is: Public _____ Private X
6. Present Use: Residential/Commercial Original use: Residential/Commercial

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Lots 3 & 4 & Ely 15 ft. Lot 13 & Ely 15 ft. of Nly 50 of Lot 14, Aurora Heights

The La Madrid Apartments are a U-shaped garden apartment court consisting of a six-flat, two-story unit to the rear with two single-story Spanish Colonial Revival style duplexes on either side of its narrow, semitropical garden courtyard. Situated on either side of the central concrete stairway (as well as under the duplex units facing the street) are street-level parking garages. Access to the garages is through broad overhead swinging wooden garage doors. Heavy Spanish Colonial Revival detailing is present in the apartment court's hipped red tile roofs over the corners of the duplexes, wrought iron balconets, and stucco cladding. Single-terra cotta canales pierce the base of the parapets. Fenestration consists of several double-hung wood-frame windows with single-sash lowers and multilight uppers. A distinguishing feature of the rear six-unit flat is its hipped red tile roofed "belfry" which actually contains a church bell. Mature subtropical shrubs and trees occupy the interior of the courtyard area.



8. Construction date:
Estimated 1930 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 100 Depth _____
or approx. acreage 1951
12. Date(s) of enclosed photograph(s)
1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: _____

15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial _____ Other: _____

16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____

17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____

18. Related features: Similar bungalow courts are in the area along 30th Street

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Built in 1930 as a spec unit by V. Robinson, the La Madrid Apartments are a typical Spanish Colonial Revival style apartment court, popular in Southern California during the 1920's-30's. The court provided affordable housing for single, white-collar workers (particularly women) who were unable or unwilling to invest in a single-family home, but not interested in residing in a large, impersonal apartment house. The bungalow court provided a greater sense of group identity--mini-neighborhoods emphasizing outdoor living in a garden resort-like setting conforming to the popular image of Southern California living.

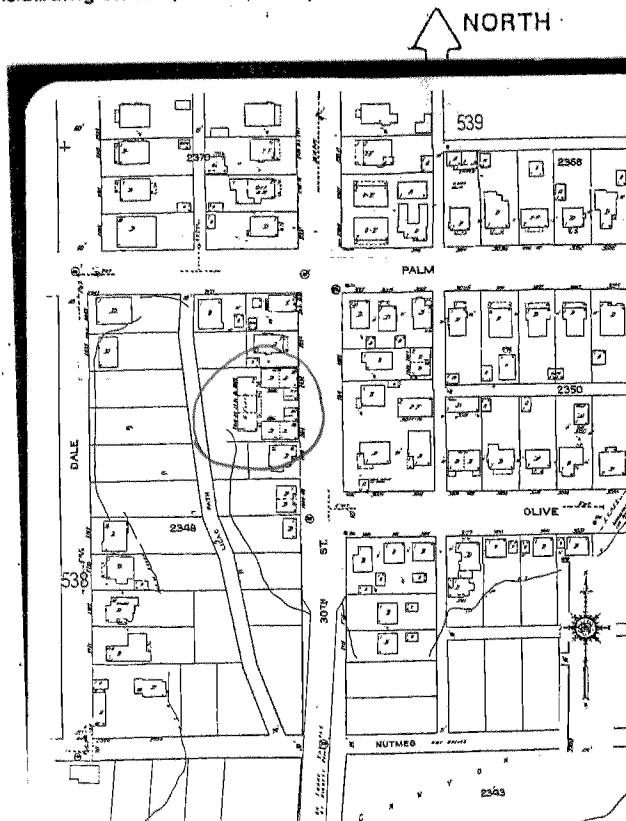
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego City and County Directories,
1886-1981; City of San Diego Dept. of Water
Utilities, Sewer & Water Permits

22. Date form prepared 9/22/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: _____

Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial _____ Other: _____

16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____

17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____

18. Related features: Similar bungalow courts are in the area along 30th Street

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Built in 1930 as a spec unit by V. Robinson, the La Madrid Apartments are a typical Spanish Colonial Revival style apartment court, popular in Southern California during the 1920's-30's. The court provided affordable housing for single, white-collar workers (particularly women) who were unable or unwilling to invest in a single-family home, but not interested in residing in a large, impersonal apartment house. The bungalow court provided a greater sense of group identity--mini-neighborhoods emphasizing outdoor living in a garden resort-like setting conforming to the popular image of Southern California living.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

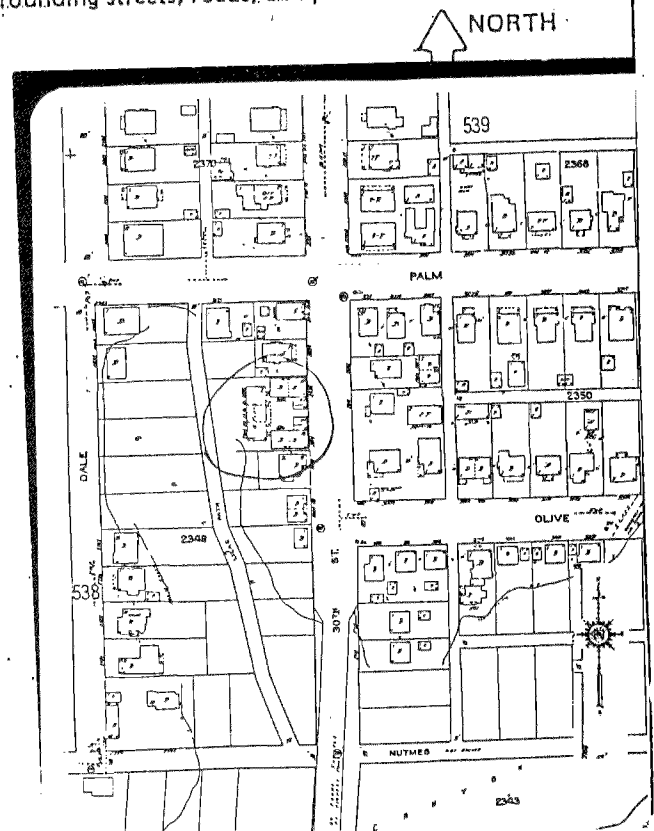
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego City and County Directories,
1886-1981; City of San Diego Dept. of Water
Utilities, Sewer & Water Permits

22. Date form prepared 9/22/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3049 Palm St.
City San Diego, CA Zip 92104 County San Diego
4. Parcel number: 453-651-19
5. Present Owner: Nestor & Susan Suarez Address: 3049 Palm St.
City San Diego, CA Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Craftsmen

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: LEGAL DESC: Blk 2 Lots 12 & 13

This one-story home has a cross gable asphalt shingle roof with wide overhanging eaves and exposed rafters and beams. Vertical vents are located in the gable above the raised open full-width porch which has a wooden balustrade. At each end of the porch is an elephantine column consisting of a trapezoidal wooden shaft resting on a trapezoidal stuccoed concrete pier. To the left of the wide wooden entry door with a glass center panel is a six sash tripartite casement window with multipaned transoms. To the right is a tripartite window consisting of a fixed central sash flanked on each side by a single casement glass sidepanel. The house is clad in shingle siding. A stuccoed chimney is on the south side. There are single, paired or tripartite casement windows elsewhere on the house as well as individual double hung windows. The property slopes to the west near the sidewalk.



8. Construction date:
Estimated _____ Factual 1915
9. Architect _____
10. Builder David O. Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the area, living in each home while the next home was being built. Craftsmen architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

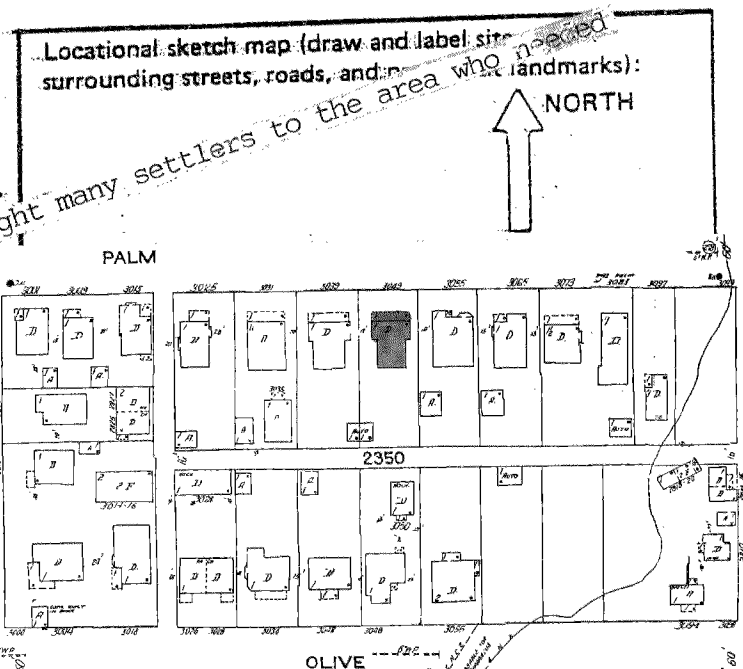
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Educational _____

21. Sources (List books, articles, surveys, personal interviews and their dates)

1. City Directories 1912-1926.
2. Water & Sewer Permits
2. Journal of S.D. History. Winter 1991.

22. Date form prepared 8/91
By (name) Office of the City Architect
Organization San Diego Planning Department
Address 525 "B" St., Ste. 2002
City San Diego, CA Zip 92101
Phone: (619) 533-4500



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: None known

15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____

16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____

17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the area, living in each home while the next home was being built. Craftsmen architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

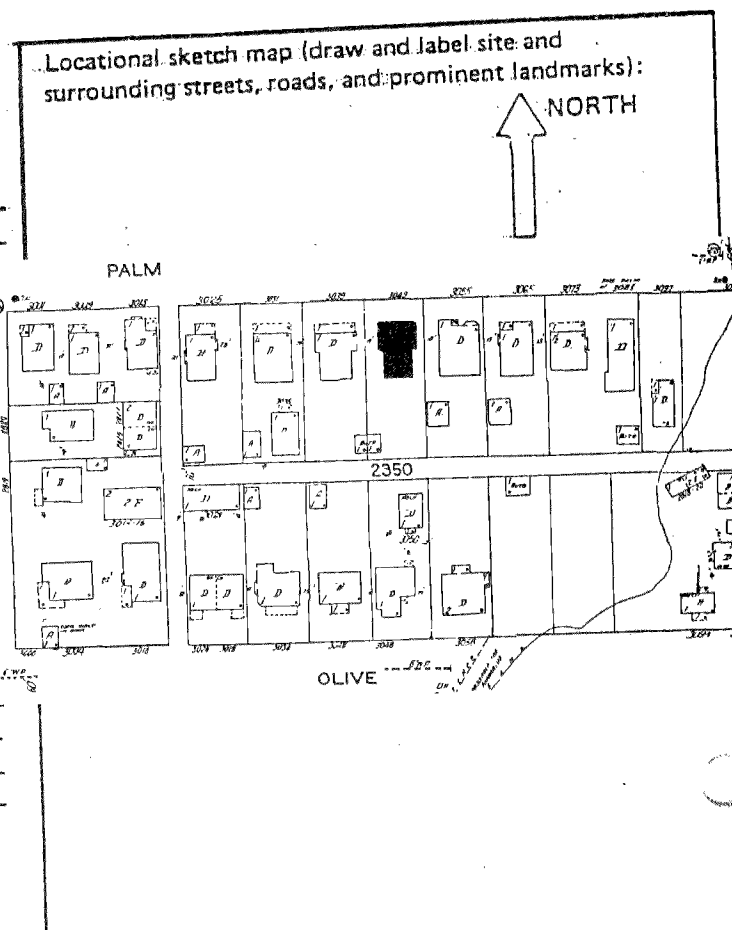
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1. City Directories 1912-1926.
2. Water & Sewer Permits
2. Journal of S.D. History. Winter 1991.

22. Date form prepared 8/91
By (name) Office of the City Architect
Organization San Diego Planning Department
Address: 525 "B" St., Ste. 2002
San Diego, CA Zip 92101
City (619) 533-4500
Phone: _____



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3039 Palm St
City San Diego, CA Zip 92104 County San Diego
4. Parcel number: 453-651-20
5. Present Owner: Mary F. Sorrentino Address: 3039 Palm St.
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Craftsman

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: LEGAL DESC: Blk 2 Lots 14 & 15

This two-story symmetrical Craftsman structure has a low pitch roof with front and side gables. Decorative vertical vents can be found beneath the peaks of the gable. Large square brackets support overhanging eaves. A large front gable extends out over the open veranda. This gable is supported by two tapered columns. A concrete walkway leads up to the front facade, which features two sets of tripartite windows, one with a fixed center pane and casement side-panels and the other with a trio of adjoining casement windows. Two sets of double hung windows are located on the second story beneath a gable. The east facade features an exposed stucco chimney that extends up through the side gable. There is another side gable on the west facade. This gable shelters a tripartite window with a fixed center pane and casement side-panels. A variety of double hung, casement and fixed windows are located on the east and west facades. A wood fence has been added that surrounds the rear yard of the property. There is a palm tree on each side of the concrete walkway.



8. Construction date:
Estimated 1912 Factual _____
9. Architect _____
10. Builder David Owen Dryden
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability and "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

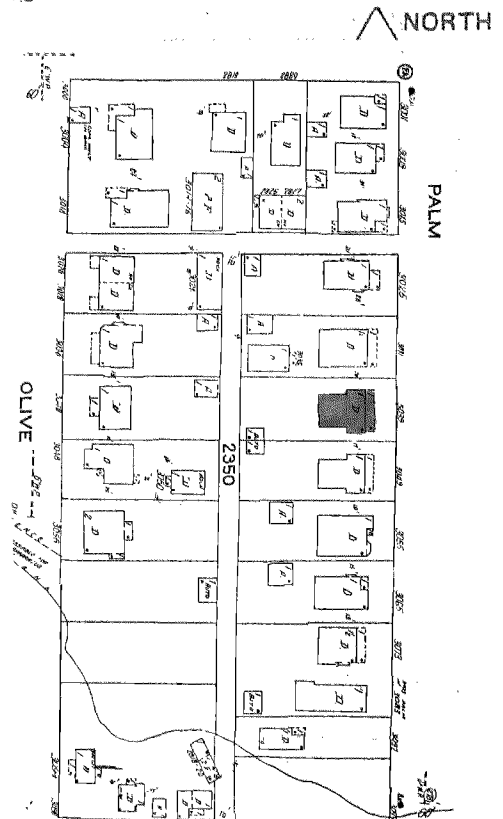
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1. City Directories 1912-1926
2. Water & Sewer Maps.
3. Covington, Donald. "David O. Dryden A Builder in the CR Style." Journal of S.D. History. Winter 1991.

22. Date form prepared 8/91
By (name) Office of the City Architect
Organization San Diego Planning Department
Address: 525 "B" St., Ste. 2002
City San Diego, CA Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next home was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability and "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman architecture and is a rare collection which has retained its original architectural integrity.

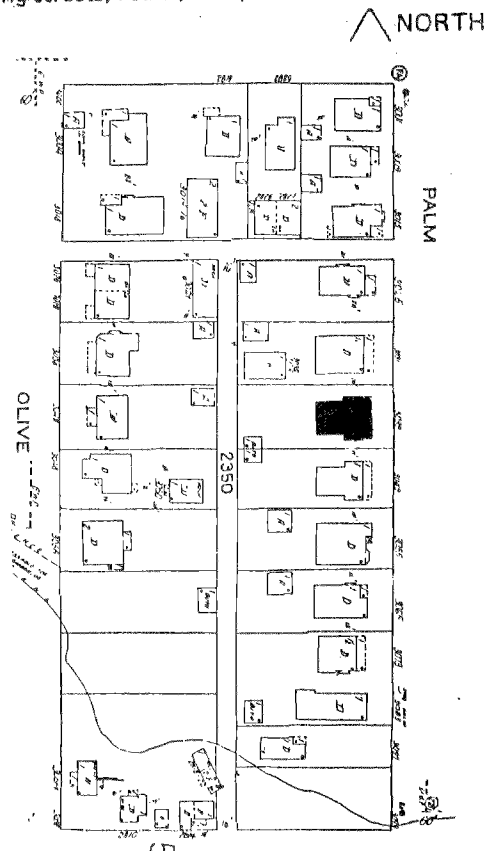
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1. City Directories 1912-1926
2. Water & Sewer Maps.
3. Covington, Donald. "David O. Dryden A Builder in the CR Style." Journal of S.D. History. Winter 1991.

22. Date form prepared 8/91
By (name) Office of the City Architect
Organization San Diego Planning Department
Address: 525 "B" St., Ste. 2002
City San Diego, CA Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: St. Augustine High School
2. Historic name: _____
3. Street or rural address: 3266 Nutmeg Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-681-01
5. Present Owner: St. Augustine School of San Diego Address: 3266 Nutmeg Street
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Religious Original use: Religious

DESCRIPTION

- 7a. Architectural style: Mission Style
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 5, Lots 19-30

This Mission style stucco church design is influenced by its architects, Frank Mead and Richard Requa. It is built in a "H" design with very simple lines. The church, which is at least two stories high, has a flat roof with a bell tower in the southeast corner. The tower roof is pyramidal, bearing a cross on its peak. The roof is covered by red ceramic tile. The church is sided with stucco. The windows are all square casement windows. A few fixed windows can be found on the east facade. The bell tower contains square and arched openings. A recessed entry with a large wood door and glass side panels is located on the front facade. An arched moulding surrounds the entrance. An arcade connects the original structure with an addition built in the 1930's. There is a courtyard between the two buildings.



8. Construction date:
Estimated _____ Factual 1923
9. Architect Frank Mead and Richard Requa
10. Builder Keyes Construction Company
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
9/20/90

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: none visible
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: An addition was added in the 1930's - formed "H" shape.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Saint Augustine's High School opened to the public on September 4, 1923 with a student body of 59. It has served as San Diego's only all boys Catholic high school since that time. Father Alphonse Martel was in charge of the school when it opened in 1923. He later went on to serve as Archbishop in New Orleans. Bishop of the Diocese of Monterey and Los Angeles, John Cantel, was very proud of the school and played a large part in its creation. Bishop Cantel would often use the school as a showplace. Because of its central location, the Bishop would entertain members of the clergy there. Three years after its opening, attendance began to fall due to strong anti-Catholic feelings in San Diego; it was only a few years later that the school became accepted again for its high academic achievements. Today Saint Augustine's is renown for the scholastic and athletic accomplishments of its student body.

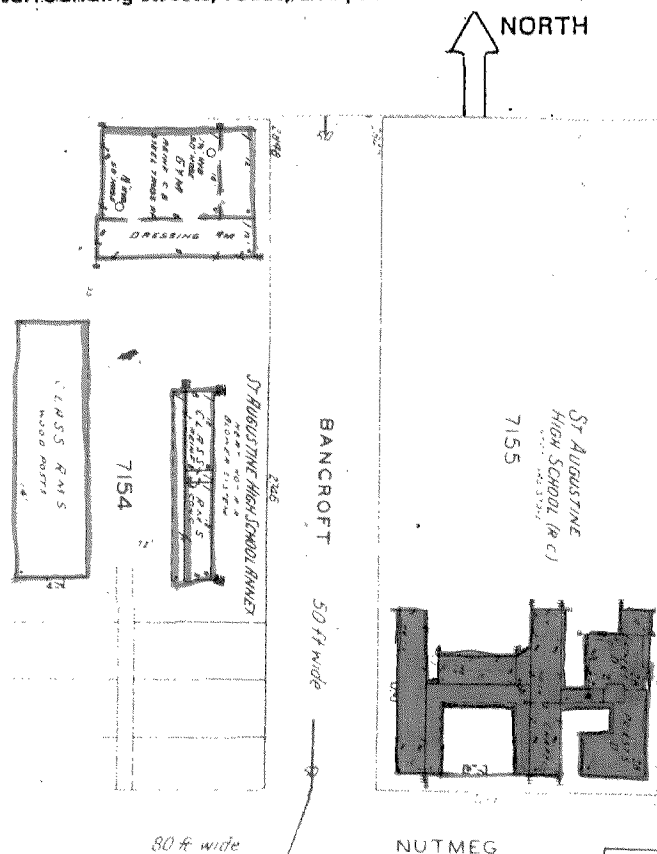
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 2 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 1

21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) Sanders, John, "Before All Else"
- 2) City Directories, 1916-1930
- 3) Water and Sewer Permits

22. Date form prepared 8/12/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent X Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: none visible

15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____

16. Threats to site: None known _____ Private development X Zoning _____ Vandalism X
Public Works project _____ Other: _____

17. Is the structure: On its original site? X Moved? _____ Unknown? _____

18. Related features: An addition was added in the 1930's - formed "H" shape.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Saint Augustine's High School opened to the public on September 4, 1923 with a student body of 59. It has served as San Diego's only all boys Catholic high school since that time. Father Alphonse Martel was in charge of the school when it opened in 1923. He later went on to serve as Archbishop in New Orleans. Bishop of the Diocese of Monterey and Los Angeles, John Cantel, was very proud of the school and played a large part in its creation. Bishop Cantel would often use the school as a showplace. Because of its central location, the Bishop would entertain members of the clergy there. Three years after its opening, attendance began to fall due to strong anti-Catholic feelings in San Diego; it was only a few years later that the school became accepted again for its high academic achievements. Today Saint Augustine's is renown for the scholastic and athletic accomplishments of its student body.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 2 Arts & Leisure _____

Economic/Industrial _____ Exploration/Settlement _____

Government _____ Military _____

Religion _____ Social/Education 1

21. Sources (List books, documents, surveys, personal interviews and their dates).

1) Sanders, John, "Before All Else"

2) City Directories, 1916-1930

3) Water and Sewer Permits

22. Date form prepared 8/12/91

By (name) Office of the City Architect

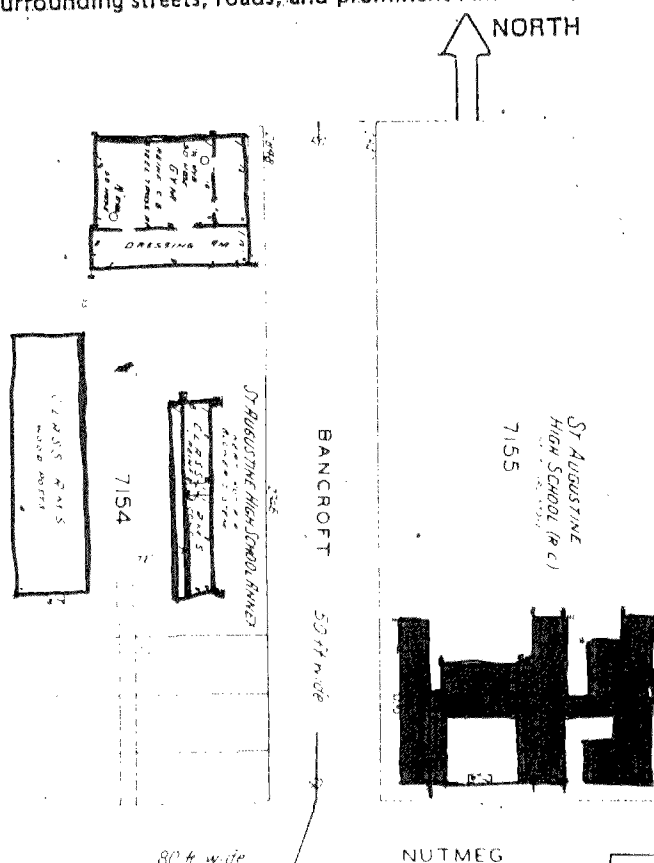
Organization City of San Diego Planning Dept.

Address: 202 "C" Street

City San Diego Zip 92101

Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



APN 454

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

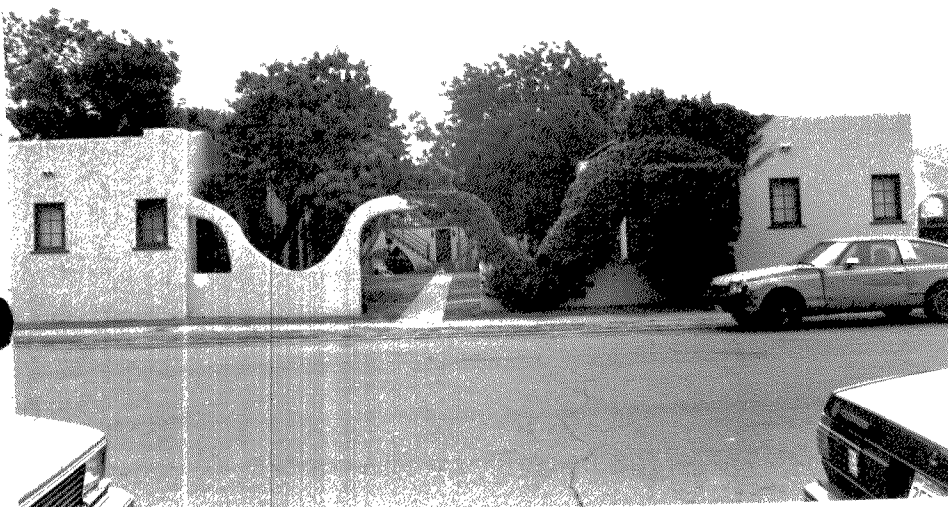
IDENTIFICATION

1. Common name: Earl W. Gray Bungalow Court
2. Historic name: _____
3. Street or rural address: 4441-47 41st Street
City San Diego Zip 92116 County San Diego
4. Parcel number: 454-723-07
5. Present Owner: Applebaum, Norman Address: 4072 Adams Avenue
City San Diego Zip 92116 Ownership is: Public _____ Private X
6. Present Use: Residential/Commercial Original use: Residential/Commercial

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk. 7, Lots 11-13, Wilshire Place

The Earl Gray Bungalow Court is a U-shaped bungalow court flanked by three attached single-story Spanish Colonial Revival style bungalows on either side of an open, central garden courtyard. Situated horizontally along the rear of the courtyard is a two-story duplex/garage unit. Access to the garage is provided by a narrow alleyway behind the court. The bungalows reflect Spanish Colonial Revival detailing in the use of smooth stucco-clad walls, flat roofs with raised, stepped parapets, canales, wood frame windows and paneled doors. An undulating, free-form arched entry stretches across the street entrance to the court. The north side of the arched entry and its adjacent bungalow are covered with a clinging shrub. Mature plantings line the interior of the courtyard along the central lawn area.



8. Construction date:
Estimated 1927 Factual _____
9. Architect Earl W. Gray (designer)
10. Builder Earl W. Gray
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1991

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐

14. Alterations: _____

Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒
Residential ☒ Industrial ☐ Commercial ☐ Other: _____

16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐
Public Works project ☐ Other: _____

17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Built in 1927 as a spec unit by local building contractor/carpenter Earl W. Gray, the court at 4441-51 41st Street is a typical example of a Spanish Colonial Revival style bungalow court. Popular in Southern California during the 1920's-30's, the court provided affordable housing for single, white-collar workers (particularly women) who were unable or unwilling to invest in a single-family home, but not interested in residing in a large, impersonal apartment house. The bungalow court provided a greater sense of group identity--mini-neighborhoods emphasizing outdoor living in a garden resort-like setting conforming to the popular image of Southern California living.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture ☒ Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education ☐

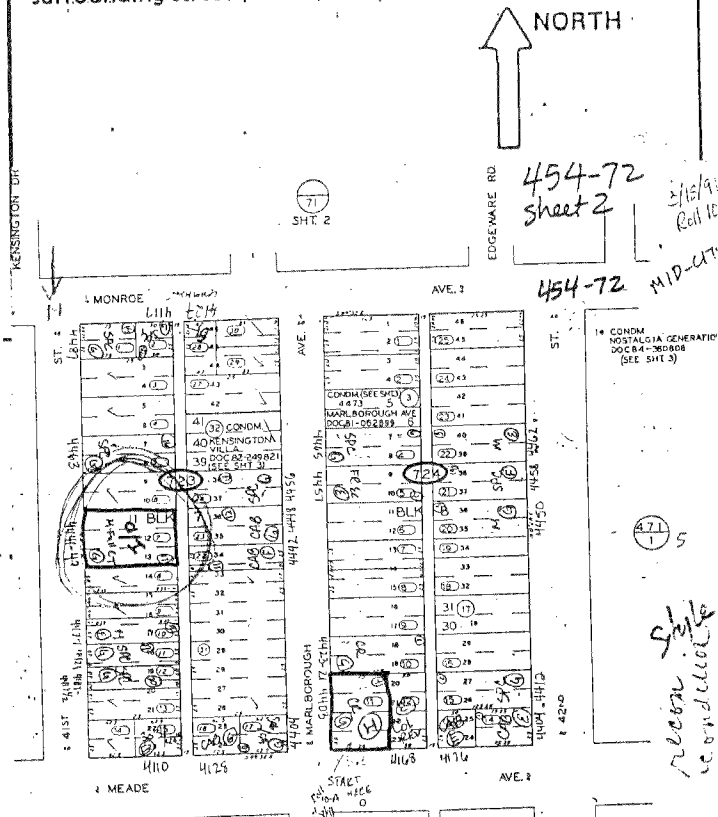
21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego City and County Directories, 1886-1984; City of San Diego Dept. of Water Utilities, Sewer Permits

22. Date form prepared 9/22/91

By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



APN 465

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: APN 465-031-10

P1. Other Identifier: IS-D-Kensington

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 5150 Hastings Road City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

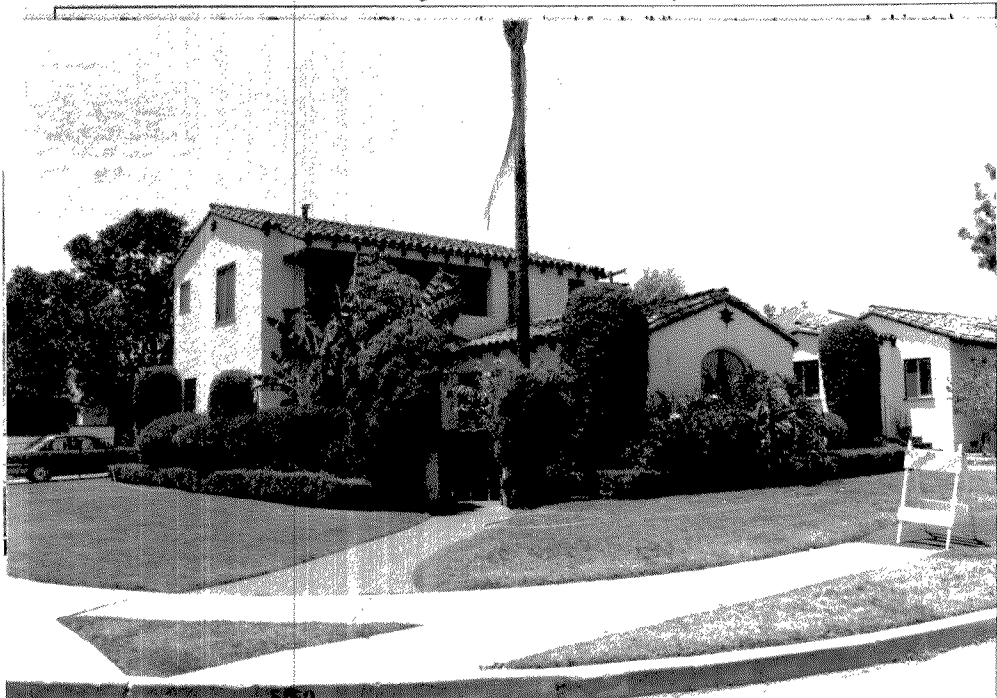
Assessor's Parcel Number: 465-031-10.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 111-15A

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1930's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 465-031-10

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Spanish Colonial Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____
Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 465-042-01

P1. Other Identifier: IS-D-Kensington

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 5191 Hastings Road City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

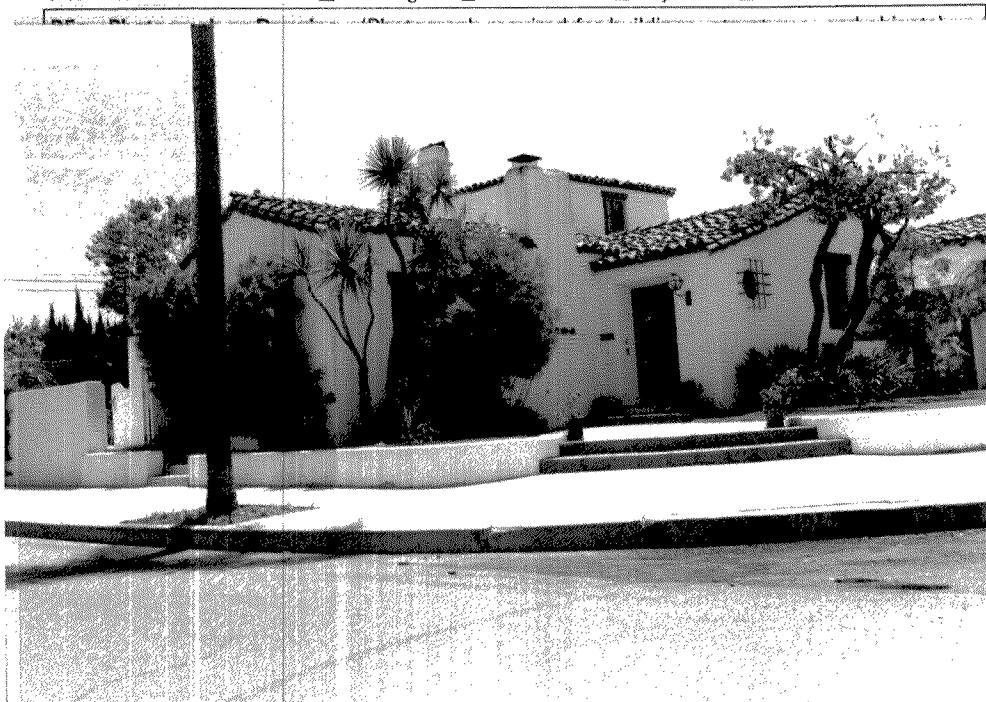
Assessor's Parcel Number: 465-042-01.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 111-21A

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1930's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 465-042-01

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Spanish Colonial Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme _____

Area _____

Period of Significance _____

Property Type _____

Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: APN 465-044-11

P1. Other Identifier: IS-D-Kensington

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 4380 Hilldale Road City San Diego Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 465-044-11.

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

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)
Photo Number: 111-28A
Date: June-October 1995

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1930's

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)
Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy,
Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 465-044-11

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Monterey

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 465-051-07

P1. Other Identifier: IS-D-Kensington

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 5018 Bristol Road City San Diego Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 465-051-07.

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

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)
Photo Number: 111-32A
Date: June-October 1995

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1930's

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)
Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy,
Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 465-051-07

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Monterey

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme _____

Area _____

Period of Significance _____

Property Type _____

Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 465-052-06

P1. Other Identifier: IS-D-Kensington

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 4301 Hilldale Road City San Diego Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)
Assessor's Parcel Number: 465-052-06.

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

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)
Photo Number: 111-36A
Date: June-October 1995

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1930's

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)
Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 465-052-06

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Spanish Colonial Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

(Sketch Map with north arrow required)

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 465-060-07

P1. Other Identifier: IS-D-Kensington

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 4440 Braeburn Road City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

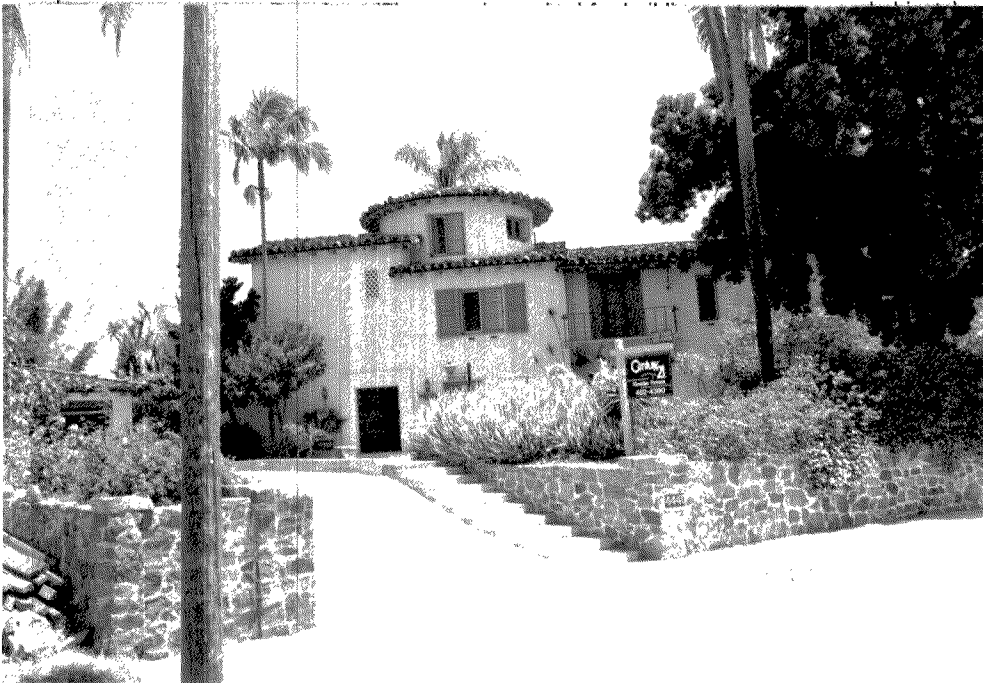
Assessor's Parcel Number: 465-060-07.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 112-03A

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1930's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 465-060-07

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Spanish Colonial Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: "Beth Sarim Rest"
3. Street or rural address: 4440 Braeburn Rd.
City San Diego Zip 92116 County San Diego
4. Parcel number: 465-060-07
5. Present Owner: Clarence Ching Address: 4440 Braeburn Rd.
City San Diego Zip 92116 Ownership is: Public _____ Private X
6. Present Use: Single family residence Original use: religious

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Legal D: Lots 110&111
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This is a two-story, L-shaped Spanish Colonial Revival stuccoed home with a three story cylindrical tower near the intersection of the two wings. The tower is topped by a low-pitched, conical roof covered with red clay tiles. Two wrought iron plantholder rings protrude from the wall beneath two triple-paned casement windows flanked by double-paneled wooden shutters on the second floor beneath the tower. To the east of these is a balconet supported by four flared brackets on top of exposed rafters. Access is via a single french door flanked by triple paned wood shutters. To the west of the tower is a blank wall pierced by two semicircular patterned concrete grilles. Two sets of twin rectangular casement windows separated by a flat column attached to the wall surface are located on the first floor beneath the tower. Below the balconette are a set of triple paned casement windows flanked by decorative wooden shutters. A solid walled balcony at the rear southeast corner of the house overlooks a canyon. A short rubble retaining wall along the street stretches the length of the property.



8. Construction date:
Estimated 1930 Factual _____
9. Architect UNKNOWN
10. Builder UNDETERMINABLE
11. Approx. property size (in feet)
Frontage 100 Depth _____
or approx. acreage 0.9883
12. Date(s) of enclosed photograph(s)
1991

13. Condition: Excellent X Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: none
15. Surroundings: (Check more than one if necessary) Open land X Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: one story, two-car Spanish Colonial garage

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This home was built by Robert J. Martin, a Jehovah's Witness from Brooklyn, for use exclusively as a home for prophets of this faith. Joseph Rutherford was one such prophet and was specifically given by the deed the right to reside in this home until the arrival of Armageddon. The property was sold after his death. A later occupant of the home was G. Aubrey Davidson, nicknamed the "First Citizen" of San Diego. He completed and subsequently operated the U.S. Grant Hotel in downtown San Diego. He also served as president of the San Diego Chamber of Commerce and chairman of the 1935-36 California Pacific International Exposition. Together with Colonel Joseph Pendleton, he worked for the establishment of the Marine Corps Recruit Depot. In addition, he led the campaigns to buy land for the Naval Training Center, Armed Services YMCA and the Naval Hospital. He was the oldest member and a trustee of First Presbyterian Church and also founded Southern Trust and Commerce Bank, later merged into the forerunner of Bank of America of which he became a vice-president. Among the many accolades he received was the Navy's highest civilian honor, the Distinguished Public Service Award.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

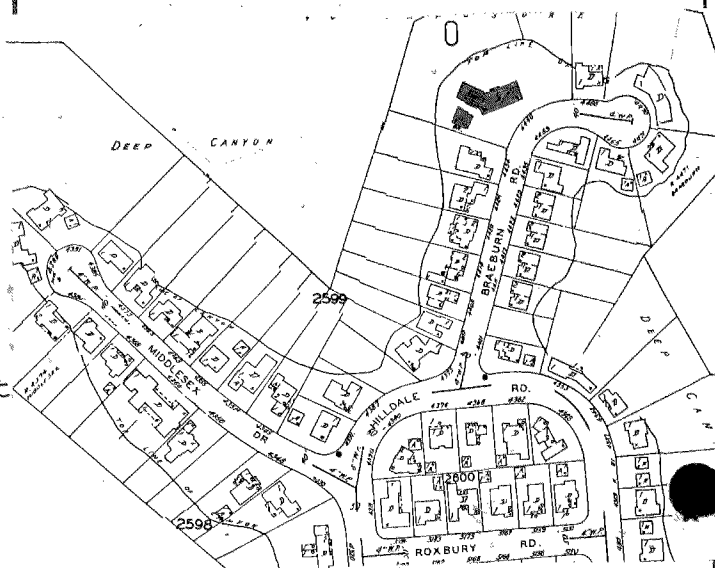
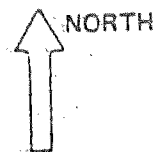
Architecture 4 Arts & Leisure _____
Economic/Industrial 1 Exploration/Settlement _____
Government _____ Military 2 _____
Religion 3 Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego Union, 6/11/50
page A-14; 12/15/57, p.1, p.A;
City Water & Sewer permits

22. Date form prepared 8/6/91
By (name) John Auyong
Organization City of San Diego Planning Dept
Address: 202 "C" Street, M.S. 8200
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent X Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: none
15. Surroundings: (Check more than one if necessary) Open land X Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: one story, two-car Spanish Colonial garage

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This home was built by Robert J. Martin, a Jehovah's Witness from Brooklyn, for use exclusively as a home for prophets of this faith. Joseph Rutherford was one such prophet and was specifically given by the deed the right to reside in this home until the arrival of Armageddon. The property was sold after his death. A later occupant of the home was G. Aubrey Davidson, nicknamed the "First Citizen" of San Diego. He completed and subsequently operated the U.S. Grant Hotel in downtown San Diego. He also served as president of the San Diego Chamber of Commerce and chairman of the 1935-36 California Pacific International Exposition. Together with Colonel Joseph Pendleton, he worked for the establishment of the Marine Corps Recruit Depot. In addition, he led the campaigns to buy land for the Naval Training Center, Armed Services YMCA and the Naval Hospital. He was the oldest member and a trustee of First Presbyterian Church and also founded Southern Trust and Commerce Bank, later merged into the forerunner of Bank of America of which he became a vice-president. Among the many accolades he received was the Navy's highest civilian honor, the Distinguished Public Service Award.

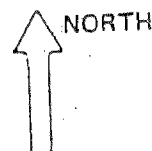
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- | | | | |
|---------------------|----------|------------------------|----------|
| Architecture | <u>4</u> | Arts & Leisure | _____ |
| Economic/Industrial | <u>1</u> | Exploration/Settlement | _____ |
| Government | _____ | Military | <u>2</u> |
| Religion | <u>3</u> | Social/Education | _____ |

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego Union, 6/11/50
page A-14; 12/15/57, p.1, p.A;
City Water & Sewer permits

22. Date form prepared 8/6/91
By (name) John Auyong
Organization City of San Diego Planning Dept
Address: 202 "C" Street, M.S. 8200
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 465-070-11

P1. Other Identifier: IS-D-Kensington

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 4228 Norfolk Terrace City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 465-070-11.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 106-06A

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1930's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 465-070-11

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Spanish Colonial Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme _____

Area _____

Period of Significance _____

Property Type _____

Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc _____ SHL No. _____ NR Status <u>3</u>
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: None
2. Historic name: B.J. Carteri House/President Abelardo Rodriguez Residence
3. Street or rural address: 4379 North Talmadge Drive
City San Diego Zip 92116 County San Diego
4. Parcel number: 465-331-06
5. Present Owner: Charlotte Holmes Address: 4379 North Talmadge Drive
City San Diego Zip 92116 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Lots 182 and 183 Talmadge Park

This U-shaped, two-story stucco house consists of a central entry hall flanked by north and east wings with second story balconies. It is topped by a red tile low-hipped roof. The northern wing contains two vertically oriented, eight paned windows with wood lintels. The southern wing has only one linteled window. The ground floors of the northern and eastern wings both hold Palladian-styled picture windows. A broad sidewalk leads up to the front stoop of the central hall. The wrought iron bannistered stoop is positioned in front of a massive wood paneled door, flanked by twin metal grilled windows and wall mounted lanterns. A wrought iron balcony with a multi-paned French door sits in a recessed doorway flanked by twin recessed windows. The glass enclosed eastern balcony is the only alteration. The building is surrounded by manicured lawns and mature foundation plants.



8. Construction date:
Estimated _____ Factual 1926
9. Architect Louis J. Gill
10. Builder B.J. Carteri
11. Approx. property size (in feet)
Frontage 180 Depth _____
or approx. acreage .2425
12. Date(s) of enclosed photograph(s)
1990

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: A glass enclosed second floor bedroom on the east balcony
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: a nearby canyon/hillside
16. Threats to site: None known _____ ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: Situated amongst similar Spanish Colonial Revival houses.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

B.J. Carteri, the developer of Normal Heights in the 1920's, hired noted San Diego architect Louis J. Gill to design this house as his place of residence in 1926. It was one of the first houses to be built in this section of Talmadge Park. Mr. Carteri chose Gill based on his designs for Carteri Center--the business and commercial heart of Normal Heights (1920-1933).

Due to financial difficulties concerning the development of Carteri Center, Mr. Carteri was forced to sell his home before he was able to occupy it. The house was sold to his friend, General Abelardo Rodriguez, the governor of Baja California (1932-34) and Sonora, Mexico (1943). General Rodriguez occupied the house intermittently from 1931-36 while he was President of Mexico (1932-34). He held close personal and business ties in the San Diego area.

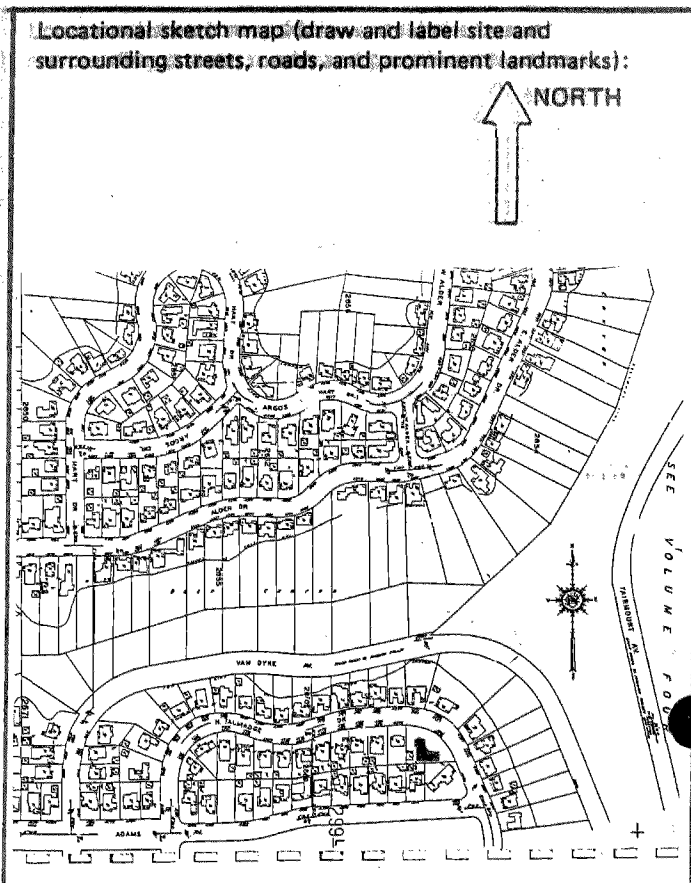
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government 2 Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

S.D. City Directories 1887-1971
S.D. Progress: 1/29/1926
Personal and telephone interview with Mr. Leon Carteri, 1990.
Baumann, Thomas. Kensington/Talmadge, 1910-1985

22. Date form prepared 7/30/90
By (name) Alex D. Bevil
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
San Diego Zip 92101
Phone: (619) 533-4533



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: A glass enclosed second floor bedroom on the east balcony
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: a nearby canyon/hillside
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: Situated amongst similar Spanish Colonial Revival houses.

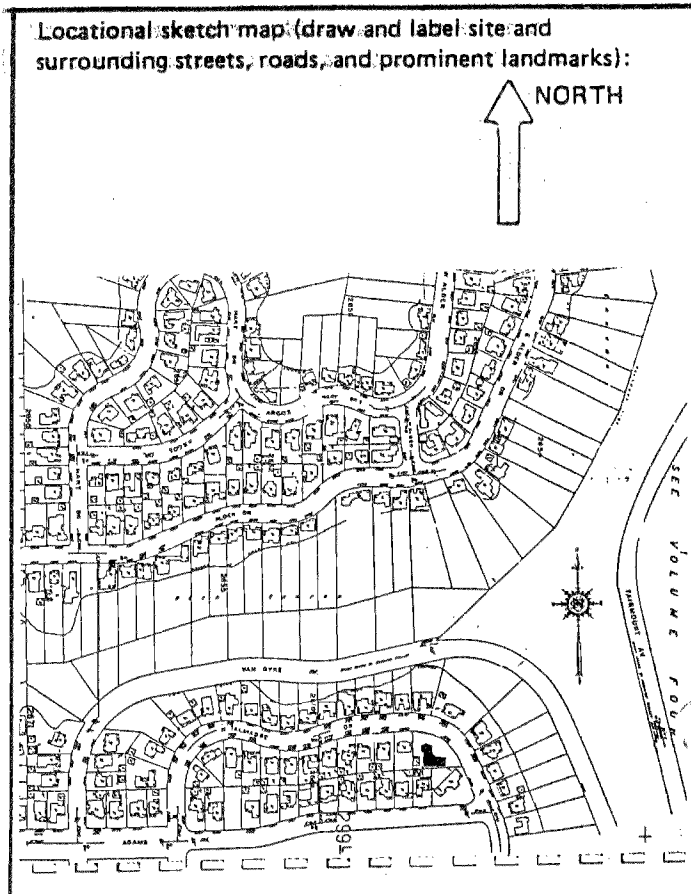
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

B.J. Carteri, the developer of Normal Heights in the 1920's, hired noted San Diego architect Louis J. Gill to design this house as his place of residence in 1926. It was one of the first houses to be built in this section of Talmadge Park. Mr. Carteri chose Gill based on his designs for Carteri Center--the business and commercial heart of Normal Heights (1920-1933).

Due to financial difficulties concerning the development of Carteri Center, Mr. Carteri was forced to sell his home before he was able to occupy it. The house was sold to his friend, General Abelardo Rodriguez, the governor of Baja California (1932-34) and Sonora, Mexico (1943). General Rodriguez occupied the house intermittently from 1931-36 while he was President of Mexico (1932-34). He held close personal and business ties in the San Diego area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government 2 Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
S.D. City Directories 1887-1971
S.D. Progress: 1/29/1926
Personal and telephone interview with Mr. Leon Carteri, 1990.
Baumann, Thomas. Kensington/Talmadge, 1910-1985
22. Date form prepared 7/30/90
By (name) Alex D. Bevil
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4533



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

- Common name: _____
- Historic name: The Wonder House of Stone
- Street or rural address: 4386 Adams Avenue
City San Diego Zip 92116 County San Diego
- Parcel number: 465-331-07
- Present Owner: Nell A. Hildreth Address: 4386 Adams Avenue
City San Diego Zip 92116 Ownership is: Public _____ Private X
- Present Use: Residential Original use: Residential

DESCRIPTION

- Architectural style: French Eclectic
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Lots 184 & 185, Talmadge Park
This one and one-half story house is constructed entirely of Dolomite marble and features a steeply hipped roof with lower cross gables. The asymmetrical front facade has a dominant front-facing gable projecting from the main roof of the house. Within the gable is a large fixed window with a segmental arch transom of stained glass. On the east and west facades of the gable are multipane double-hung windows with canvas awnings. A prominent round tower with a high, conical roof serves as the entrance. A curving concrete walkway leads to the recessed multipanel wooden door. Three tall multipane casement windows are located above the entrance. Other features along the front facade include two small wooden gables projecting from the roof facade, two multipane double-hung windows located directly below the gables, three multipane casement windows along the ground level and a tall, narrow chimney made of Dolomite marble. Throughout the remainder of the house, casement and double-hung windows are used and iron bars have been placed on all the first story windows. Aluminum sliding windows and doors have replaced some of the original wooden ones. An attached two-car garage is situated in the southwest corner. Tall slender palm trees line the parkway in front of the house.



- Construction date:
Estimated 1929 Factual _____
- Architect Ernest Flagg
- Builder L. J. Faulkner
- Approx. property size (in feet)
Frontage 209 Depth _____
or approx. acreage .2284
- Date(s) of enclosed photograph(s)
April 1991

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: Chimney
15. Surroundings: (Check more than one if necessary) Open land ☒ Scattered buildings ☐ Densely built-up ☐
Residential ☒ Industrial ☐ Commercial ☐ Other: ☐
16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐
Public Works project ☐ Other: ☐
17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐
18. Related features: ☐

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Wonder House of Stone was one of the first houses built in Talmadge Park. Realizing the potential for future development in San Diego, realtor Roy Cook Lichty moved to San Diego in 1924. He became the business manager of Southern California Realty Corporation, which was financed by several Los Angeles movie magnates. Mr. Lichty purchased the Whitney estate which is now known as Talmadge Park and started building houses in this area. Designed by the famous New York architect Ernest Flagg, this house was used for offices and entertainment. Prospective buyers were taken on a tour through this house along roped-off corridors. The Talmadge sisters, glamorous movie stars, used to throw parties in this house. Records indicate that in 1929 Roy Cook Lichty was the owner of this house. Ownership changed hands several times and Wilbur Hildreth, a printer by profession, purchased this house in 1943. As of 1991, this house still belongs to the same family. This structure is significant both historically and architecturally during the early development of San Diego.

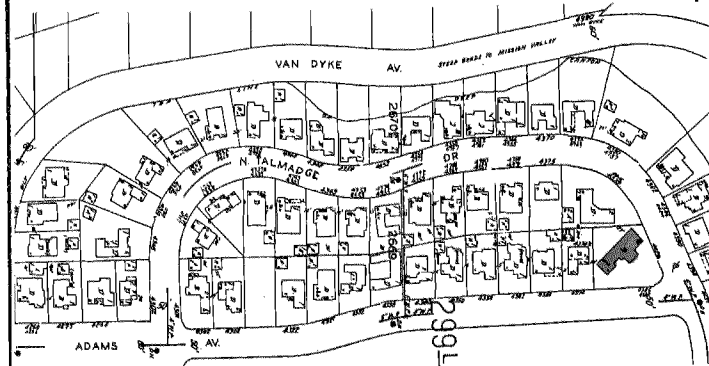
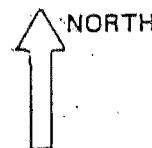
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education ☐

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego, April 4, 1926;
Kensington-Talmadge, 1910-1985, Thomas H. Baumann, 1984

22. Date form prepared June 1991
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: Chimney

15. Surroundings: (Check more than one if necessary) Open land ☒ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____

16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____

17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Wonder House of Stone was one of the first houses built in Talmadge Park. Realizing the potential for future development in San Diego, realtor Roy Cook Lichty moved to San Diego in 1924. He became the business manager of Southern California Realty Corporation, which was financed by several Los Angeles movie magnates. Mr. Lichty purchased the Whitney estate which is now known as Talmadge Park and started building houses in this area. Designed by the famous New York architect Ernest Flagg, this house was used for offices and entertainment. Prospective buyers were taken on a tour through this house along roped-off corridors. The Talmadge sisters, glamorous movie stars, used to throw parties in this house. Records indicate that in 1929 Roy Cook Lichty was the owner of this house. Ownership changed hands several times and Wilbur Hildreth, a printer by profession, purchased this house in 1943. As of 1991, this house still belongs to the same family. This structure is significant both historically and architecturally during the early development of San Diego.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

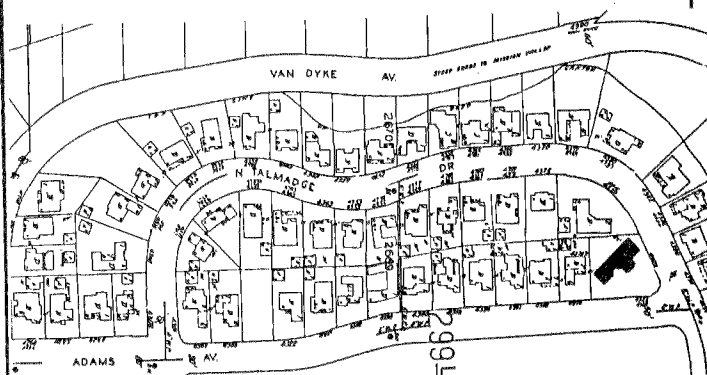
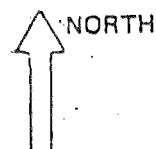
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego, April 4, 1926;
Kensington-Talmadge, 1910-1985, Thomas H. Baumann, 1984

22. Date form prepared June 1991
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____ SHL No. _____ NR Status _____	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: Site of the "Dedication of Talmadge Park"
3. Street or rural address: 4697 E. Talmadge Drive
City San Diego Zip 92116 County San Diego
4. Parcel number: 465-332-12
5. Present Owner: Findley Family Trust Address: 4697 E. Talmadge Drive
City San Diego Zip 92116 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Italian Renaissance
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Lot 54/EXC ST OP/Talmadge Park

This two-story Italian Renaissance home has a medium pitched red tile roof. The large side gable has overhanging eaves and exposed worked rafters. Two chimneys intersect the roofline; an exterior stuccoed chimney on the southern facade and a central interior chimney. The structure is rectangular shaped and symmetrical with stucco siding. A grand entry dominates the front facade with a two-story classical arch with Corinthian pilasters covering the stepped porch. The porch is sheltered by a red tile pent roof and boxed balconies on the second floor which flank the archway. The balconies are reached by narrow, horizontally-paned French doors. The windows are wood framed and double-hung and the door is a single French door with transom and wrought iron balconette above. Two large tripartite windows along the front porch look out onto the finely manicured front lawn. The only alteration is a small addition/garage conversion on the north facade.



8. Construction date:
Estimated _____ Factual 1/13/26
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 70 Depth 350
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
6/24/90

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: addition/garage conversion on north facade
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial ___ Other: ___
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: ___

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This two story Italian Renaissance home is located on the "charity lot" in Talmadge Park. The lot was the focus of a large celebrity auction where the land was to be auctioned off to the highest bidder. Mrs. Francis H. Mead, a well-known society woman, was the successful bidder. She bought the lot for \$2500 and considered this home in 1926. The auction was held by prominent Talmadge realtor, Roy Lichty, in order to promote the new Talmadge Park subdivision. Many celebrities were in attendance. The lot is also the site of the dedication of Talmadge Park. Norma Talmadge planted a Monterey pine on the lot in order to mark the occasion. The pine tree still exists on the property today. This property is significant historically as well as architecturally.

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

NORTH

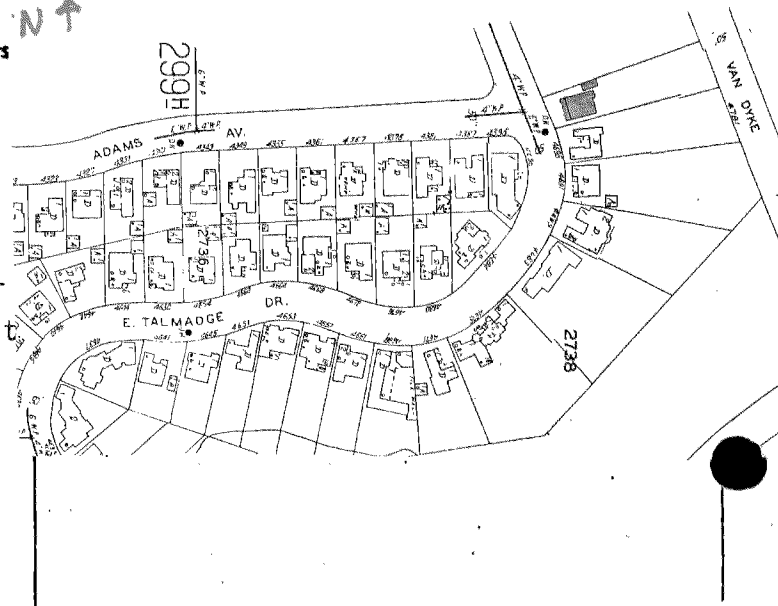
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

Baumann, Thomas. Kensington Talmadge;
1910-1985, 1984.

San Diego Union, 2/15/26.

22. Date form prepared 6/3/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500



13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: addition/garage conversion on north facade

Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial _____ Commercial _____ Other: _____

16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____

17. Is the structure: On its original site? X Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This two story Italian Renaissance home is located on the "charity lot" in Talmadge Park. The lot was the focus of a large celebrity auction where the land was to be auctioned off to the highest bidder. Mrs. Francis H. Mead, a well-known society woman, was the successful bidder. She bought the lot for \$2500 and considered this home in 1926. The auction was held by prominent Talmadge realtor, Roy Lichty, in order to promote the new Talmadge Park subdivision. Many celebrities were in attendance. The lot is also the site of the dedication of Talmadge Park. Norma Talmadge planted a Monterey pine on the lot in order to mark the occasion. The pine tree still exists on the property today. This property is significant historically as well as architecturally.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

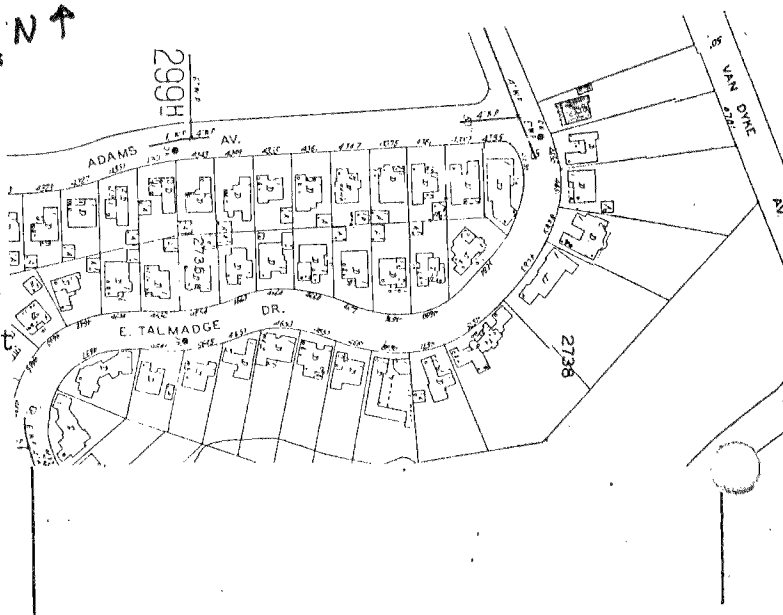
Baumann, Thomas. Kensington Talmadge;
1910-1985, 1984.
San Diego Union, 2/15/26.

22. Date form prepared 6/3/91

By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

NORTH



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 4675 E. Talmadge Drive
City San Diego Zip 92116 County San Diego
4. Parcel number: 465-362-05
5. Present Owner: Frank & Katherine Parker Trust Address: 4675 E. Talmadge Drive
City San Diego Zip 92116 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Lots 60 & 61, Talmadge Park

This two-story Spanish Colonial Revival home is irregularly shaped and has a low-pitched gabled roof. The roof consists of red tile with slightly overhanging eaves and exposed worked rafters. A large, round two-story turret separates the two-story central section from the one-story wings on the north and south. The center two-story section features an upper balcony with a turned wooden balustrade and heavy wooden lentil and posts. The balcony is cantilevered over the first story with large wooden brackets below. The windows are narrow and double-hung with horizontal multipanes and wooden shutters. The entry consists of a recessed arch within the round turret with a wide arched wood paneled door. A two-car garage with a flat roof is attached on the north wing of the structure. There are no apparent alterations.



8. Construction date:
Estimated _____ Factual 1928
9. Architect _____
10. Builder Roy Lichty
11. Approx. property size (in feet)
Frontage 100 Depth _____
or approx. acreage .5212
12. Date(s) of enclosed photograph(s)
5/91

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning ☒ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

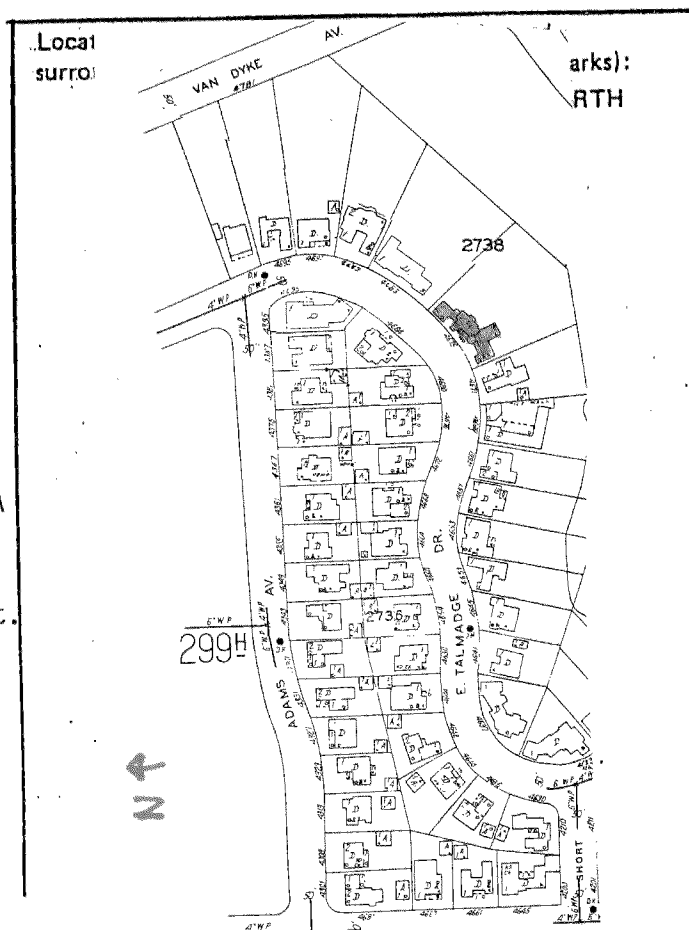
This Spanish Colonial Revival home was constructed in 1928 and served as the residence of prominent Talmadge realtor Roy Cook Lichty. Realizing the potential for future development in San Diego, Lichty moved here in 1924. With the financial backing of real estate developers, Joe Schenck and I. C. Freud, as well as movie magnates from Los Angeles, Lichty was able to purchase the Whitney Estate which is now known as Talmadge Park. The Southern California Realty Corporation was set up to promote the Talmadge Park area and Roy Lichty was made business manager. Lichty had a dream to make the district San Diego's Pasadena. Roy Lichty died in 1945 and did not have a chance to see his dream become reality. Today, because of Roy Lichty's efforts, Talmadge is one of the "most magnificent" developments in San Diego.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) Kensington Talmadge, 1910-1985, by Thomas Baumann, 1984.
- 2) San Diego Union, 9/7/41, B1-3.
- 3) Water & Sewer Department, San Diego, CA

22. Date form prepared 6/20/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning ☒ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This Spanish Colonial Revival home was constructed in 1928 and served as the residence of prominent Talmadge realtor Roy Cook Lichty. Realizing the potential for future development in San Diego, Lichty moved here in 1924. With the financial backing of real estate developers, Joe Schenck and I. C. Freud, as well as movie magnates from Los Angeles, Lichty was able to purchase the Whitney Estate which is now known as Talmadge Park. The Southern California Realty Corporation was set up to promote the Talmadge Park area and Roy Lichty was made business manager. Lichty had a dream to make the district San Diego's Pasadena. Roy Lichty died in 1945 and did not have a chance to see his dream become reality. Today, because of Roy Lichty's efforts, Talmadge is one of the "most magnificent" developments in San Diego.

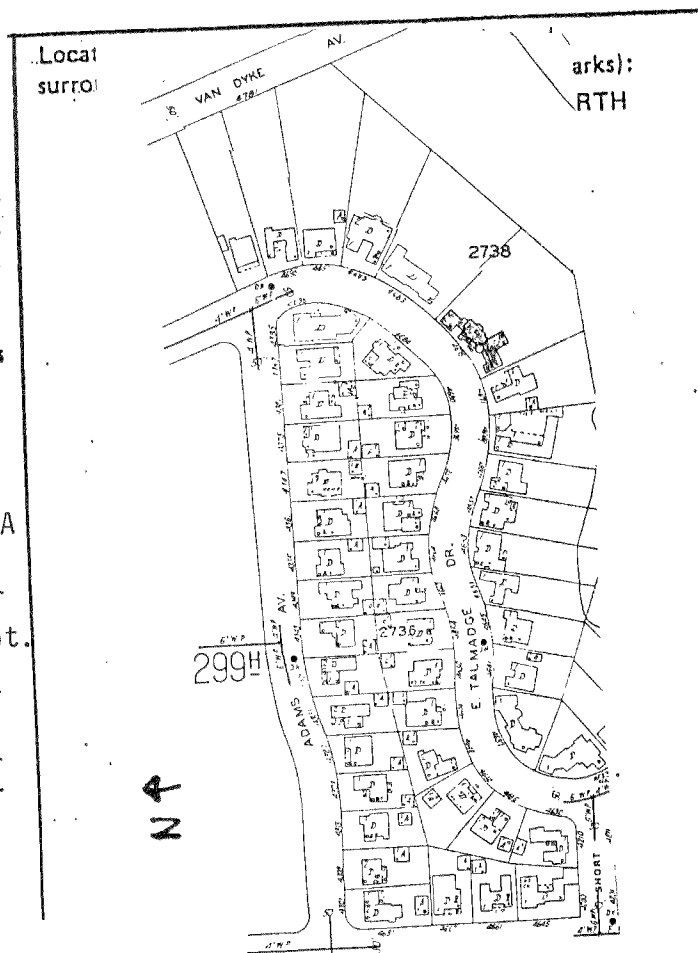
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

1) Kensington Talmadge, 1910-1985, by Thomas Baumann, 1984.
2) San Diego Union, 9/7/41, B1-3.
3) Water & Sewer Department, San Diego, CA

22. Date form prepared 6/20/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500



APN 471

HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 4154 43rd
City San Diego Zip 92105 County San Diego
4. Parcel number: 471-361-23
5. Present Owner: Robert & Ethel Rohner Address: 4154 N. 43rd Street
City San Diego Zip 92105 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Prairie
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 19, Lots 36-38

This is a two story brick house with a low pitched hipped roof, flared overhanging eaves and exposed rafters. The structure is irregularly shaped and has a very large, round bay window with a conical roof on the northwest corner. Five clay tile steps lead to an open front entry with a recessed central doorway. Two large wooden brackets and four fixed arched windows flank the arched doorway. Five fixed rectangular windows with transoms surround the northwest bay, and large semi-elliptical tripartite windows with hinged side windows and transoms are placed along the front (east), north and south facades. The second story has a narrow clapboard exterior, a pyramidal roof and is square in shape with two arched windows, hinged in pairs, on the front facade. Double-hung, narrow rectangular windows are also grouped in pairs along the other three facades.



8. Construction date:
Estimated 1928 Factual _____
9. Architect _____
10. Builder J. C. Dible
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage, 0.2410
12. Date(s) of enclosed photograph(s)
1991

13. Condition: Excellent X Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: none apparent
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial _____ Commercial X Other: _____
16. Threats to site: None known _____ Private development X Zoning X Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This home was built in 1928 by Reverend James Calvin Dible, the organizer and pastor emeritus of East San Diego Presbyterian Church. Prior to moving to San Diego in 1917, he served as pastor of Presbyterian churches in his home state of Pennsylvania as well as in Lindsey, California. His arrival in San Diego coincided with the beginnings of a boom period in the region's history. East San Diego was incorporated in 1911 and annexed by San Diego in 1923. Growth from the older communities of University Heights and North Park to the west spilled over into East San Diego. Dible started his congregation to meet the religious needs of this expanding population. He located his magnificent home two blocks from the old East San Diego city hall. It was built around the same time he stopped serving as pastor and is exceptionally large for a neighborhood characterized mostly by ordinary bungalows of modest size and scale.

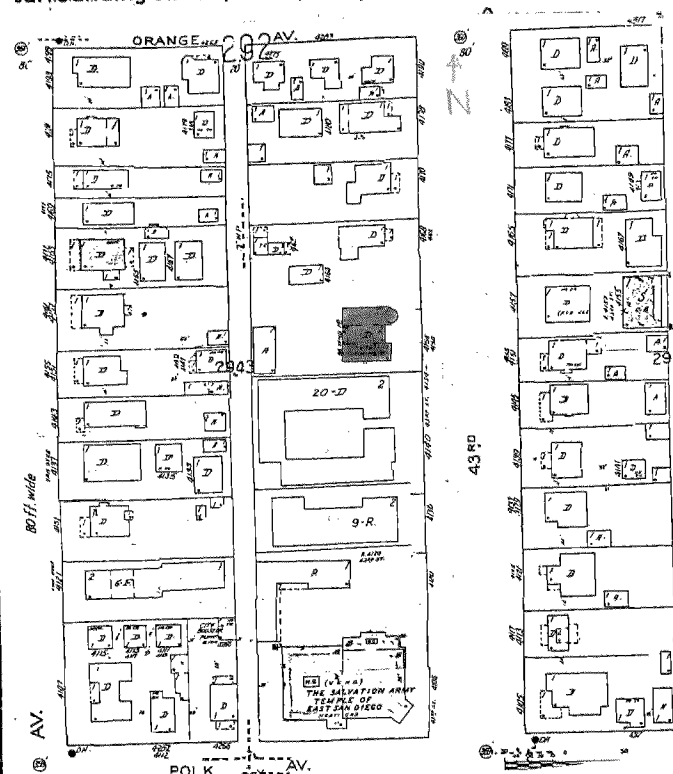
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 3 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement 1
Government _____ Military _____
Religion 2 Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

City of San Diego Directories; City of San Diego Sewer and Water Permits; San Diego Union, obituaries, 3/30/45.

22. Date form prepared 8/18/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: None
2. Historic name: East San Diego City Hall
3. Street or rural address: 4250 University Ave. Sewer Map 3550
City San Diego Zip 92105 County San Diego
4. Parcel number: 471-451-12
5. Present Owner: Graham, Elizabeth H., Bolcom, Henry M.J. Address: 14 Maple
City Woodacre, CA Zip 94973 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Civic

DESCRIPTION

- 7a. Architectural style: Mission Remodel
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: Blk 45 Lots 22-24, Teralta

This one-story stucco Mission Revival building has been extensively altered. All that remains of the original Mission style parapet is the section of a Mission style parapet in the center of the south facade. The University Avenue and Van Dyke Avenue facades exhibit a flat roof with a flat parapet topped by coping. The building, originally a civic building with an entrance on the southwest corner, is now a series of storefronts separated by full-length square pilasters. Each storefront features a single wood or aluminum frame entry door and large windows, some with iron bars. Signage is located above each storefront. Original windows above the signage have been replaced by horizontal and vertical bands of protruding stucco which form two rows of rectangular recessed panels. Horizontally louvered recessed vents, rectangular in shape, are located in the bottom row.



8. Construction date: Estimated 1912 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 215 Depth _____
or approx. acreage .2410
12. Date(s) of enclosed photograph(s)
1990

13. Condition: Excellent _____ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Entire facade has been remodeled
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential _____ Industrial _____ Commercial X Other: _____
16. Threats to site: None known _____ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site):

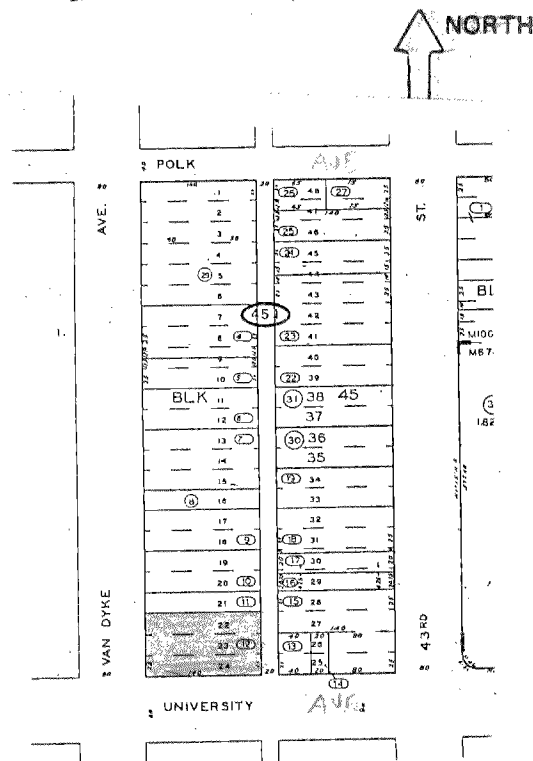
This building was originally built as the Old East San Diego City Hall in 1912. East San Diego was incorporated as a separate city in 1912 and was annexed to San Diego in 1923. The building was used as a police department, emergency hospital, fire station, and city water department until 1952. Presumably, the building was altered at this time. Various commercial businesses were present in 1952 and have continued to occupy the site. This building has lost its architectural integrity. Its only significance is as the site of the former East San Diego City Hall.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture _____ Arts & Leisure _____
Economic/Industrial X Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).

City Directories
Water Utilities
Standefer, Harry, A History of East San Diego

22. Date form prepared 6/16/89
By (name) Alex-D. Bevil
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4533

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____ SHL No. _____ NR Status _____	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

- Common name: The Mid City Community Clinic
- Historic name: The East San Diego Presbyterian Church
- Street or rural address: 4106 43rd Street
City San Diego Zip 92105 County San Diego
- Parcel number: 471-361-19
- Present Owner: The City of San Diego Address: 202 "C" Street
City San Diego Zip 92101 Ownership is: Public X Private _____
- Present Use: Social/ Educational Original use: Religious

DESCRIPTION

- Architectural style: Mission revival w/ Neo Classic Influence
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: Blk 105, Tract 22, Lots 24-28 Teralta

This one story brick-veneered wood framed building rests upon a sunken basement. A stepped parapet and water course surround the flat roof. A neo-classically inspired center gabled portico with twin Tuscan ordered columns juts out from the southeastern corner of the building. The portico flanks two multi-paneled wooden doors. A blank transom panel above the doors supports three small Gothic arched stained glass windows (the right pane is missing). A multi-step stoop provides access to the entry. Three wrought iron bannisters lead up from the street. The concrete stoop also shields the basement entry below it. Both street facades have multi-paneled semi-elliptic stained glass windows flanked by rectangular paneled vertical windows. The basement windows are frosted. A concrete block handicap ramp leads up to the Polk Ave. Bay entrance.



- Construction date: Estimated _____ Factual 1922
- Architect Unknown
- Builder Unknown
- Approx. property size (in feet)
Frontage 290 Depth _____
or approx. acreage .4821
- Date(s) of enclosed photograph(s)
1989

13. Condition: Excellent _____ Good _____ Fair X Deteriorated _____ No longer in existence _____
14. Alterations: Chain across main entry stoop, concrete block side handicap ramp
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial _____ Commercial X Other: _____
16. Threats to site: None known _____ Private development _____ Zoning _____ Vandalism X
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

On Sept. 25, 1913, the newly-organized East San Diego Presbyterian Church was given permission to move the small chapel building of the Brooklyn Heights Presbyterian Church to the back lot of their property on the corner of Anna and Pauly Avenues. There it was used by Rev. C. Howard Grube to teach children's Sunday School classes. Rev. Grube was an avowed prohibitionist and was responsible for keeping East San Diego a "dry" town in its city charter. During the term of the next minister, Rev. James C. Dible, the present structure's cornerstone was laid in August of 1922. It served as the East San Diego Presbyterian Church from 1923 until it was acquired in 1958 by the Salvation Army. They used it as a community relief center until 1979 after which it was acquired by the City of San Diego, and now houses the offices of the Mid-City Community Clinic.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 3 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion 1 Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates). S.D. City Directories 1887-1971; S.D. Water & Sewer Services Dept; Sanborn Fire Insurance Mapbooks 1921-50, 1954-70; County of S.D. Assessors Office; phone interview w/East S.D. Presbyterian Church secretary, 10/89; East S.D. Presbyterian Church-A 75 Year History 1913-1988.

22. Date form prepared 10/30/89
By (name) Alex D. Bevil
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4533

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ____ Good ____ Fair X Deteriorated ____ No longer in existence ____
14. Alterations: Chain across main entry stoop, concrete block side handicap ramp
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up X
Residential X Industrial ____ Commercial X Other: ____
16. Threats to site: None known ____ Private development ____ Zoning ____ Vandalism X
Public Works project ____ Other: ____
17. Is the structure: On its original site? X Moved? ____ Unknown? ____
18. Related features: ____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

On Sept. 25, 1913, the newly-organized East San Diego Presbyterian Church was given permission to move the small chapel building of the Brooklyn Heights Presbyterian Church to the back lot of their property on the corner of Anna and Pauly Avenues. There it was used by Rev. C. Howard Grube to teach children's Sunday School classes. Rev. Grube was an avowed prohibitionist and was responsible for keeping East San Diego a "dry" town in its city charter. During the term of the next minister, Rev. James C. Dible, the present structure's cornerstone was laid in August of 1922. It served as the East San Diego Presbyterian Church from 1923 until it was acquired in 1958 by the Salvation Army. They used it as a community relief center until 1979 after which it was acquired by the City of San Diego, and now houses the offices of the Mid-City Community Clinic.

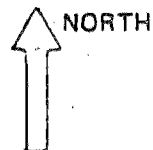
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 3 Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion 1 Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates). S.D. City Directories 1887-1971; S.D. Water & Sewer Services Dept; Sanborn Fire Insurance Mapbooks 1921-50, 1954-70; County of S.D. Assessors Office; phone interview w/East S.D. Presbyterian Church secretary, 10/89; East S.D. Presbyterian Church-A 75 Year History 1913-1988

22. Date form prepared 10/30/89
By (name) Alex D. Bevil
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4533

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: none apparent
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial ☒ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning ☒ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This home was built in 1928 by Reverend James Calvin Dible, the organizer and pastor emeritus of East San Diego Presbyterian Church. Prior to moving to San Diego in 1917, he served as pastor of Presbyterian churches in his home state of Pennsylvania as well as in Lindsey, California. His arrival in San Diego coincided with the beginnings of a boom period in the region's history. East San Diego was incorporated in 1911 and annexed by San Diego in 1923. Growth from the older communities of University Heights and North Park to the west spilled over into East San Diego. Dible started his congregation to meet the religious needs of this expanding population. He located his magnificent home two blocks from the old East San Diego city hall. It was built around the same time he stopped serving as pastor and is exceptionally large for a neighborhood characterized mostly by ordinary bungalows of modest size and scale.

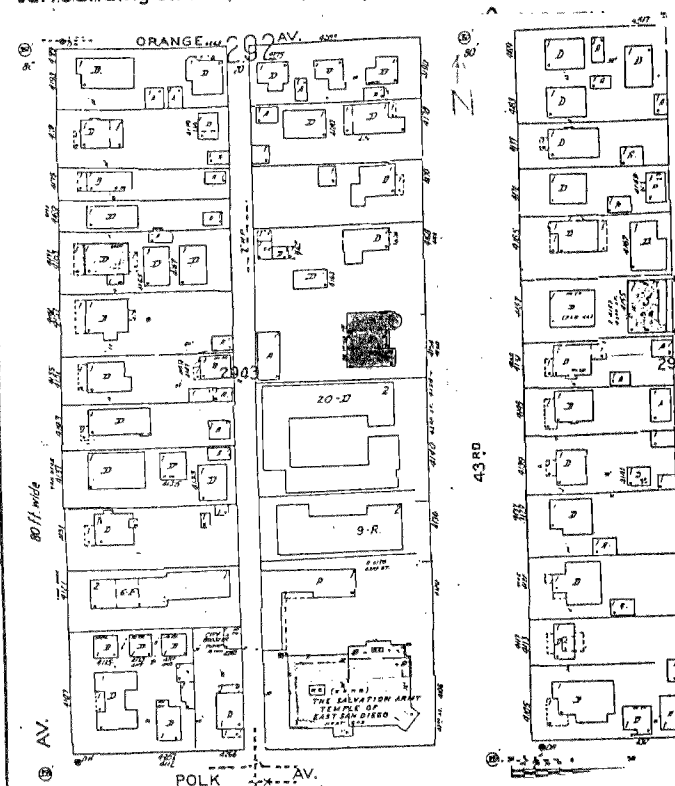
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 3 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement 1
Government _____ Military _____
Religion 2 Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

City of San Diego Directories; City of San Diego Sewer and Water Permits; San Diego Union, obituaries, 3/30/45.

22. Date form prepared 8/18/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent _____ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Entire facade has been remodeled
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential _____ Industrial _____ Commercial X Other: _____
16. Threats to site: None known _____ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This building was originally built as the Old East San Diego City Hall in 1912. East San Diego was incorporated as a separate city in 1912 and was annexed to San Diego in 1923. The building was used as a police department, emergency hospital, fire station, and city water department until 1952. Presumably, the building was altered at this time. Various commercial businesses were present in 1952 and have continued to occupy the site. This building has lost its architectural integrity. Its only significance is as the site of the former East San Diego City Hall.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

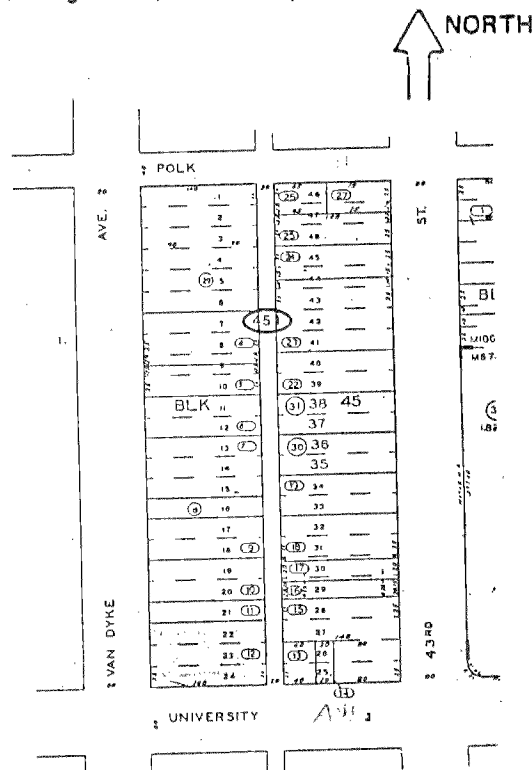
Architecture _____ Arts & Leisure _____
Economic/Industrial X Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

City Directories
Water Utilities
Standefer, Harry, A History of East San Diego

22. Date form prepared 6/16/89
By (name) Alex-D. Bevil
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4533

Locational sketch map: (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Hoffman Foam/George's
2. Historic name: Hartung's Bakery/Piggly Wiggly/Mrs. M.M. Hill Confectionary
3. Street or rural address: 4288-4298 University Avenue
City San Diego Zip 92104 County San Diego
4. Parcel number: 471-451-15
5. Present Owner: Orazio and Elena De Luca Address: 6551 Avenida Wilfredo
City La Jolla Zip 92037 Ownership is: Public _____ Private X
6. Present Use: Drapery Store/Upholstery/Rest Original use: Bakery/Grocery/Candy Shop

DESCRIPTION

- 7a. Architectural style: Art Deco/Moderne
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Block 45 Lots 27 and 28 E 80 Ft. Lots 25 and 26, Teralta

4288-98 University Avenue is a two story rectangular commercial structure in the Art Deco/Moderne style. The roof is flat, with a single raised parapet on the center of the south (front) facade. A guyed marquee runs the length of the south facade and extends around to the curved southeast corner of the building, dividing the storefront windows. A glazed ceramic tile wall base runs along the south and a portion of the east facade storefronts. Windows are single pane, set in aluminum frames. Windows above the marquee have been painted. Storefront doors are glass, with two entries on the south facade and one on the southeast corner. The south facade has the majority of the architectural art moderne decoration. Three stepped vertical bands curve over both ends of the raised parapet. A horizontal band of chevron molding decorates a frieze on the west end of the south facade. Streamlined horizontal bands run along the south facade. The southeast corner of the building is rounded, with a recessed corner entry. Alterations include signage, new tile at the southeast corner, and paint on windows.



8. Construction date: Estimated _____ Factual 1937
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 180 Depth 2525
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
March 1990

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Signage, Painted windows, Tile at southeast corner
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential _____ Industrial _____ Commercial X Other: _____
16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This building is significant primarily for its architecture. It is a good example of art deco/moderne in a commercial building. The guyed marquee and the central raised parapet with vertical bands are derived from popular movie theatre architecture, seen elsewhere in Greater North Park.

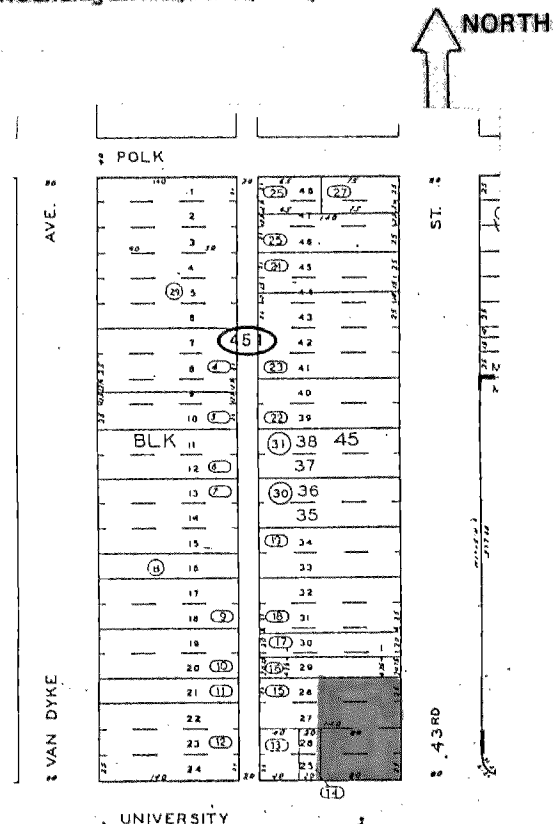
This structure was built in 1937 by Dudley D. Williams, president and general manager of the Piggly Wiggly of San Diego grocery chain. This store (1) was completed in time to open on October 21, 1937, the fifteenth anniversary of the Piggly Wiggly chain in San Diego. This store operated as a Piggly Wiggly until 1957.

The southwest portion of the building (2) operated as Hartung's Bakery from 1937 through the 1970's. Mr. Otto Hartung started his baking company in 1923. In 1946, Mr. Hartung's son Edward took over the family business. In 1951 or 1952, Bernard and Lily Webb bought the bakery, continuing to operate the business under the Hartung name.

The southeast corner store (3) was originally operated as a confectionary. In 1955 it was converted to a soda shop. It has operated as a fountain or coffee shop ever since.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates). S.D. City Directories 1887-1971; S.D. Water & Sewer Services Utilities Dept.
22. Date form prepared August 16, 1990
By (name) Melinda Williams Tomes
Organization City of San Diego
Address: 202 C Street
City San Diego Zip 92101
Phone: (619) 533-4532

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: Signage, Painted windows, Tile at southeast corner

5. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential _____ Industrial _____ Commercial X Other: _____

16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____

17. Is the structure: On its original site? X Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This building is significant primarily for its architecture. It is a good example of art deco/moderne in a commercial building. The guyed marquee and the central raised parapet with vertical bands are derived from popular movie theatre architecture, seen elsewhere in Greater North Park.

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20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture X Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates). S.D. City Directories 1887-1971; S.D. Water & Sewer Services Utilities Dept.

22. Date form prepared August 16, 1990

By (name) Melinda Williams Tomes

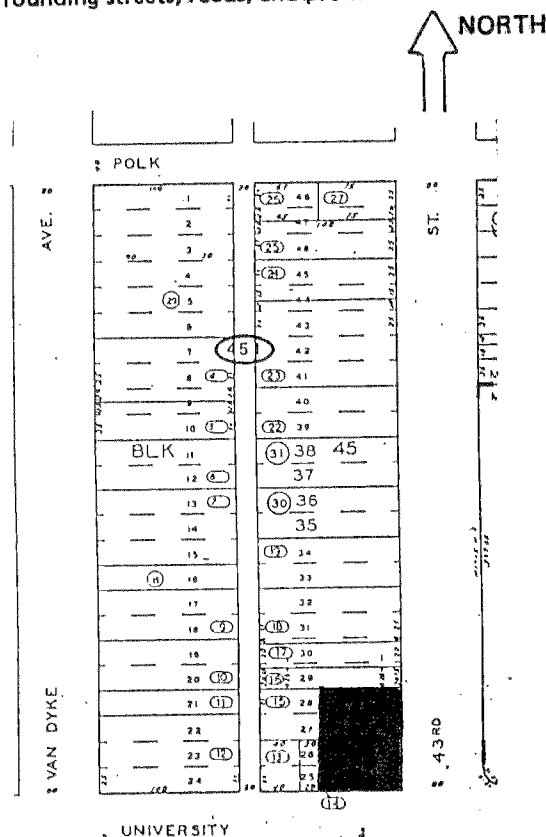
Organization City of San Diego

Address: 202 C Street

City San Diego Zip 92101

Phone: (619) 533-4532

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: none present
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential _____ Industrial _____ Commercial ☒ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Silverado Ballroom was constructed in 1932 by David H. Ryan, a local paving contractor. The building originally contained the ballroom (which is still utilized today), the Euclid Pharmacy and two medical offices. The architectural style is Art Deco to the east and streamlined Art Moderne to the west with a grand towered entrance dividing the two styles. The structure was built in conjunction with the Silver Tower Building directly south, across University Avenue. The structures marked the end of the cable car line running along University Avenue.

David H. Ryan was active in the community and paved many of the streets in and around San Diego. Some of his larger projects involved widening Rose Canyon Road, upgrading the Oceanside-San Clemente Coast Highway and preliminary work for the Grand Coulee Dam in Washington. Prior to his death in 1941, he was involved in establishing a shipyard at the foot of 28th Street for the Maritime Commission.

The Silverado Ballroom is significant due to its architecture and its historical background regarding the development of the community.

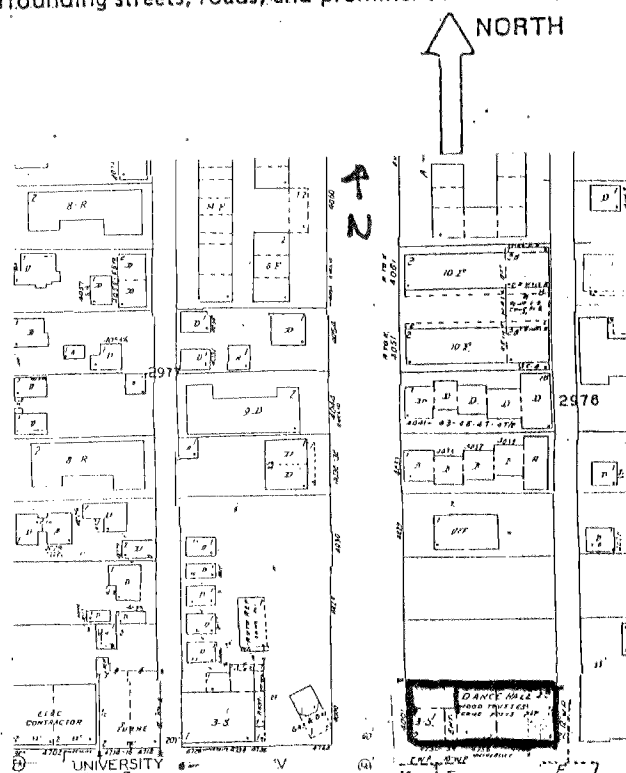
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) City Directories, 1906-26
- 2) Sanborn Fire Insurance Maps
- 3) Journal of San Diego History, Winter 1987

22. Date form prepared 5/19/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: Dawson Commercial Building
3. Street or rural address: 4353-57 University
City San Diego Zip 92105 County San Diego
4. Parcel number: 471-561-01
5. Present Owner: Orazio & Elena De Luca Address: 6551 Avenida Wilfredo
City La Jolla Zip 92037 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

- 7a. Architectural style: Mission Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 4, Lots 1-4, W 100 feet

These two storefronts on University Avenue are one story in height in the Mission Revival architectural style. The roofs are flat with an espadana to the west and a stepped parapet to the east. A decorative crest is located at each stepped corner of the parapet and canales are located in the center. The siding is solid stucco on the upper front facade which may be covering large windows according to an early rendering of the structure. The north facade consists of large storefront windows with recessed entries and tiled skirting. Alterations include: aluminum framed glass doors and the removal of upper multipaned windows and red tile on the eastern portion of the building.



8. Construction date:
Estimated _____ Factual 1925
9. Architect Eugene H. Hoffman
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 200 Depth _____
or approx. acreage .2296
12. Date(s) of enclosed photograph(s)
5/91

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Doors, parapet and upper story windows
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential _____ Industrial _____ Commercial ☒ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This structure was built in 1925 for Joseph P. Dawson, a real estate broker. The Mission Revival architectural style was designed by Eugene Hoffman. Hoffman designed many commercial structures throughout New York and New Jersey before moving to San Diego in 1910. He immediately began working for John D. Spreckels and designed the power plant for the San Diego Electric Railway Company in addition to remodels for the Coronado Hotel, Mission Cliff Gardens and the Savage Tire Plant. Hoffman's success followed with the 1920's building boom as he designed many structures in the San Diego area. This commercial structure retains much of its original character and design, contributing to the early commercial development along University.

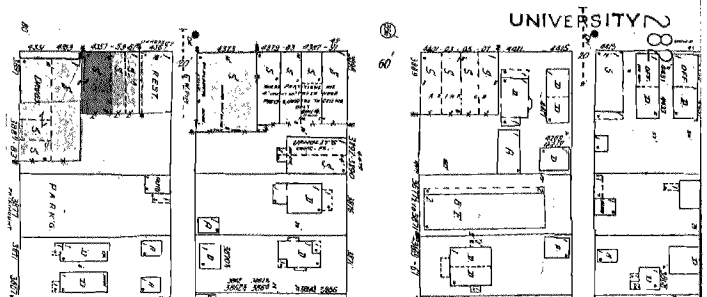
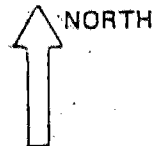
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego Union, 9/21/24, P. 2
Brandes, Dr. et al. Directory of San Diego Architects, University of San Diego

22. Date form prepared 5/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: Doors, parapet and upper story windows

15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential _____ Industrial _____ Commercial X Other: _____

16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____

17. Is the structure: On its original site? X Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This structure was built in 1925 for Joseph P. Dawson, a real estate broker. The Mission Revival architectural style was designed by Eugene Hoffman. Hoffman designed many commercial structures throughout New York and New Jersey before moving to San Diego in 1910. He immediately began working for John D. Spreckels and designed the power plant for the San Diego Electric Railway Company in addition to remodels for the Coronado Hotel, Mission Cliff Gardens and the Savage Tire Plant. Hoffman's success followed with the 1920's building boom as he designed many structures in the San Diego area. This commercial structure retains much of its original character and design, contributing to the early commercial development along University.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

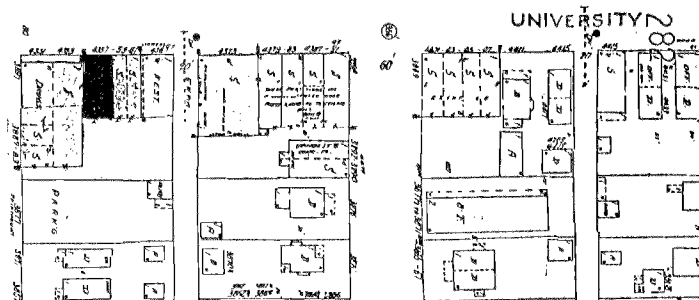
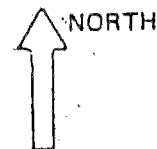
21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego Union, 9/21/24, P. 2
Brandes, Dr. et al. Directory of San Diego
Architects, University of San Diego

22. Date form prepared 5/91

By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____	
SHL No. _____	
NR Status _____	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: The Tower
2. Historic name: The Silver Tower Building
3. Street or rural address: 4757 University Avenue
City San Diego Zip 92105 County San Diego
4. Parcel number: 471-601-23
5. Present Owner: Jack & Keith L. Murray Address: 840 Overlook Avenue
City El Cajon Zip 92019 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

- 7a. Architectural style: Art Deco
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 1, Lots 30-34

The Silver Tower Building is a two-part commercial structure in the Art Deco/ Assyrian Revival style. The Tower has a two-story octagonal base topped by a purely ornamental tower. To the east of the base, an "L"-shaped one-story structure (possibly an addition) forms a portion of the first floor business. The tower is approximately 70 feet tall and can be divided into four sections which step back at each new section (hence the Assyrian "ziggurat" influence). The largest section of the tower is rectangular, with four buttresses radiating like feet from the four corners. The remaining three sections are buttressed from the corners, with differing ornamental treatments. Eye bolts can be seen along the length of the tower and were most likely used to attach neon signage. Alterations include a reduction in height, covered windows on the first floor and the removal of the horizontal band on the first floor.



8. Construction date:
Estimated _____ Factual 1932
9. Architect _____
10. Builder David H. Ryan
11. Approx. property size (in feet)
Frontage 279' Depth 1076 sq. ft.
or approx. acreage .2410
12. Date(s) of enclosed photograph(s)
1991

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Tower height was reduced, windows covered on first floor, part of horizontal first floor band is missing
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential _____ Industrial _____ Commercial X Other: _____
16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Silver Tower Building was constructed in 1932 by David H. Ryan in conjunction with the Silverado Ballroom across University Avenue. The structures marked the end of the streetcar line along University and Euclid Avenues and were built in an effort to provide employment during the Great Depression. The original design called for a cafe on the lower level and a beauty shop above. The ziggurat design of the tower complements the previously built Egyptian style streetcar substation (1925) and the Silverado Ballroom, also built by David Ryan.

David H. Ryan was active in the community, paving many of the streets in San Diego. Some of his larger projects involved widening Rose Canyon Road, upgrading the Oceanside-San Clemente Coast Highway and preliminary work on the Grand Coulee Dam in Washington. Prior to his death in 1941, he was involved in establishing a shipyard at the foot of 28th Street for the Maritime Commission.

Today, the Silver Tower Building serves as a local landmark to the community due to its architecture and historical significance to the development of the area.

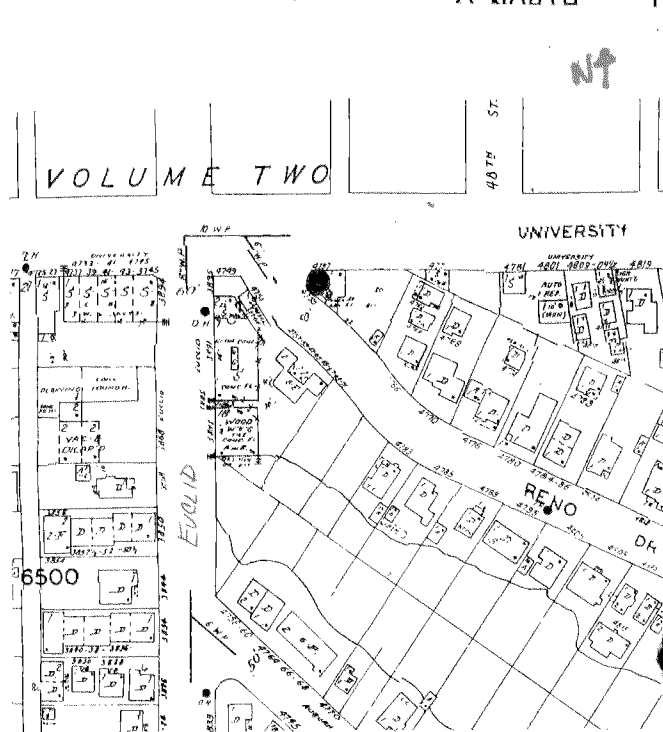
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego City Directories, 1887-1984;
"Belle Crest--The Ideal Homesite," Sub-
division Map, San Diego Historical Society.
City of San Diego, Sewer Permit; San Diego
Union, B, 9/24/1980, 2. 9/18/89

22. Date form prepared _____
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Tower height was reduced, windows covered on first floor, part of horizontal first floor band is missing
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential _____ Industrial _____ Commercial X Other: _____
16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Silver Tower Building was constructed in 1932 by David H. Ryan in conjunction with the Silverado Ballroom across University Avenue. The structures marked the end of the streetcar line along University and Euclid Avenues and were built in an effort to provide employment during the Great Depression. The original design called for a cafe on the lower level and a beauty shop above. The ziggurat design of the tower complements the previously built Egyptian style streetcar substation (1925) and the Silverado Ballroom, also built by David Ryan.

David H. Ryan was active in the community, paving many of the streets in San Diego. Some of his larger projects involved widening Rose Canyon Road, upgrading the Oceanside-San Clemente Coast Highway and preliminary work on the Grand Coulee Dam in Washington. Prior to his death in 1941, he was involved in establishing a shipyard at the foot of 28th Street for the Maritime Commission.

Today, the Silver Tower Building serves as a local landmark to the community due to its architecture and historical significance to the development of the area.

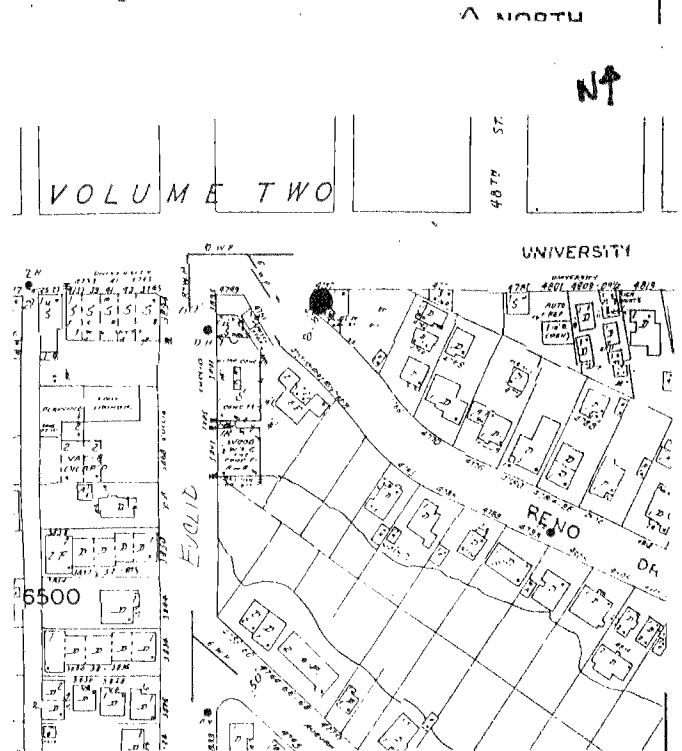
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego City Directories, 1887-1984;
"Belle Crest--The Ideal Homesite," Sub-
division Map, San Diego Historical Society.
City of San Diego, Sewer Permit; San Diego
Union, B, 9/24/1980, 2.

22. Date form prepared 9/18/89
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: Silverado Ballroom Building
2. Historic name: Silverado Ballroom Building
3. Street or rural address: 4750 University
City San Diego Zip 92105 County San Diego
4. Parcel number: 471-501-13
5. Present Owner: Chinn Chau Ngo Chau, David Chinh Address: 5336 Mayrland Avenue
City La Mesa Zip 91942 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

- 7a. Architectural style: Art Moderne
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 21, Lots 23 & 24

The Silverado Ballroom is a rectangular two-story building in the Art Deco and Art Moderne styles. The building is of brick construction, covered with smooth stucco. The roof is flat with a parapet, topped by a metal railing to the west, while crenellated to the east on the Art Deco portion. A crenellated central tower divides the two styles with a large geometric niche emphasizing verticality. This is also achieved with vertical bands on the southeast facade. Horizontal bands run along the curved southwest corner of the building, lending a horizontal emphasis and streamline moderne style to this section of the structure. Windows on the second floor are multi-paned while the first floor contains large storefront windows. The somewhat-recessed entry to the second floor ballroom is in the "tower" section. A guyed hood above the entry does not appear to be original. A neon roof sign reading "DANCE" is visible from the street. Other additions include the signage and billboards on the roof.



8. Construction date:
Estimated _____ Factual 1932
9. Architect _____
10. Builder David H. Ryan
11. Approx. property size (in feet)
Frontage 174 Depth 1406
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: none present
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential _____ Industrial _____ Commercial ☒ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism ☒
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Silverado Ballroom was constructed in 1932 by David H. Ryan, a local paving contractor. The building originally contained the ballroom (which is still utilized today), the Euclid Pharmacy and two medical offices. The architectural style is Art Deco to the east and streamlined Art Moderne to the west with a grand towered entrance dividing the two styles. The structure was built in conjunction with the Silver Tower Building directly south, across University Avenue. The structures marked the end of the cable car line running along University Avenue.

David H. Ryan was active in the community and paved many of the streets in and around San Diego. Some of his larger projects involved widening Rose Canyon Road, upgrading the Oceanside-San Clemente Coast Highway and preliminary work for the Grand Coulee Dam in Washington. Prior to his death in 1941, he was involved in establishing a shipyard at the foot of 28th Street for the Maritime Commission.

The Silverado Ballroom is significant due to its architecture and its historical background regarding the development of the community.

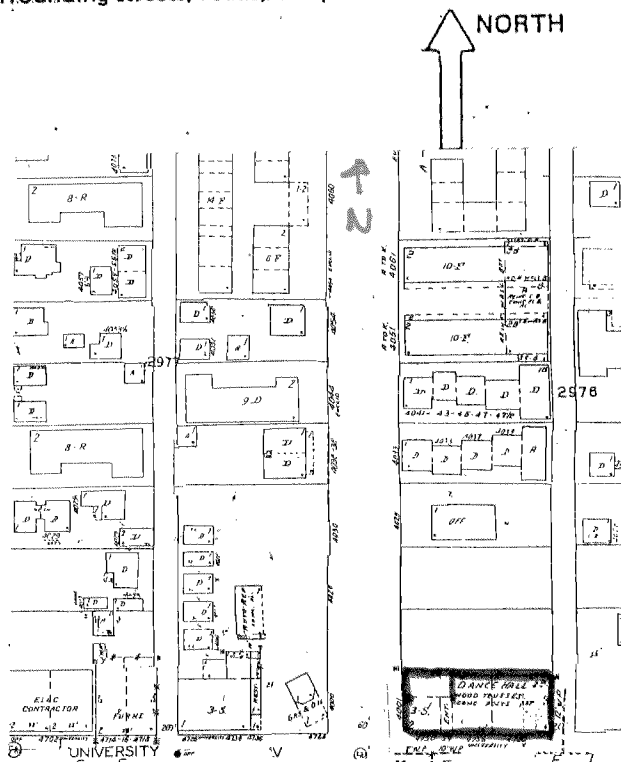
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1) City Directories, 1906-26
- 2) Sanborn Fire Insurance Maps
- 3) Journal of San Diego History, Winter 1987

22. Date form prepared 5/19/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: Big City Liquor
2. Historic name: Egyptian Garage
3. Street or rural address: 4749 University Avenue & 3881-95 Euclid Avenue
City San Diego Zip 92105 County San Diego
4. Parcel number: 471-602-01-00
5. Present Owner: Federal Trust Co., Joseph H. Giesen Tr. Address: c/o Federal Trust Co.
City Waterville, ME Zip 04901 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

- 7a. Architectural style: Egyptian Revival
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Legal Description: Block 2, portion of Lots 100 thru 105, Fairmont Addition

This concrete block commercial building has a two story section at its north end. The flat roof has a curved cornice with dentils on the two-story section and a smooth, curved cornice on the southern section. The cornice of the northern section displays decorative sun discs with cobra heads and vulture wings. The building is surrounded by pilasters with pharaoh head capitals spaced at about fifteen feet intervals. The second story windows on the north facade display decorative art glass. The southern section of the building is separated from the main building by an obelisk with Egyptian hieroglyphs. The entry to the southern section is flanked by lotus-bud-shaped pilasters supporting a curved cornice. A large garage door on the west facade has been enclosed. The words "Egyptian Garage" are embossed in the wall above this enclosed door. Two large wood bottom doors remain on the west facade. The walls of the building are battered and clad with stucco that has been scored to give the appearance of masonry block.



8. Construction date:
Estimated _____ Factual 1925 & 1927
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage .372
12. Date(s) of enclosed photograph(s)
January 1989

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: windows replaced, enclosed garage door, addition
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial X Other: _____
16. Threats to site: None known _____ Private development X Zoning _____ Vandalism X
Public Works project _____ Other: _____
17. Is the structure: On its original site? YES Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

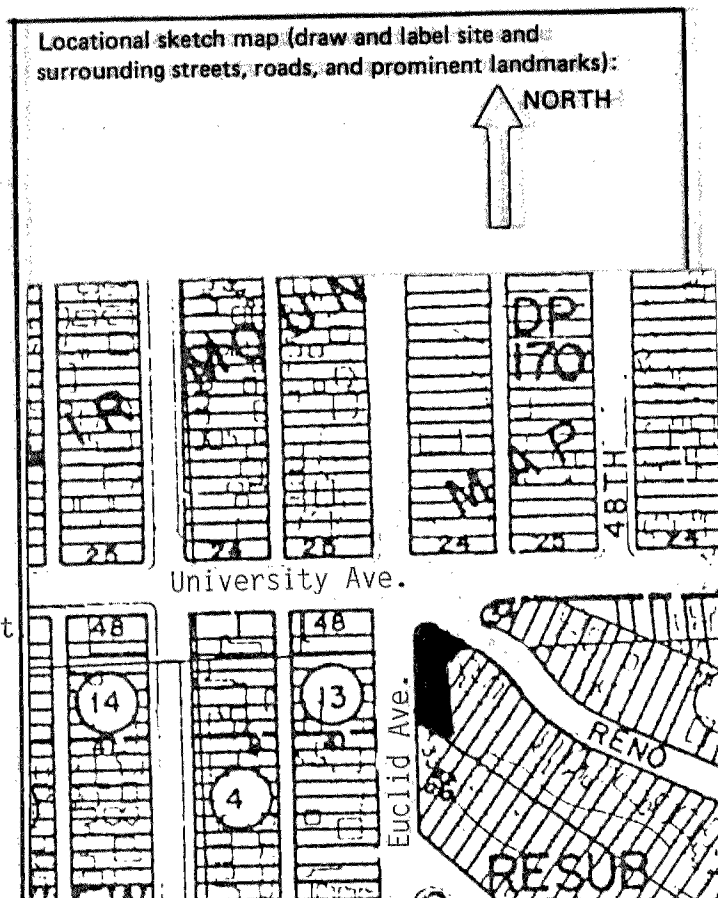
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This commercial building was built by David H. Ryan, a paving contractor and painter. The largest section of the building was built in 1925. Paul and Francis A. Harvey operated the Egyptian Garage there from 1926 until 1932. The southern section of this building was built in 1927. Mr. Ryan ran his paving contracting business in this part for a brief period. "Big City Liquor" has occupied the north section of this building since 1957. The Egyptian architecture of this building represents the taste in styles that were popular in the 1920's. This style represents a "fad" for Egyptology brought on by the discovery of King Tutankhamon's tomb in Egypt in 1922. It also represents the geometric qualities made popular by the Art Deco styles of the 1920's.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1. Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2.
21. Sources (List books, documents, surveys, personal interviews and their dates).

I, III, V, VII, XII

22. Date form prepared January 1989
By (name) C. Braun
Organization City of San Diego/Planning Dept
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 236-6819



13. Condition: Excellent ____ Good ☒ Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: windows replaced, enclosed garage door, addition
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ☒ Industrial ____ Commercial ☒ Other: ____
16. Threats to site: None known ____ Private development ☒ Zoning ____ Vandalism ☒
Public Works project ____ Other: ____
17. Is the structure: On its original site? yes Moved? ____ Unknown? ____
18. Related features: ____

SIGNIFICANCE

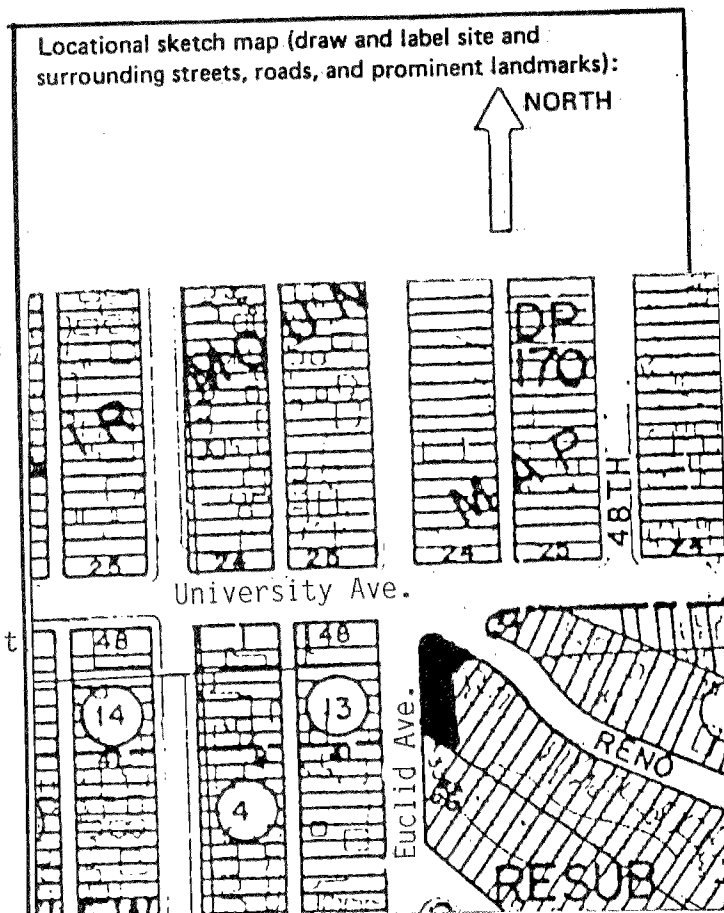
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This commercial building was built by David H. Ryan, a paving contractor and painter. The largest section of the building was built in 1925. Paul and Francis A. Harvey operated the Egyptian Garage there from 1926 until 1932. The southern section of this building was built in 1927. Mr. Ryan ran his paving contracting business in this part for a brief period. "Big City Liquor" has occupied the north section of this building since 1957. The Egyptian architecture of this building represents the taste in styles that were popular in the 1920's. This style represents a "fad" for Egyptology brought on by the discovery of King Tutankhamon's tomb in Egypt in 1922. It also represents the geometric qualities made popular by the Art Deco styles of the 1920's.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1. Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education 2.
21. Sources (List books, documents, surveys, personal interviews and their dates).

I, III, V, VII, XII

22. Date form prepared January 1989
By (name) C. Braun
Organization City of San Diego/Planning Dept
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 236-6819



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____ SHL No. _____	
NR Status _____	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: Charles B. Schrepel Residence
3. Street or rural address: 4282 Landis Street
City San Diego Zip 92105 County San Diego
4. Parcel number: 471-641-18
5. Present Owner: William A. & Sally A. Golden, Jr. Address: 4282 Landis Street
City San Diego Zip 92105 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 73, Lots 25 to 28 W 25 Ft. of E 97 Ft, City Height

This small, Spanish Colonial Revival style single-family residence (with detached garage), near the northwestern corner of Landis and 43rd Streets, is set back from the sidewalk by a chain-link fenced small lawn area. The white stucco house, composed of structural clay tiles, has a flat roof hidden behind a raised stepped parapet. Below the parapet are several horizontal structural clay tile canales. All of the original double-hung, wood frame windows (and solid front door) are still in place. The south east driveway is guarded by a wrought iron fence attached to a free-standing wall. The most imposing visual feature of the house is its Moorish-like, hipped red tile roofed "torre." This torre, or turret, is offset to the left over the front entry. The porch area under the turret is pierced by a tall, arched entry and side openings. A red tile shed roof covers the east side of the porch. The house is one of a set of three similar Spanish Colonial Revival homes adjacent to each other.



8. Construction date:
Estimated 1929 Factual _____
9. Architect _____
10. Builder Frank Stemen
11. Approx. property size (in feet)
Frontage 45 Depth _____
or approx. acreage .1033
12. Date(s) of enclosed photograph(s)
1991

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: _____

15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial ☒ Other: _____

16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____

17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____

18. Related features: One of three "castles" along Landis Street built by Stemen

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This house was built in the late 1920's as a spec house by Frank Stemen, a local building contractor. Frank, his wife Katherine and his brother Orlando came to the area from Ohio in 1921. They started out as building painters and decorators. Later, taking advantage of the increase in the demand for local housing, they entered the construction field, building several spec houses in this area along Landis Street. One of three "castles" built by Stemen along Landis Street, it has been suggested that Stemen built this and the other "castle" houses in the area because Landis Street was called "Castle Street" prior to 1926. This house was first occupied by Charles B. Schrepel; after which, it was occupied by a number of different residents.

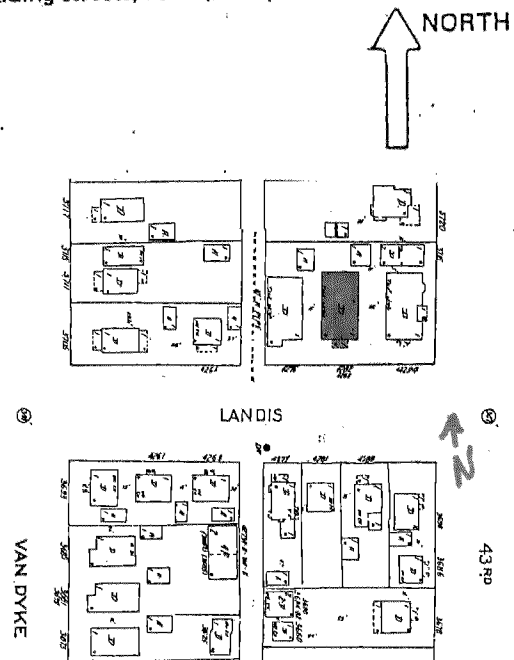
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement 2
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego City Directories; San Diego Union,
7 April 1949, 14; Sanborn Fire Insurance Map
Books, 1921-56.

22. Date form prepared 8/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 544-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐

14. Alterations: _____

15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒
Residential ☒ Industrial ☐ Commercial ☒ Other: _____

16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐
Public Works project ☐ Other: _____

17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐

18. Related features: One of three "castles" along Landis Street built by Stemen

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This house was built in the late 1920's as a spec house by Frank Stemen, a local building contractor. Frank, his wife Katherine and his brother Orlando came to the area from Ohio in 1921. They started out as building painters and decorators. Later, taking advantage of the increase in the demand for local housing, they entered the construction field, building several spec houses in this area along Landis Street. One of three "castles" built by Stemen along Landis Street, it has been suggested that Stemen built this and the other "castle" houses in the area because Landis Street was called "Castle Street" prior to 1926. This house was first occupied by Charles B. Schrepel; after which, it was occupied by a number of different residents.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

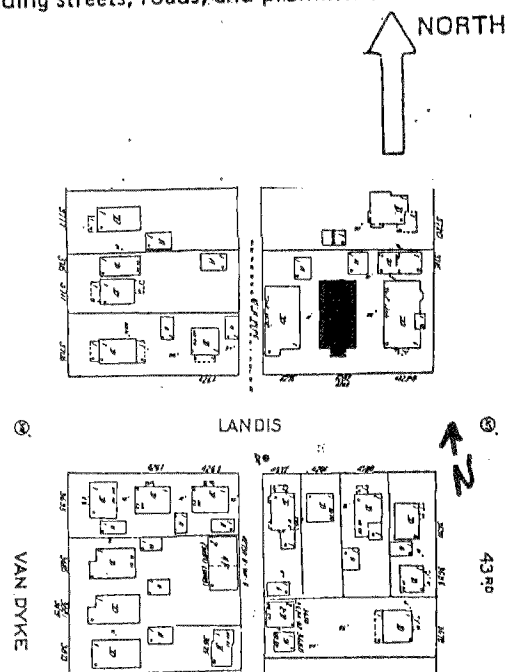
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement 2
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego City Directories; San Diego Union,
7 April 1949, 14; Sanborn Fire Insurance Map
Books, 1921-56.

22. Date form prepared 8/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 544-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc _____ SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: Frank Stemen Residence
3. Street or rural address: 4294 Landis Street
City San Diego Zip 92105 County San Diego
4. Parcel number: 471-641-19
5. Present Owner: David G. & Carmel L. Martinez Address: 3120 Goldfinch Street
City San Diego Zip 92103 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 73, E 52 ft. of Lot 25 to 28, City Heights

This small, Spanish Colonial Revival style single-family residence, which occupies the northwest corner of Landis and 43rd Streets, is set back from the sidewalk by a small lawn area behind a chain-link fence. The house is composed of structural clay tiles under stucco siding. The house has a flat roof hidden behind a raised stepped parapet. Under the parapet are several horizontal clay tile canales. Except for new aluminum frame windows installed in the east bay, the original double-hung, wood frame windows (and solid front door) are still in place. A free-standing attached wall, with an arched side entry, exists at the southwest corner of the dwelling. Behind the house, attached by a connecting wall, is a wood frame garage. The most imposing part of the structure is its crenellated, castle-like turret guarding the main entry along Landis Street. A three-step stoop leads up to a tall arched entry leading into the front porch. The "castle" house is one of three similar Spanish Colonial Revival structures arranged along the corner of Landis



8. Construction date:
Estimated _____ Factual 1927
9. Architect _____
10. Builder Frank Stemen
11. Approx. property size (in feet)
Frontage 152 Depth _____
or approx. acreage .1194
12. Date(s) of enclosed photograph(s)
1990

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: Aluminum frame windows in east bay, iron security bars on all windows
15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒
Residential ☒ Industrial ☐ Commercial ☒ Other: ☐
16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐
Public Works project ☐ Other: ☐
17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐
18. Related features: Similar home built by Stemen next door

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Stemen residence was built by local building contractor Frank Stemen in 1927. Stemen, his wife Katherine and brother Orlando came from Ohio in 1921. They started out as building painters and decorators; but, due to an increase in the demand for housing in San Diego, Stemen began to buy up land in the City Heights area and built several spec houses. This is one of three castle-like houses built by Stemen. It has been suggested that Stemen built his "castle" because Landis Street was called "Castle Street" when City Heights was a neighborhood of East San Diego from 1911-23. Castle Street wasn't changed to Landis Street until 1926. This house was his and his wife's home from 1927-32. In 1932 they moved to another Stemen-built house at 4202 Landis Street.

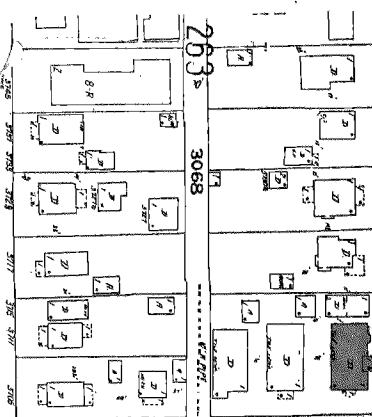
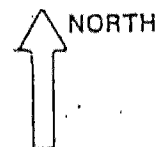
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement 2
Government ☐ Military ☐
Religion ☐ Social/Education ☐

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego City Directories; San Diego Dept. of Water Utilities, Sewer Permits; San Diego Union, 7 April 1949, 14; San Diego Fire Insurance Map Books, 1921-56.

22. Date form prepared 8/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



LANDIS

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: Aluminum frame windows in east bay, iron security bars on all windows
15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒
Residential ☒ Industrial ☐ Commercial ☒ Other: ☐
16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐
Public Works project ☐ Other: ☐
17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐
18. Related features: Similar home built by Stemen next door

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Stemen residence was built by local building contractor Frank Stemen in 1927. Stemen, his wife Katherine and brother Orlando came from Ohio in 1921. They started out as building painters and decorators; but, due to an increase in the demand for housing in San Diego, Stemen began to buy up land in the City Heights area and built several spec houses. This is one of three castle-like houses built by Stemen. It has been suggested that Stemen built his "castle" because Landis Street was called "Castle Street" when City Heights was a neighborhood of East San Diego from 1911-23. Castle Street wasn't changed to Landis Street until 1926. This house was his and his wife's home from 1927-32. In 1932 they moved to another Stemen-built house at 4202 Landis Street.

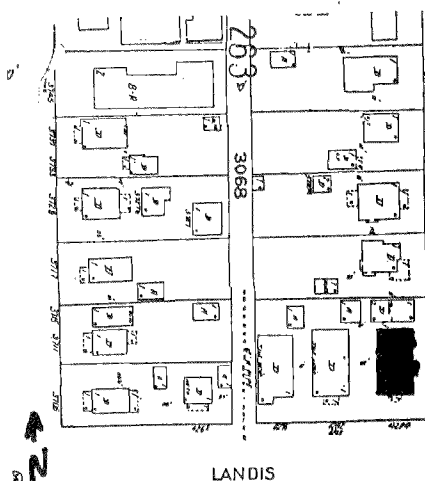
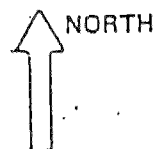
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement 2
Government ☐ Military ☐
Religion ☐ Social/Education ☐

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Diego City Directories; San Diego Dept. of Water Utilities, Sewer Permits; San Diego Union, 7 April 1949, 14; San Diego Fire Insurance Map Books, 1921-56.

22. Date form prepared 8/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
Loc _____	SHL No. _____
NR Status _____	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

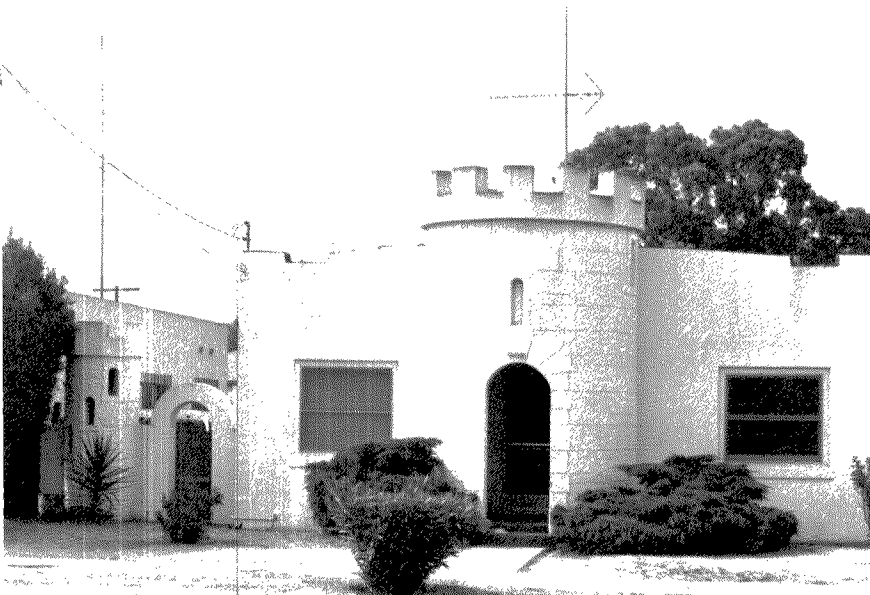
1. Common name: _____
2. Historic name: Mrs. E. E. Malcom
3. Street or rural address: 4203 Landis Street
City San Diego Zip 92105 County San Diego
4. Parcel number: 471-720-01
5. Present Owner: Patrick J. & Frances Lowry Address: 3725 First Street
City San Diego Zip 92105 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Description: Blk 77, Lots 1 to 4 W 52 Ft., City Heights

This small, Spanish Colonial Revival style single-family residence (with detached garage) occupies the southeast corner of Landis and 42nd Streets. The white stucco house, composed of structural clay tiles, has a flat roof hidden behind a raised stepped parapet. Below the parapet are several horizontal structural clay tile canales. All of the original double-hung, wood frame windows (and solid front door) are still in place. The most imposing visual feature of the house is the massive castle-like turret projecting out of the main entrance along Landis Street. The round, crenellated turret is scored to resemble cut stone. A rusticated entry pierces the turret, leading to the recessed porch. A series of narrow, blind arrow slits along the face of the turret give the impression of a hidden spiral staircase. Two scaled-down versions of the main turret can be found on the northeast and southwest corners of the house, connected by a low, arched wall. The house is one of a set of three similar Spanish Colonial Revival homes adjacent to each other.

8. Construction date:
Estimated 1926 Factual _____
9. Architect _____
10. Builder Frank Stemen
11. Approx. property size (in feet)
Frontage 152 Depth _____
or approx. acreage .1194
12. Date(s) of enclosed photograph(s)
1990



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: One of three similar "castle" houses built by Frank Stemen

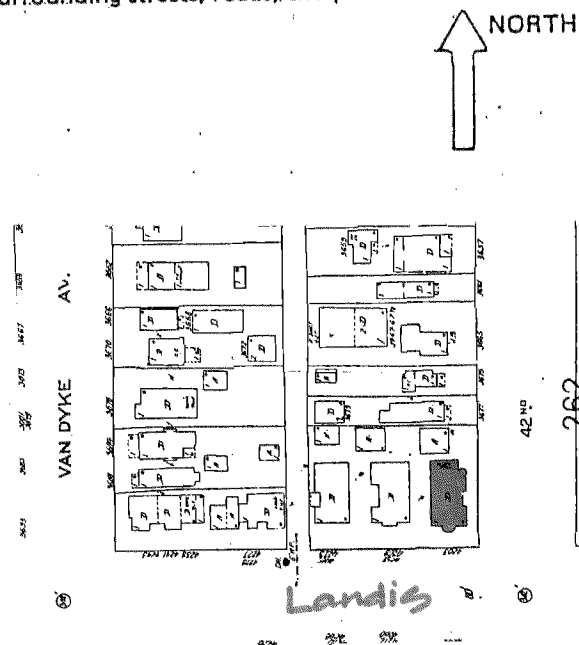
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This house was built in the late 1920's as a spec house by Frank Stemen, a local building contractor. Frank, his wife Katherine and his brother Orlando came to the area from Ohio in 1921. They started out as building painters and decorators. Later, taking advantage of the increase in the demand for local housing, they entered the construction field, building several spec houses in this area along Landis Street. One of three "castles" built by Stemen along Landis Street, it has been suggested that Stemen built this and the other "castle" houses in the area because Landis Street was called "Castle Street" prior to 1926. This house was first occupied by Mrs. E. E. Malcom in 1926 but has seen a succession of residents over the years.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement 2
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
San Diego City Directories; San Diego Union,
7 April 1949; Sanborn Fire Insurance Map
Books, 1921-56.
22. Date form prepared 8/6/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: One of three similar "castle" houses built by Frank Stemen

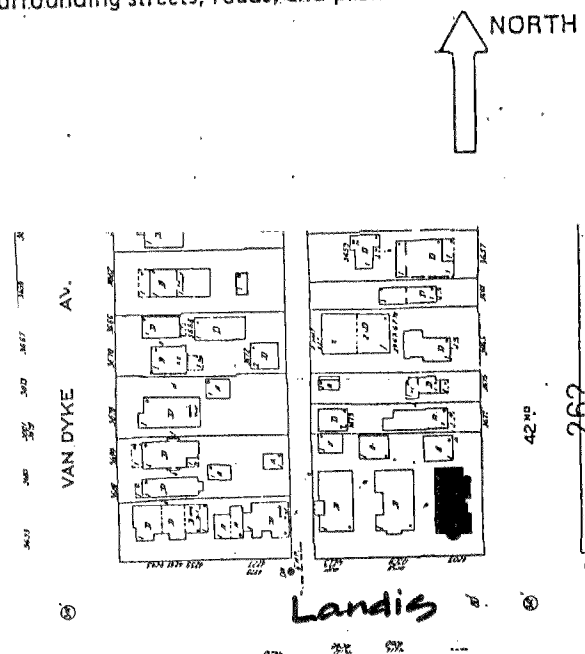
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This house was built in the late 1920's as a spec house by Frank Stemen, a local building contractor. Frank, his wife Katherine and his brother Orlando came to the area from Ohio in 1921. They started out as building painters and decorators. Later, taking advantage of the increase in the demand for local housing, they entered the construction field, building several spec houses in this area along Landis Street. One of three "castles" built by Stemen along Landis Street, it has been suggested that Stemen built this and the other "castle" houses in the area because Landis Street was called "Castle Street" prior to 1926. This house was first occupied by Mrs. E. E. Malcom in 1926 but has seen a succession of residents over the years.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement 2
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
San Diego City Directories; San Diego Union,
7 April 1949; Sanborn Fire Insurance Map
Books, 1921-56.
22. Date form prepared 8/6/91
By (name) Office of the City Architect
Organization City of San Diego Planning Dept.
Address: 202 "C" Street
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 533-092-08

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 2512 Third Avenue City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 533-092-08.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP16. Religious building

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



P5b. Description of Photo: (View, date, etc.)
Photo Number: 142-19

Date: June-October 1995

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both
1925

P7. Owner and Address:

P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

P9. Date Recorded: 03/17/1996

P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 533-092-08

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: N--Religious

*B5. Architectural Style: Moorish Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____ HAER _____	Loc. <u>5A</u> SHL No. _____ NR Status _____
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

- Common name: Planned Parenthood
- Historic name: Farmers Insurance Group
- Street or rural address: 2100 5th Avenue
City San Diego Zip 92101 County San Diego
- Parcel number: 533-202-14
- Present Owner: Planned Parenthood of San Diego&Riverside Address: 2100 5th Avenue
City San Diego Zip 92101 Ownership is: Public _____ Private X
- Present Use: Private, Non-Commercial Original use: Commercial

DESCRIPTION

7a. Architectural style: International

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal: Block 245 Lot G thru I Hortons Add Lockling

2100 5th Avenue is a two-story rectangular structure on a raised foundation. It has smooth stucco siding, a flat roof and a two story brick panel near the entry which extends above the roofline. The altered entry is surrounded by brick and has an unusual rounded canvas awning which is vertically placed over the two story brick panel. Rounded steps lead to the wood-framed glass door with a glass transom and side panels. The windows are placed in horizontal bands and have aluminum pivoting frames. On the southern facade, the windows are surrounded by a stucco box surround which extends onward near the top and continues to surround an open garage on the first level. Along 5th Avenue is a similar band of windows next to a large metal-louvered panel with glass brick beneath.



- Construction date:
Estimated 1949 Factual _____
- Architect unknown
- Builder unknown
- Approx. property size (in feet)
Frontage 250 Depth _____
or approx. acreage .3444
- Date(s) of enclosed photograph(s)
November 1990

13. Condition: Excellent _____ Good x Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: entry, awning, metal louvers

15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial _____ Commercial X Other: _____

16. Threats to site: None known X Private development _____ Zoning _____ Vandalism X
Public Works project _____ Other: _____

17. Is the structure: On its original site? X Moved? _____ Unknown? _____

18. Related features: none

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This building was built in approximately 1949 and was first occupied by the Farmers Insurance Group which remained here until 1975. In 1976, Planned Parenthood moved into the building; it continues to occupy the site. This building is a significant contributor to the historic character of the area. Its corner location and the fact that it is one of the few International style buildings in the area enhances its importance. The bands of recessed windows are typical of this style.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

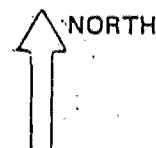
21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec 1990

By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent _____ Good x Fair _____ Deteriorated _____ No longer in existence _____

14. Alterations: entry, awning, metal louvers

15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X
Residential X Industrial _____ Commercial X Other: _____

16. Threats to site: None known X Private development _____ Zoning _____ Vandalism X
Public Works project _____ Other: _____

17. Is the structure: On its original site? X Moved? _____ Unknown? _____

18. Related features: none

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This building was built in approximately 1949 and was first occupied by the Farmers Insurance Group which remained here until 1975. In 1976, Planned Parenthood moved into the building; it continues to occupy the site. This building is a significant contributor to the historic character of the area. Its corner location and the fact that it is one of the few International style buildings in the area enhances its importance. The bands of recessed windows are typical of this style.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

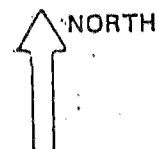
21. Sources (List books, documents, surveys, personal interviews and their dates).

13, 17, 18

22. Date form prepared Dec 1990

By (name) Office of the City Architect
Organization City of San Diego Planning Dept
Address: 525 "B" Street, Suite 2002
City San Diego Zip 92101
Phone: (619) 533-4500

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: APN 534-120-25

P1. Other Identifier: IS-D-Golden Hill

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

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 1970 B Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Assessor's Parcel Number: 534-120-25.

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

*P3b. Resources Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 121-12

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both
1910's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-120-25

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: C--Commercial

*B5. Architectural Style: Prairie

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-133-07

P1. Other Identifier: IS-D-Golden Hill

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

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 1208 24th Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Assessor's Parcel Number: 534-133-07.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 120-13

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both
1900's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-133-07

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Shingle Style

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

(Sketch Map with north arrow required)

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-134-12

P1. Other Identifier: IS-D-Golden Hill

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1252-54 23rd Street City San Diego Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)
Assessor's Parcel Number: 534-134-12.

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

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, etc.)
Photo Number: 120-02
Date: June-October 1995

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1910's

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)
Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy,
Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-134-12

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Multi-Family)

*B5. Architectural Style: Prairie

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-151-02

P1. Other Identifier: IS-D-Golden Hill

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

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 2504 A Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Assessor's Parcel Number: 534-151-02.

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

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)
Photo Number: 120-21

Date: June-October 1995

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1890's

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)
Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy,
Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-151-02

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Colonial Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-151-05

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 2542-48 A Street City San Diego Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)
Assessor's Parcel Number: 534-151-05.

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

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, etc.)
Photo Number: 120-23

Date: June-October 1995

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1890's

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)
Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-151-05

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: R--Residential (Multi-Family)

*B5. Architectural Style: Gothic

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

(Sketch Map with north arrow required)

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-152-11

P1. Other Identifier: IS-D-Golden Hill

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

b. USGS 7.5' Quad _____ Date ____ T ____; R ____; ____ 1/4 of ____ 1/4 of Sec ____; ____ B.M.

c. Address 1239-49 25th Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 534-152-11.

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

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple family property

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

P5b. Description of Photo: (View, date, etc.)
Photo Number: 120-15

Date: June-October 1995

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1920's

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)
Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy,
Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-152-11

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: R--Residential (Multi-Family)

*B5. Architectural Style: Spanish Colonial Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

(Sketch Map with north arrow required)

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-152-11

P1. Other Identifier: IS-D-Golden Hill

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date ____ T ____; R ____; ____ 1/4 of ____ 1/4 of Sec ____; ____ B.M.
c. Address 2511 A Street City San Diego Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 534-152-11.

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

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, etc.)
Photo Number: 120-15
Date: June-October 1995

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1920's

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)
Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy,
Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-152-11

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: R--Residential (Multi-Family)

*B5. Architectural Style: Spanish Colonial Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-152-15

P1. Other Identifier: IS-D-Golden Hill

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

b. USGS 7.5' Quad _____ Date ____ T ____; R ____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.

c. Address 2502 B Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 534-152-15.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple family property

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

P5b. Description of Photo: (View, date, etc.)

Photo Number: 120-14

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

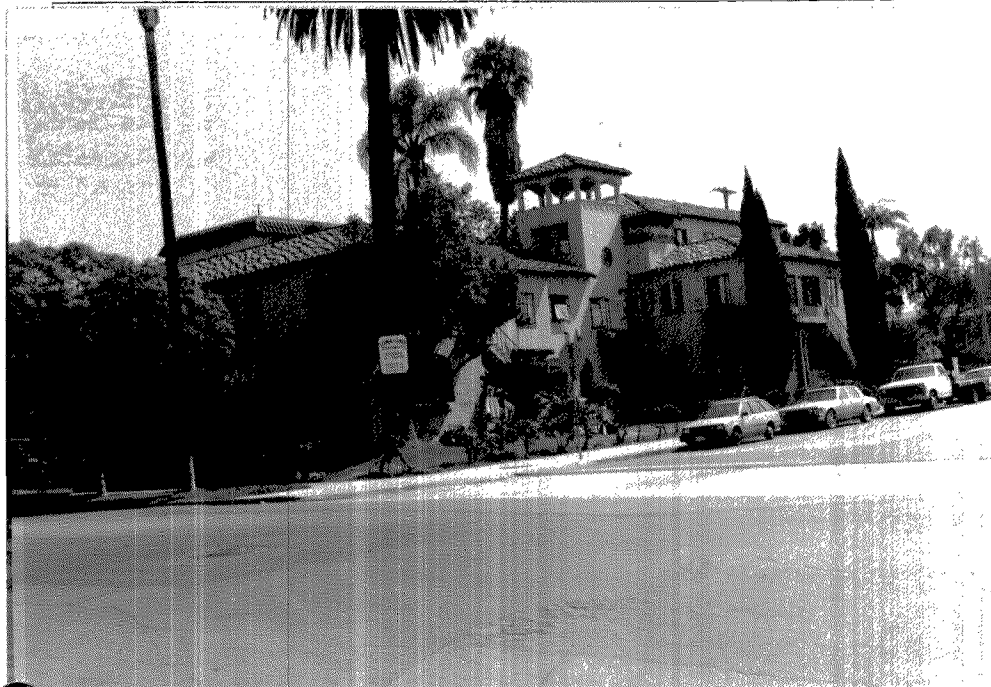
Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-152-15

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Multi-Family)

*B5. Architectural Style: Spanish Colonial Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme _____

Area _____

Period of Significance _____

Property Type _____

Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

(Sketch Map with north arrow required)

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-152-17

P1. Other Identifier: IS

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

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 2534 B Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Assessor's Parcel Number: 534-152-17.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 120-20

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both
1920's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-152-17

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Multi-Family)

*B5. Architectural Style: Colonial Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-161-10

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of ____ 1/4 of Sec ____; _____ B.M.
c. Address 2672 A Street City San Diego Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)
Assessor's Parcel Number: 534-161-10.

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

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, etc.)
Photo Number: 120-25
Date: June-October 1995

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1930's

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)
Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-161-10

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Multi-Family)

*B5. Architectural Style: Art Moderne

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme _____

Area _____

Period of Significance _____

Property Type _____

Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-162-21

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 2682 B Street City San Diego Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 534-162-21.

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

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)
Photo Number: 120-31
Date: June-October 1995

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1880's

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)
Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy,
Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-162-21

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Victorian Stick

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-172-16

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date ____ T ____; R ____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.

c. Address 2718 B Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

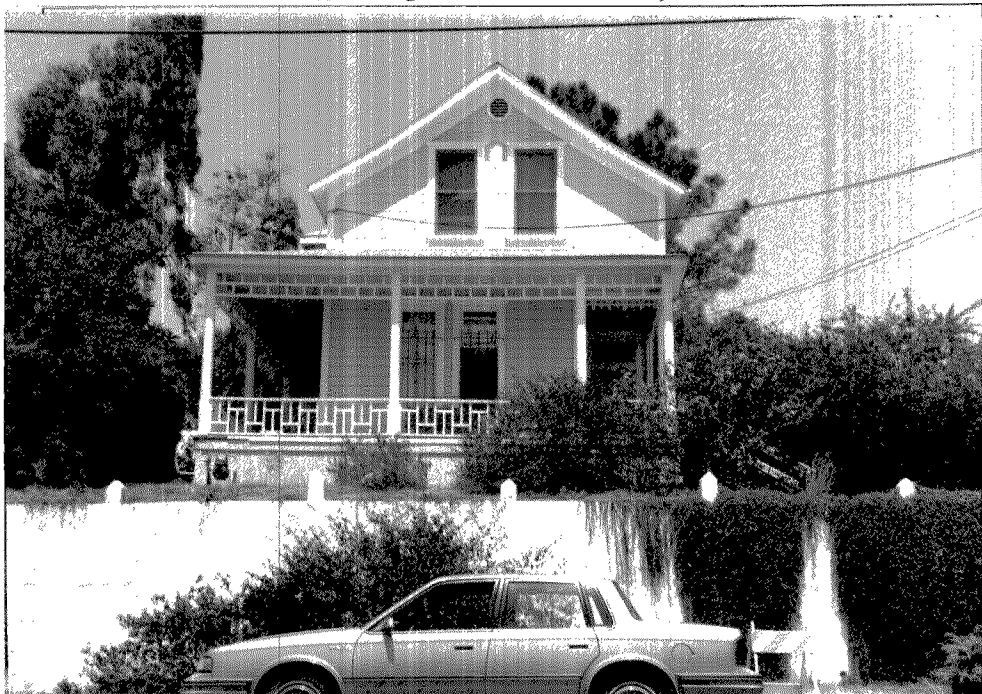
Assessor's Parcel Number: 534-172-16.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 120-33

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both
1880's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-172-16

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Queen Anne

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-172-23

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 2702 B Street City San Diego Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 534-172-23.

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

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)
Photo Number: 120-32
Date: June-October 1995

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1880's

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)
Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-172-23

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Queen Anne

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme _____

Area _____

Period of Significance _____

Property Type _____

Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-252-10

P1. Other Identifier: IS-D-Golden Hill

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

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 1120-22 21st Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 534-252-10.

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

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 121-08

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1880's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-252-10

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Multi-Family)

*B5. Architectural Style: Colonial Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-253-07

P1. Other Identifier: IS-D-Golden Hill

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 2026 Broadway City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 534-253-07.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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

P5b. Description of Photo: (View, date, etc.)

Photo Number: 120-36

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1880's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-253-07

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Queen Anne

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

(Sketch Map with north arrow required)

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-253-10

P1. Other Identifier: IS-D-Golden Hill

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 1044-46 21st Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 534-253-10.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple family property

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

P5b. Description of Photo: (View, date, etc.)

Photo Number: 121-06

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both
1880's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-253-10

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Multi-Family)

*B5. Architectural Style: Colonial Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

(Sketch Map with north arrow required)

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-265-11

P1. Other Identifier: IS-D-Golden Hill

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 2227 C Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 534-265-11.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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

P5b. Description of Photo: (View, date, etc.)

Photo Number: 121-29

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1880's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-265-11

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Italianate

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-266-12

P1. Other Identifier: IS-D-Golden Hill

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

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 1070 22nd Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 534-266-12.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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

P5b. Description of Photo: (View, date, etc.)

Photo Number: 121-17

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1900's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-266-12

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Victorian Eclectic

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme _____

Area _____

Period of Significance _____

Property Type _____

Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

(Sketch Map with north arrow required)

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-280-08

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 2561 B Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 534-280-08.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 123-30

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both
1910's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-280-08

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Craftsman

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-280-10

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 2533-39 B Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

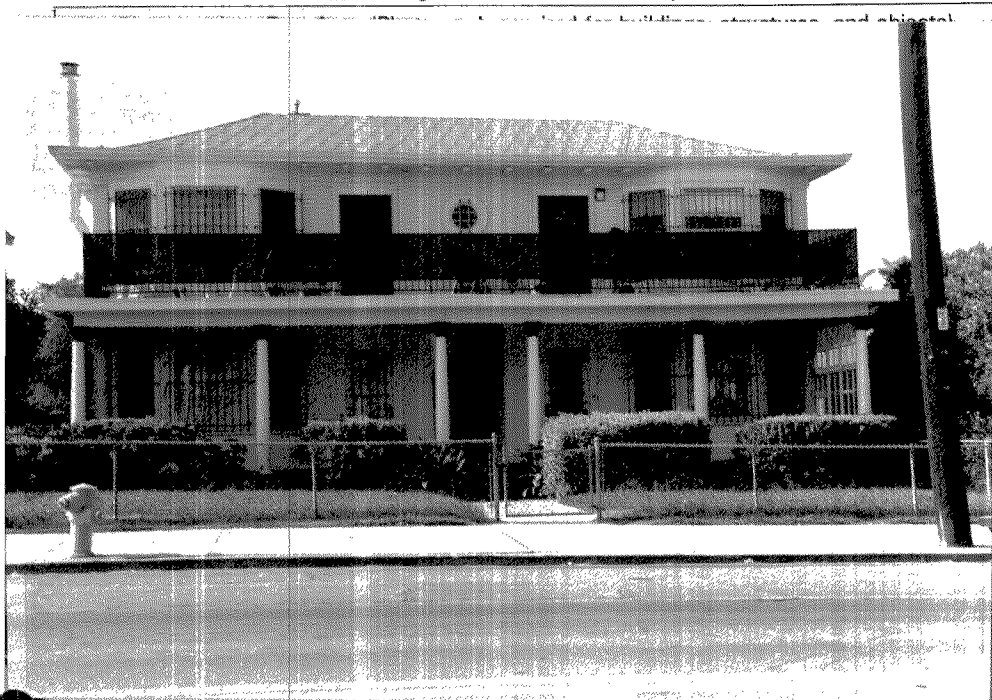
Assessor's Parcel Number: 534-280-10.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 123-31

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1900's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-280-10

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Multi-Family)

*B5. Architectural Style: Colonial Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-280-15

P1. Other Identifier: IS-D-Golden Hill

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

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 2504 C Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 534-280-15.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 123-33

Date: June-October 1995

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1930's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-280-15

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: C--Commercial

*B5. Architectural Style: Art Moderne

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-290-05

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 2557 C Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 534-290-05.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 123-35

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1910's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-290-05

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Mission Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme _____

Area _____

Period of Significance _____

Property Type _____

Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-290-10

P1. Other Identifier: IS-D-Golden Hill

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1035-39 25th Street City San Diego Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 534-290-10

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

*P3b. Resources Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



P5b. Description of Photo: (View, date, etc.)
Photo Number: 123-34
Date: June-October 1995

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1930's

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)
Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-290-10

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: C--Commercial

*B5. Architectural Style: Art Moderne

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-290-10

P1. Other Identifier: IS-D-Golden Hill

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 2507-15 C Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 534-290-10.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 123-34

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both
1930's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance
Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-290-10

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: C--Commercial

*B5. Architectural Style: Art Moderne

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-301-13

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 2691 B Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 534-301-13.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 124-09

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C-Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-301-13

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: C--Commercial

*B5. Architectural Style: Art Moderne

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-302-07

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 2629-33 C Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Assessor's Parcel Number: 534-302-07.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 124-11

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both
1920's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-302-07

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Multi-Family)

*B5. Architectural Style: Spanish Colonial Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme _____

Area _____

Period of Significance _____

Property Type _____

Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-302-13

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 2683-85 C Street City San Diego Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 534-302-13.

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

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, etc.)
Photo Number: 124-10
Date: June-October 1995

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1900's

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)
Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-302-13

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Multi-Family)

*B5. Architectural Style: Queen Anne

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____
Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

(Sketch Map with north arrow required)

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-311-22

P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 2736-48 C Street City San Diego Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 534-311-22.

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

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
(List buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Photo Number: 124-08
Date: June-October 1995

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1910's

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)
Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy,
Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-311-22

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Multi-Family)

*B5. Architectural Style: California Bungalow

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____

Area _____

Period of Significance _____

Property Type _____

Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-371-07

P1. Other Identifier: IS-D-Golden Hill

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

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 930 20th Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 534-371-07.

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

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 123-26

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1890's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-371-07

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Queen Anne

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

(Sketch Map with north arrow required)

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-373-06

P1. Other Identifier: IS-D-Golden Hill

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 2042 F Street City San Diego Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 534-373-06.

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

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)
Photo Number: 123-04

Date: June-October 1995

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1910's

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)
Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy,
Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-373-06

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Italianate

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-374-05

P1. Other Identifier: IS-D-Golden Hill

*P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 844 20th Street City San Diego Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 534-374-05.

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

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)
Photo Number: 123-22
Date: June-October 1995

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1890's

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)
Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-374-05

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____ B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Colonial Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

(Sketch Map with north arrow required)

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-383-01

P1. Other Identifier: IS-D-Golden Hill

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

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 2323 Broadway City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

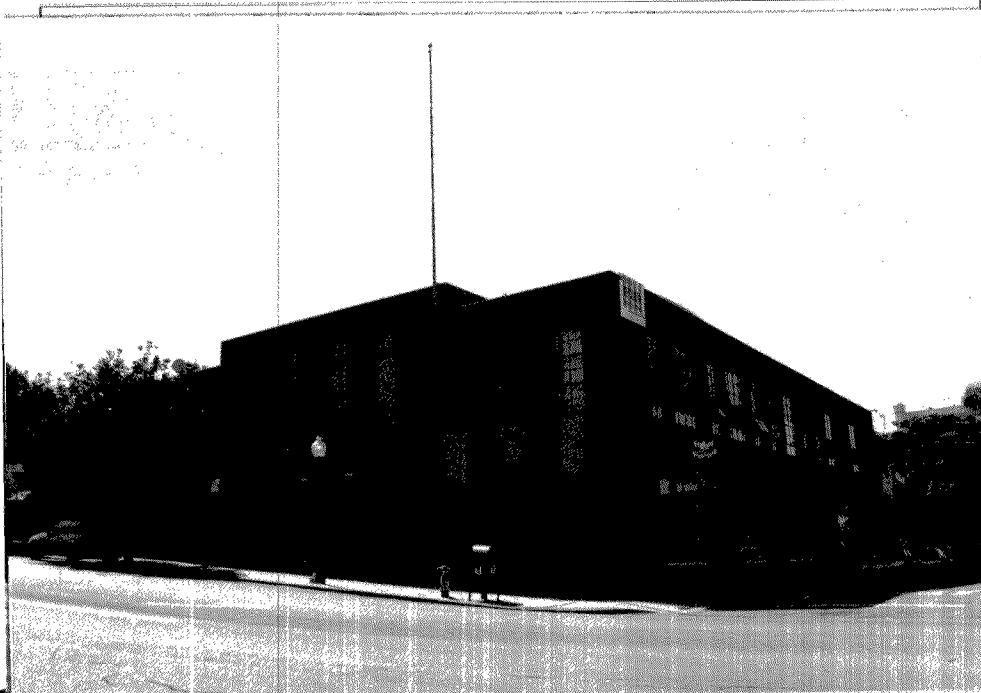
Assessor's Parcel Number: 534-383-01.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



P5b. Description of Photo: (View, date, etc.)
Photo Number: 122-01

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both
1930's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy,
Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-383-01

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: C--Commercial

*B5. Architectural Style: Art Deco

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____

Area _____

Period of Significance _____

Property Type _____

Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

(Sketch Map with north arrow required)

B13. Remarks: _____

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-385-04

P1. Other Identifier: IS-D-Golden Hill

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

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 843 22nd Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Assessor's Parcel Number: 534-385-04.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 122-22

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1890's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy,
Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-385-04

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Queen Anne

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme _____

Area _____

Period of Significance _____

Property Type _____

Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

(Sketch Map with north arrow required)

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-386-11

P1. Other Identifier: IS-D-Golden Hill

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 850 22nd Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Assessor's Parcel Number: 534-386-11.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 122-11

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both
1890's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-386-11

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Stick Style

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____
Period of Significance _____ Property Type _____ Applicable Criteria _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks: _____

(Sketch Map with north arrow required)

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: APN 534-402-08

P1. Other Identifier: IS

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

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 902 26th Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Assessor's Parcel Number: 534-402-08.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 124-02

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both
1900's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-402-08

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Single Family)

*B5. Architectural Style: Colonial Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-404-18

P1. Other Identifier: IS-D-Golden Hill

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

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 835 25th Street City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

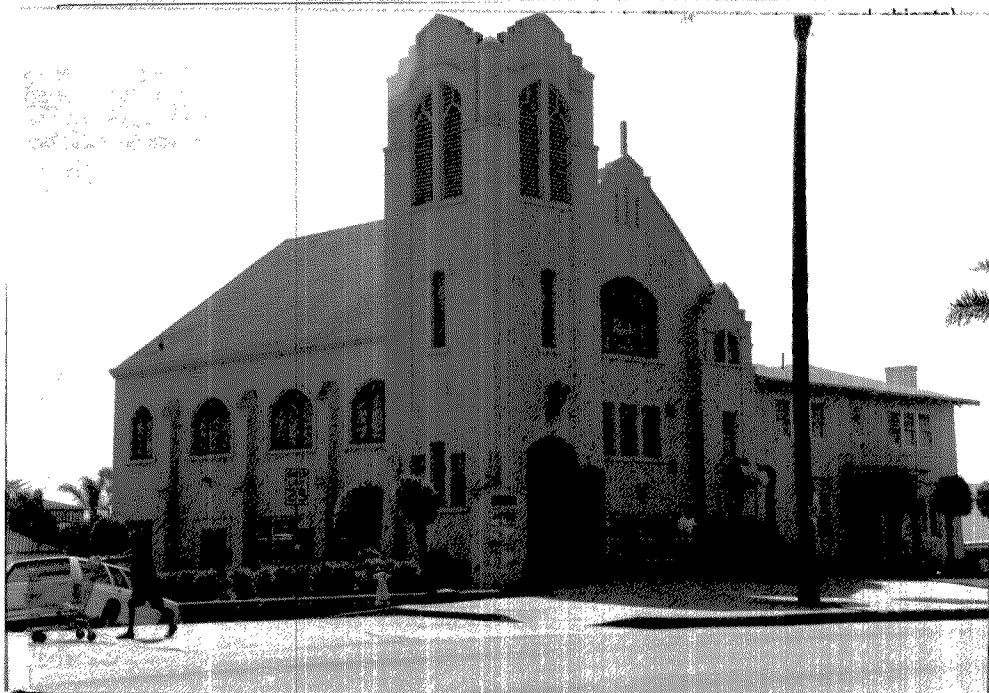
Assessor's Parcel Number: 534-404-18.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP16. Religious building

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 124-04

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both
1920's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy,
Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-404-18

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: N--Religious

*B5. Architectural Style: Gothic

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme _____

Area _____

Period of Significance _____

Property Type _____

Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-411-40

P1. Other Identifier: IS

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

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 2689-95 Broadway City San Diego Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Assessor's Parcel Number: 534-411-40.

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

Condition: Good

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, etc.)

Photo Number: 124-05

Date: June-October 1995

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920's

*P7. Owner and Address:

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

Ione Stiegler, IS Architecture

4191 Stephens Street, SD 92103

Milford Wayne Donaldson, FAIA

530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)

Architectural Reconnaissance

Survey

C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-411-40

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Multi-Family)

*B5. Architectural Style: Spanish Colonial Revival

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date ____/____/____

Page 1 of 2

*Resource Name or #: APN 534-411-41

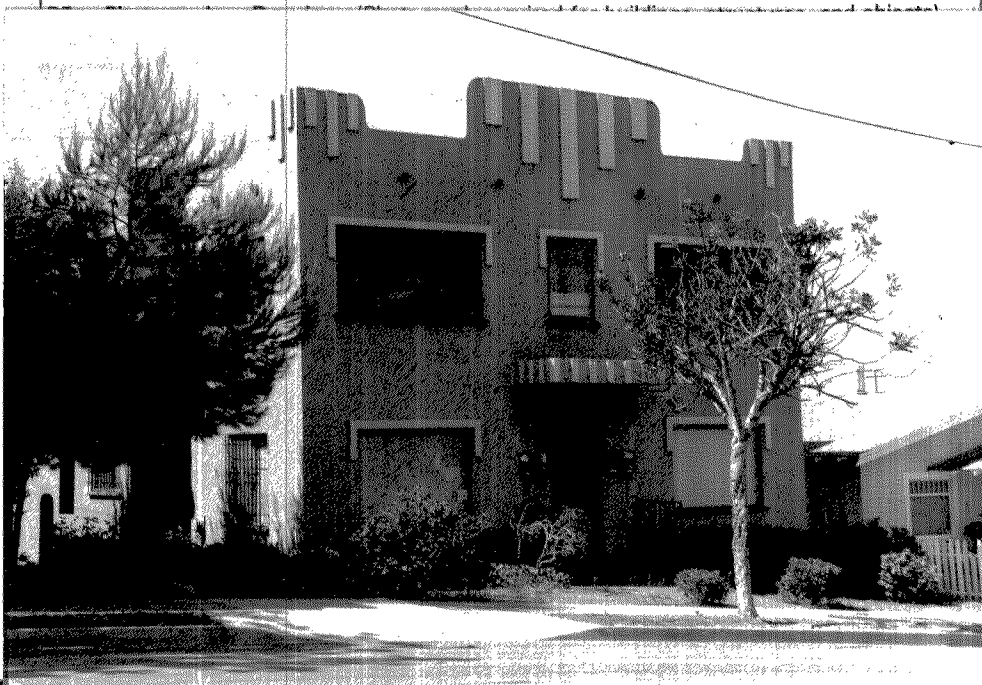
P1. Other Identifier: IS

*P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of ____ 1/4 of Sec ____; _____ B.M.
c. Address 2681-87 Broadway City San Diego Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Assessor's Parcel Number: 534-411-41.

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

*P3b. Resources Attributes: (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, etc.)
Photo Number: 124-06
Date: June-October 1995

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1930's

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
4191 Stephens Street, SD 92103
Milford Wayne Donaldson, FAIA
530 Sixth Ave., SD 92101

*P9. Date Recorded: 03/17/1996

*P10. Survey Type: (Describe)
Architectural Reconnaissance
Survey
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Historical Greater Mid-City San Diego Preservation Strategy, Architect Milford Wayne Donaldson, FAIA, Inc., & IS Architecture, 1996.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: APN 534-411-41

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: R--Residential (Multi-Family)

*B5. Architectural Style: Art Deco

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

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____
Period of Significance _____ Property Type _____ Applicable Criteria _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

San Diego County Assessor's Map Books, Book 452,
Page 65, 1994-1995.

McAlester & McAlester. "A Field Guide to American
Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

*B14. Evaluator: I.R. Stiegler & M.W. Donaldson

Date of Evaluation: 10/01/1995

(This space reserved for official comments.)

(Sketch Map with north arrow required)