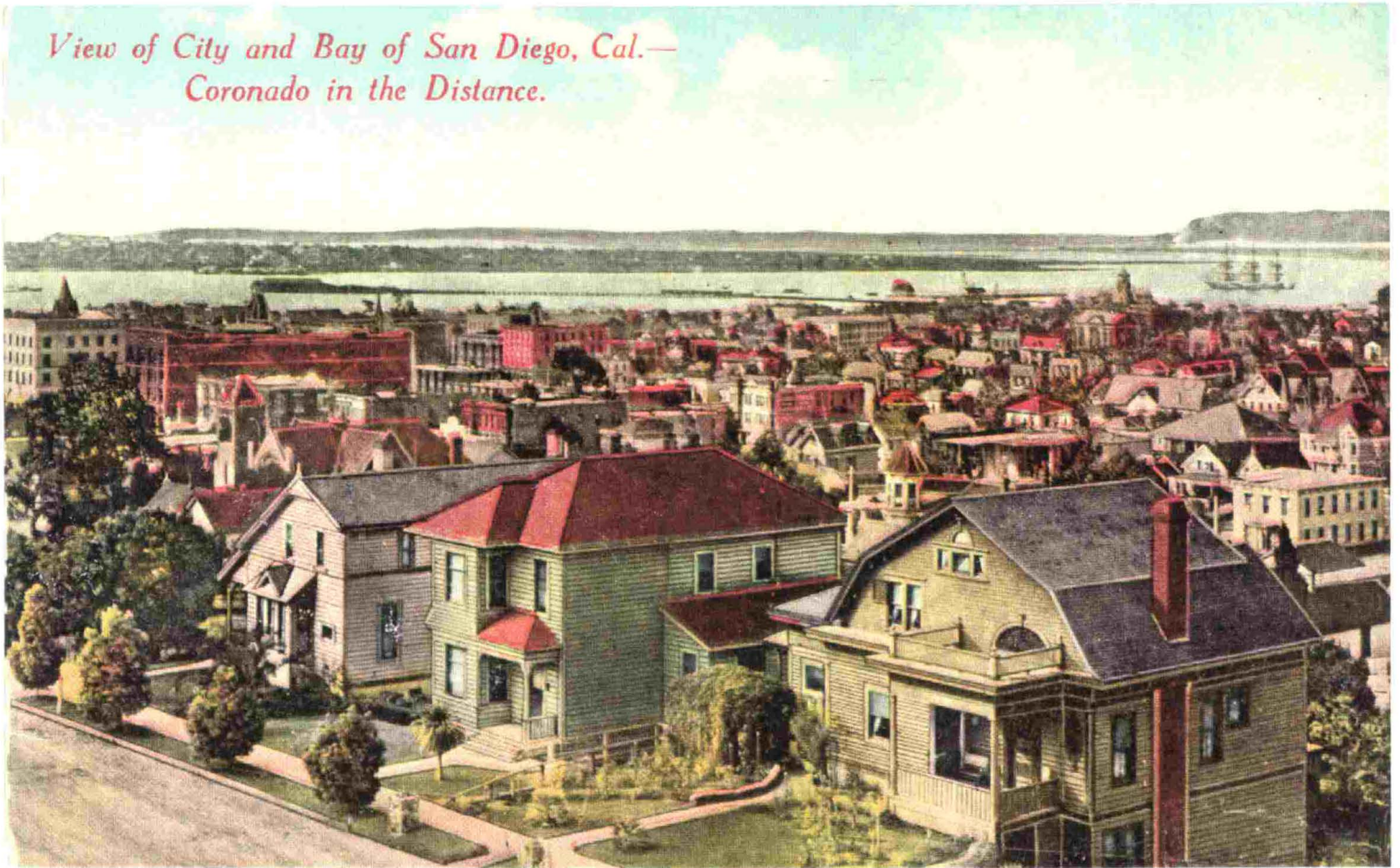

HISTORICAL GREATER MID-CITY SAN DIEGO PRESERVATION STRATEGY

*View of City and Bay of San Diego, Cal.—
Coronado in the Distance.*



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.

**HISTORICAL
GREATER
MID-CITY
SAN DIEGO
PRESERVATION
STRATEGY**



VOLUME 3

**POTENTIAL
HISTORIC
DISTRICTS**

**BURLINGAME
HISTORIC DISTRICT**

**CARTER CENTER
HISTORIC DISTRICT**

**DAVID O. DRYDEN
HISTORIC DISTRICT**

**BINDER
9 OF 22**

TABLE OF CONTENTS

VOLUME 3

I. POTENTIAL HISTORIC DISTRICTS

A. Potential Historic Districts Identified during the Greater North Park Survey 1988-1991

1.	Burlingame Historic District	Binder 9
2.	Carter Center Historic District	Binder 9
3.	David O. Dryden Historic District	Binder 9
4.	Marston Hills Historic District	Binder 10
5.	Park Boulevard Apartment Row Historic District	Binder 10
6.	Park Boulevard Revival/Moderne Historic District	Binder 10
7.	Shirley Ann Place Historic District	Binder 10

B. Potential Historic Districts Identified during the Historical Greater Mid-City San Diego Preservation Survey 1995-1996

1.	Bankers Hill Historic District	Binder 11
2.	Golden Hill Expansion Historic District	Binder 11
3.	Kensington & Talmadge Historic District	Binder 12
4.	Marston Family Historic District	Binder 12
5.	Southpark Historic District	Binder 12

I. POTENTIAL HISTORIC DISTRICTS

A. Potential Historic Districts Identified during the Greater North Park Survey 1988-1991

1. Burlingame Historic District
2. Carteri Center Historic District
3. David O. Dryden Historic District
4. Marston Hills Historic District
5. Park Boulevard Apartment Row Historic District
6. Park Boulevard Revival/Moderne Historic District
7. Shirley Ann Place Historic District



CONTENTS

1. Burlingame Historic District

- a. Boundary Description
- b. Boundary Justification
- c. District Map
- d. Statement of Significance from the Greater North Park Survey
- e. Sanborn Fire Insurance Map
- f. Tabular List of Contributing and Individually Significant Structures within the District
- g. District Forms prepared for the Greater North Park Survey

1. Burlingame Historic District

a. Boundary Description

The proposed boundaries for the Burlingame Historic District begin at the intersection of Nutmeg and 30th Streets. From there it travels east to 32nd turning south until it comes to the half block between Kalmia and Juniper Streets.

b. Boundary Justification

The proposed boundaries encompass the original 1912 subdivision lines that were a complete departure from the city grid that surrounded all four sides. The developers laid out curvilinear streets that responded to the topography and even capitalized on the view towards Switzer Canyon. The development began construction prior to the 1915 Panama California Exposition and reflected pre-exposition architectural styles. Following the sweeping precedents advanced by the exposition, residential design once again reflected the trend of the day.

c. District Map



Boundaries of the potential Burlingame Historic District.

"THE TRACT OF CHARACTER"

THE BURLINGAME HISTORIC DISTRICT

STATEMENT OF SIGNIFICANCE

The Burlingame Historic District consists of some forty acres of land, originally developed in 1912, which extends along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the city of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community.

The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers, McFadden and Buxton, were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of the Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego.

Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture. Among these are examples of Craftsman, California Bungalow, Mission, Italian Renaissance, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco and many other individual hybrid combinations of several styles. Besides Wheeler's contribution to the overall architectural flavor of the tract, there are many examples of works done by several noted local architects and home builders: Carlton Winslow, Walter Keller, Earl Josef Brenk, Alexander Schreiber, Caharles Salyers, Charles Swift, Harry Farr, Pear Pearson and others.

Additionally, many of these architect-designed homes were built for several of San Diego's leading citizens at the time: Percy Benbough, Mary Fulford, Dr. Harry Wegeforth, Dr. Clair Sealy and Simon Switzer.

Between 1906 and 1929, the city of San Diego experienced a tremendous amount of commercial and residential development. This growth was underwritten by the eventual acquisition of a steady supply of water and the concurrent development of the city's rail and harbor facilities. Additionally, the city staged a highly successful exposition in Balboa Park, between 1915-16,

extolling the area's climatic, agricultural and water-borne resources. This event, the Panama-California International Exposition, helped to create one of the greatest local building booms. The exposition attracted thousands of visitors who chose to return to San Diego to live, work, invest and retire. Because of a this steady stream of new residents, local realtors began to buy and subdivide several tracts of land neighboring the downtown area, particularly in the areas bordering the eastern boundaries of Balboa Park.

Second in importance to the growth of this area in the early part of this century was the expansion of electric streetcar lines from the inner city out into its suburbs. Throughout the United States at this time, the new technology of the street railway, coupled to advances in sanitary engineering methods, enabled families to move out from the old inner city boundaries into nearby vacant and lightly settled land. In this new land the Jeffersonian rural ideal, with its emphasis on private family life, the security of a small community setting amid aesthetically pleasing natural surroundings, encouraged middle class Americans to build a wholly new residential environment: the streetcar suburb.

The years 1881-1900 saw an increase in intraurban rail mileage in San Diego. A number of privately-owned horse-drawn, cable-driven and electric-operated streetcar lines expanded out from downtown San Diego into outlying areas. Distinct suburban neighborhoods developed at the terminus of these electric rail lines. By the 1890s, the city of San Diego began to look like a typical eastern or mid-western American city, complete with a downtown commercial district, a busy waterfront area and swanky suburban neighborhoods: Florence and University Heights, Grant and Golden Hills, to name a few. Much of this suburban growth was along newly-laid streetcar lines, which were usually organized by the real estate syndicates which were concurrently involved in developing these subdivisions. Initially, these streetcar lines served as a means of attracting prospective property owners to the newly laid-out subdivisions where lots would be auctioned off. They would later serve as quick, reliable transportation to the heart of the city from these new subdivisions. However, most of the real estate developers were more concerned with selling land than operating street car lines.

By 1891, several failing rail lines were absorbed or bought out by the San Diego Electric Railway Company. The consolidation of the system allowed the use of a single fare with free transfer points to other lines. Under the Directorship of self-proclaimed "capitalist" John D. Spreckels, it had embarked upon a policy of expansion out into the suburbs. Following convention, much of this new trackage was built in conjunction with real estate development. Spreckels was a firm believer that, "transportation determines the flow of population."

Spreckels, like his fellow streetcar directors nation-wide, was convinced that the key to profit lay in the proportional increase in the number of passengers that would be constantly increased as the streetcar system expanded into the suburbs. Spreckels did not wish to control the form and direction of suburban expansion, but rather to leave suburban development to real estate builders and individual homeowners (who would by building materials from his company and building loans from the various banks whose boards he sat on). The success or failure of the streetcar system centered around attempts by a mass of people, each with a small parcel on which he built his house, to achieve what previously had been the pattern of life of a few rich families with large houses and ample land.

In response, real estate speculators purchased and subdivided parcels of land along the streetcar routes. Similar to subdivision development today, these developers installed the subdivision's infrastructure--water and sewer hook-ups, street lighting, curbs, sidewalks, paving, street trees, etc. While several local real estate developers built several spec houses on their tracts to boost sales, most of these developers were merely interested in selling lots, not homes. It was up to the individual lot buyer to contract either an architect or a craftsman/builder to design and construct his home.

By 1909, the San Diego Electric Railway had absorbed the competing South Park & East Side Railway. Developed in 1906, the line ran from Broadway and 25th Street to 30th and Cedar Streets and was responsible for stimulating residential growth in the South Park and Brooklyn Heights areas along the southeastern corner of Balboa Park. Renamed the Broadway--Brooklyn Heights Line, in 1909, tracks were extended north of Cedar Street, along 30th Street, to Juniper Street. A private right-of-way was purchased to make the jog at Ivy Street to Juniper Street. After a wooden trestle was built over Switzer Canyon, the line was extended up to Upas Street. By 1912, two sets of tracks had to be installed in order to meet the increased demand of ridership.

Real estate development paralleled the expansion of the streetcar. That same year, 1912, civil engineer A.P. McCarton completed his survey of Tract No. 1402 for real estate developers Joseph McFadden and George Buxton. Consisting of some forty acres within the northeastern quarter of Pueblo Lot No. 1138, it extended along Switzer Canyon to the north, the middle of the east/west alleyway along Juniper Street on the south, 32nd Street to the east, and the 30th Street streetcar tracks to the west.

McFadden and Buxton were particularly active in real estate development in the surrounding area. Besides developing Burlingame, they were also involved in the development of tracts within the West End Tract north of Upas Street, west of Ray Street and McFadden & Buxton's North Park, north of Dwight

Street, east of Ray Street (both were a short distance from the street car line along 30th Street which bisected the area).

Promotional literature for the opening day of the tract for public inspection identified it as the "Tract of Character." This was in reference to its physical qualities. Its location, high on a mesa overlooking Switzer Canyon, was advertized as being free of damp coastal fogs and afforded spectacular views of mountains and ocean. Its sidewalks and streets were laid out along the natural contours of the land. Additional character was given to the tract by the use of decomposed granite street paving, cast iron street lamps with arc lights supplied by electricity from underground conduits, ornamental gates and in the canyon, a promised fully-equipped children's playground.

While many of these features can no longer be found, one additional design feature still remains and contributes to the tract's uniqueness. The original planners, Joseph McFadden and George Buxton, demarcated the tract with rose-colored sidewalks, the only such area in the city of San Diego to do so. In addition to the tinted sidewalks, the tracts limited access at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community.

On Saturday, January 13, 1912, McFadden and Buxton opened the Burlingame tract for public inspection and an auction was held. Lots were offered, on the average, sixty feet wide by 100-180 feet in depth. Building restrictions required that an eight-foot setback between houses to ensure adequate spacing of the houses. On that first weekend alone, thirty-five lots, or twenty per cent of the total amount of lots within the tract, were sold. One buyer, Mr. E.D. Norris, announced plans to construct his home at 3170 Maple Street immediately, allegedly the first completed in the tract. Construction began in earnest soon after. Approximately one year later, by January 1, 1913, thirty-five houses had been completed. Nine years later, by 1921, there were over forty-five houses.

Within this time period, Burlingame became a showcase for contemporary architectural fancy. Several well-known local architects and builders were contracted by property owners to design and build their homes for them. Among these were: Charleton Winslow, Earl Brenk, Charles Salyers, Walter Keller, Theo Lohman, Alexander Schreiber, Archibald McCorkle and Louis Brandt.

However, much of the early overall architectural flavor of the tract has to be attributed to William Henry Wheeler. Wheeler was the principle architect for McFadden and Buxton's "System Firm," which was incorporated in November of 1911. The company pioneered the concept of specialization rather than

generalization of different work expertise. The company's "system" consisted of twenty-four employees who each commanded a specialty in some aspect of real estate investment and development. Included within the "system" were land developers, architects, builders, sales managers, investment brokers and insurance underwriters. While the McFadden & Buxton company existed for only two years, 1911-13, it proved to be one of the most innovative and enterprising real estate development firms experimenting in the concept of modern housing tract development.

Wheeler, who had moved to San Diego in 1912 specifically to become the chief architect for McFadden and Buxton's company, was a native of Australia, where he had received his early training in architectural design. In 1893, at the age of twenty, he emigrated to Vancouver, British Columbia. Seven years later he moved to San Francisco where he studied engineering at the University of California at Berkeley. After the 1906 San Francisco earthquake, Wheeler relocated to Arizona in 1907, where he worked for the Southern Pacific Railroad as a building engineer in Arizona as well as the company's supervising architect for its operations in Mexico. After spending five years working for the Southern Pacific, Wheeler came to San Diego and immediately began working for McFadden and Buxton. Besides working on the Burlingame project, Wheeler was also involved in the company's development of East Burlingame, North Park, Rancho Los Palms and Hollywood Park. While working for McFadden & Buxton, Wheeler was developing his own private architectural practice in San Diego. Among his later commissions was the Angeles Temple in Echo Park for Aimee Semple McPherson (1922), the Balboa Theater (1924), Congregational Beth Israel (1926), the San Diego Athletic Club (with F.W. Stevenson and I.E. Loveless, 1927), All Saints Episcopal Church (1928) and the Agua Caliente Casino, hotel, pool and golf course (with Gordon E. Mayer, 1929).

Many of the earliest homes in the Burlingame tract were designed by Wheeler. The Dr. Harry Wegeforth residence, 3004 Laurel Street, was designed by Wheeler for Dr. Wegeforth. Dr. Wegeforth would later become the principle founder of the San Diego Zoological Society and Zoo in 1916 and is credited with establishing one of the finest zoological and horticultural specimen collection in the world. Dr. Wegeforth held the position of president of the Zoological Society from that time until his death in 1941. Dr. Wegeforth's residence is one of only two residences in Burlingame designated as local historic landmarks.

The other designated historic landmark is a grouping of three redwood-clad, two-story houses, arranged in a horseshoe pattern, with their fronts opening onto a central lawn area facing San Marcos Avenue, and their rears overlooking the south rim of Switzer Canyon. These homes were built simultaneously in 1913 by Mary W. Fulford. She hired New York architect Carleton Monroe

Winslow to design these eastern-influenced Craftsman style homes on lots she had purchased in 1912. Winslow, who was an associate architect of Bertram Goodhue (who had recently been chosen as chief architect for the upcoming 1915 Panama-California Exposition in Balboa Park), came to San Diego in 1911 from New York City to do preliminary work on the Exposition buildings. Mary W. Fulford, who was a cousin of the Exposition's president, George W. Marston, was probably introduced to Winslow by Marston. It has been surmised that Fulford was involved in speculative real estate building in time for the opening of the Exposition in 1915.

There are many other homes within Burlingame with unique histories. On the south side of Kalmia Street is a row of nine homes which all have a similar pedigree. Among the first to be built in the area, they were commissioned by city councilman and fire commissioner Percy Benbough. Benbough, who wanted to move his family away from the hustle and bustle of the streetcars and horseless carriages around his former home at Sixth and Upas Streets, dreamed of the life of a country squire. When the Burlingame tract opened up for sale, he immediately swapped a property he owned in Imperial Valley for nine parcels of land all contiguous to each other along Kalmia Street.

Benbough proceeded to develop the properties and moved his entire family, including relatives and friends, into these houses. Benbough is reported to have built the house at 3147 Kalmia for himself, while the others were occupied by two of his sisters and their husbands; his brother Harry, who ran a furniture store downtown; John Gillons, Percy's partner in a downtown clothing store; and several close friends.

There are numerous other houses within the Burlingame tract, dating from this early developmental period to the early 1920s, which need further research in order to be properly document the area for inclusion as a historic district. Professor Donald Covington, whose research on the work of David O. Dryden was heavily relied upon for the preparation of the proposed David O. Dryden/Craftsman District, is currently researching the history of the development of Burlingame. Just as he had done with his information on David O. Dryden's work, he intends to publish his findings in an upcoming article in the Journal of San Diego History. Dr. ~~Dryden~~'s research would be an excellent starting point for the cataloging of the two hundred-or-so historic homes in the Burlingame tract.

Covington's

Researched by:
Alexander D. Bevil
Land Use Historian
August 24, 1992

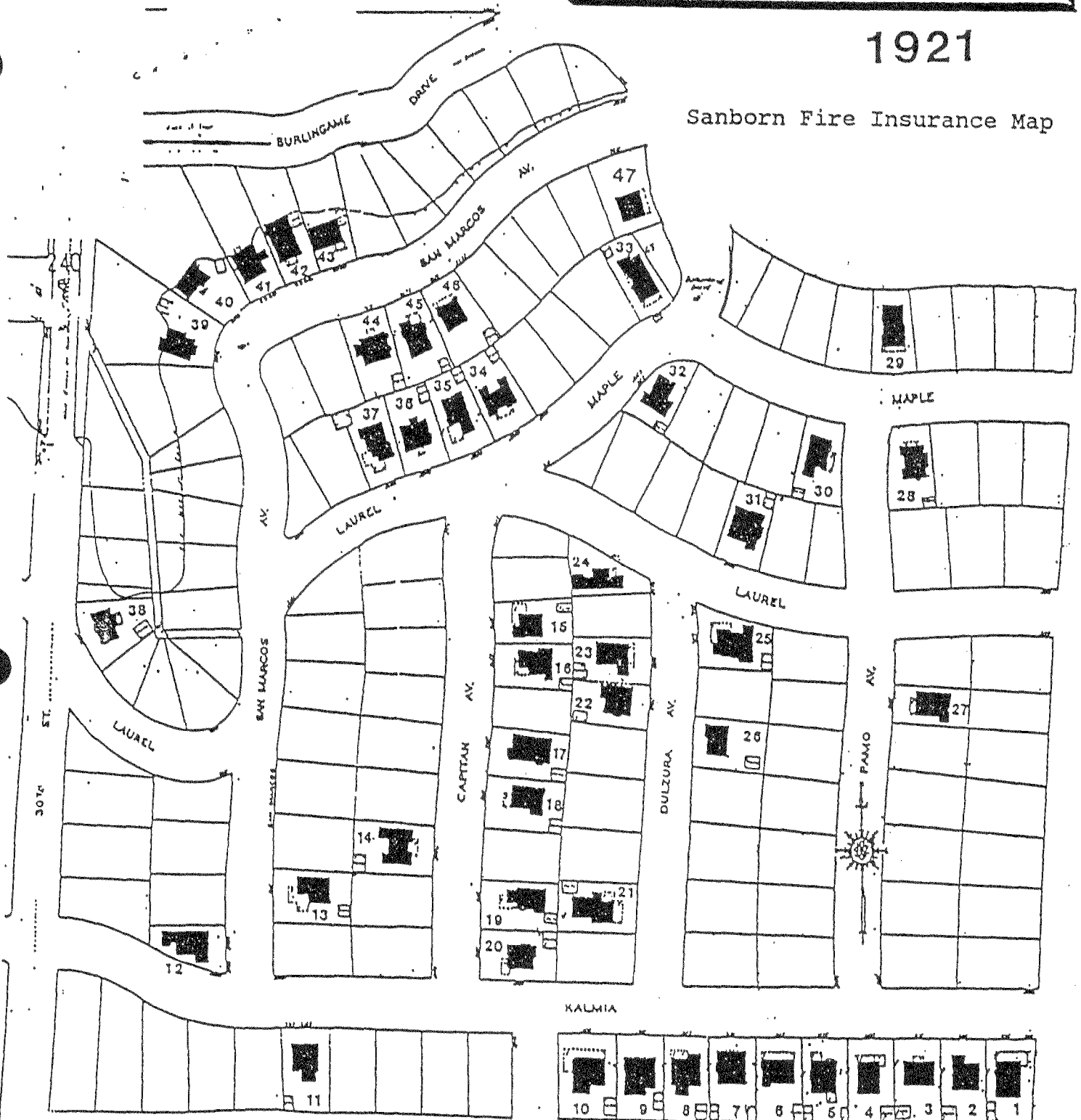
BIBLIOGRAPHY

- Balint, Kathryn. "Burlingame: a Place in the Sun." San Diego Tribune. 23 Oct 1986, B1.
- Brandes, Raymond, et al. Directory of San Diego Architects. San Diego: University of San Diego, 1984.
- Covington, Donald P. "Burlingame: an Architectural History of the First Ten Years." Unpublished Notes in the Possession of the Office of Strategic Planning. City of San Diego.
- Dodge, Richard V. "Rails of the Silvergate: the Spreckels San Diego Empire." San Marino: Golden West Books, 1975.
- Matthews, Neal. "Tales of Old Burlingame." The Reader. 4 Oct 1979.
- Quastler, I.E. "Transportation in San Diego County." In San Diego: an Introduction to the Region. Philip R. Pryde, ed., 171-189. Dubuque, Iowa: Kendall/Hunt, 1984.

BURLINGAME

1921

Sanborn Fire Insurance Map



The Sanborn Fire Insurance Map shows the above houses in existence in the Burlingame tract at the time of publication in 1921. At that time there were 47 residential structures within the subdivision. The majority of those structures had been completed prior to the outbreak of war in Europe in the summer of 1914. However, many of those first houses were not purchased from the Burlingame Syndicate until after the Armistice of November 1918. The reverse side of the map gives abbreviated documentation for most of those 47 properties.

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
453-711-20	2524			SAN MARCOS	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	157-22	RESIDENTIAL SF	GOOD
453-711-21	2526			SAN MARCOS	AVENUE	1920'S	MISSION REVIVAL	CS-D-BURLINGAME	157-21	RESIDENTIAL SF	GOOD
453-711-22	2528			SAN MARCOS	AVENUE	1920'S	MISSION REVIVAL	CS-D-BURLINGAME	157-20	RESIDENTIAL SF	GOOD
453-711-23	2530			SAN MARCOS	AVENUE	1920'S	MISSION REVIVAL	CS-D-BURLINGAME	157-19	RESIDENTIAL SF	GOOD
453-711-25	2534			SAN MARCOS	AVENUE	1924	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	157-17		FAIR
453-711-26	2536			SAN MARCOS	AVENUE	1925	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	157-16		GOOD
453-711-27	2538			SAN MARCOS	AVENUE	1922	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	157-15		GOOD
453-713-01	2517			SAN MARCOS	AVENUE	1920'S	CALIFORNIA RANCH	CS-D-BURLINGAME	156-27	RESIDENTIAL SF	GOOD
453-713-02	2519			SAN MARCOS	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	156-28	RESIDENTIAL SF	GOOD
453-713-03	2521			SAN MARCOS	AVENUE	1920'S	PRAIRIE	CS-D-BURLINGAME	156-29	RESIDENTIAL SF	GOOD
453-713-04	2523			SAN MARCOS	AVENUE	1920'S	CRAFTSMAN	CS-D-BURLINGAME	156-30	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
453-713-05	2525			SAN MARCOS	AVENUE	1920'S	MISSION REVIVAL	IS-D-BURLINGAME	156-31	RESIDENTIAL SF	GOOD
453-713-06	2527			SAN MARCOS	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	156-32	RESIDENTIAL SF	GOOD
453-713-07	2529			SAN MARCOS	AVENUE	1920'S	MISSION REVIVAL	CS-D-BURLINGAME	156-33	RESIDENTIAL SF	GOOD
453-713-08	2531			SAN MARCOS	AVENUE	1920'S	MISSION REVIVAL	CS-D-BURLINGAME	156-34	RESIDENTIAL SF	GOOD
453-713-09	2535			SAN MARCOS	AVENUE	1920'S	MISSION REVIVAL	CS-D-BURLINGAME	156-35	RESIDENTIAL SF	GOOD
453-713-10	2537			SAN MARCOS	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	156-35	RESIDENTIAL SF	FAIR
453-713-11	3075			BURLINGAME	DRIVE	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	159-07	RESIDENTIAL SF	GOOD
453-713-12	3085			BURLINGAME	DRIVE	1920'S	FRENCH ECLECTIC	CS-D-BURLINGAME	159-08	RESIDENTIAL SF	GOOD
453-713-14	3134			MAPLE	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	159-09	RESIDENTIAL SF	GOOD
453-713-16	3116			MAPLE	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	159-10	RESIDENTIAL SF	GOOD
453-713-17	3106			MAPLE	STREET	1920'S	CRAFTSMAN	CS-D-BURLINGAME	159-11	RESIDENTIAL SF	GOOD
453-713-18	3054			LAUREL	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	158-23	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
453-713-19	3048			LAUREL	STREET	1920'S	MISSION REVIVAL	CS-D-BURLINGAME	158-24	RESIDENTIAL SF	GOOD
453-713-20	3042			LAUREL	STREET	1920'S	CRAFTSMAN	CS-D-BURLINGAME	158-25	RESIDENTIAL SF	GOOD
453-713-21	3036			LAUREL	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	158-26	RESIDENTIAL SF	GOOD
453-713-22	3030			LAUREL	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	158-27	RESIDENTIAL SF	GOOD
453-721-01	2602			SAN MARCOS	AVENUE	1922	FRENCH ECLECTIC	CS-D-BURLINGAME	157-14		GOOD
453-721-02	2608			SAN MARCOS	AVENUE	1924	MISSION REVIVAL	CS-D-BURLINGAME	157-13		GOOD
453-721-03	2614			SAN MARCOS	AVENUE	1924	FRENCH ECLECTIC	CS-D-BURLINGAME	157-12		GOOD
453-721-04	2624			SAN MARCOS	AVENUE	1925	FRENCH ECLECTIC	CS-D-BURLINGAME	157-11		GOOD
453-721-06	2644			SAN MARCOS	AVENUE	1929	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	157-10		GOOD
453-721-08	2660			SAN MARCOS	AVENUE	1924	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	157-09	RESIDENTIAL SF	GOOD
453-722-01	2605			SAN MARCOS	AVENUE	1922	CRAFTSMAN	CS-D-BURLINGAME	156-37		GOOD
453-722-02	2617			SAN MARCOS	AVENUE	1923	FRENCH ECLECTIC	CS-D-BURLINGAME	157-01		GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
453-722-03	2625			SAN MARCOS	AVENUE	1923	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	157-02		GOOD
453-722-04	2633			SAN MARCOS	AVENUE	1925	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	157-03		GOOD
453-722-05	2639			SAN MARCOS	AVENUE	1923	MISSION REVIVAL	CS-D-BURLINGAME	157-04		GOOD
453-722-06	2653			SAN MARCOS	AVENUE		MISSION REVIVAL	CS-D-BURLINGAME	157-05		GOOD
453-722-07	2661			SAN MARCOS	AVENUE	1927	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	157-06	RESIDENTIAL SF	GOOD
453-722-08	2669			SAN MARCOS	AVENUE	1923	MISSION REVIVAL	CS-D-BURLINGAME	157-07	RESIDENTIAL SF	GOOD
453-722-09	2675			SAN MARCOS	AVENUE	1920'S	CALIFORNIA RANCH	CS-D-BURLINGAME	157-08	RESIDENTIAL SF	GOOD
453-722-10	3196			MAPLE	STREET		CALIFORNIA BUNGALOW	CS-D-BURLINGAME	158-35		GOOD
453-722-11	3190			MAPLE	STREET	1922	MISSION REVIVAL	CS-D-BURLINGAME	158-36		GOOD
453-722-12	3184			MAPLE	STREET	1923	MISSION REVIVAL	CS-D-BURLINGAME	158-37		GOOD
453-722-13	3178			MAPLE	STREET		MISSION REVIVAL	CS-D-BURLINGAME	159-01		GOOD
453-722-14	3170			MAPLE	STREET	1924	CRAFTSMAN	CS-D-BURLINGAME	159-02		GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
453-722-15	3166			MAPLE	STREET	1921	COLONIAL REVIVAL	CS-D-BURLINGAME	159-03		GOOD
453-722-16	3160			MAPLE	STREET	1925	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	159-04		GOOD
453-722-17	3154			MAPLE	STREET	1922	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	159-05		GOOD
453-722-18	3150			MAPLE	STREET	1921	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	159-06		GOOD
453-723-01	3175			MAPLE	STREET	1922	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	158-31		FAIR
453-723-02	3179			MAPLE	STREET	1935	MISSION REVIVAL	CS-D-BURLINGAME	158-32		GOOD
453-723-03	3185			MAPEL	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	158-33	RESIDENTIAL SF	GOOD
453-723-04	3195			MAPLE	STREET	1922	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	158-34		GOOD
453-723-06	3166			LAUREL	STREET	1933	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	158-15		GOOD
453-723-07	3154			LAUREL	STREET	1926	TUDOR	CS-D-BURLINGAME	158-16		GOOD
453-724-02	3145			MAPLE	STREET	1925	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	158-28		GOOD
453-724-03	3157			MAPLE	STREET	1922	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	158-29		GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
453-724-04	3161			MAPEL	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	158-30	RESIDENTIAL SF	GOOD
453-724-05	2526			PAMO	AVENUE	1918	CRAFTSMAN	CS-D-BURLINGAME	155-15		GOOD
453-724-06	3144			LAUREL	STREET	1923	MISSION REVIVAL	CS-D-BURLINGAME	158-17		GOOD
453-724-07	3138			LAUREL	STREET	1926	TUDOR	CS-D-BURLINGAME	158-18		GOOD
453-724-08	3128			LAUREL	STREET	1924	MISSION REVIVAL	CS-D-BURLINGAME	158-19		FAIR
453-724-09	3124			LAUREL	STREET	1923	CALIFORNIA RANCH	CS-D-BURLINGAME	158-20		FAIR
453-724-10	3120			LAUREL	STREET	1925	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	158-21		GOOD
453-724-11	3110			LAUREL	STREET	1922	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	158-22		GOOD
539-031-01	3005			LAUREL	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	158-08	RESIDENTIAL SF	GOOD
539-031-02	2425			30TH	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	158-03	RESIDENTIAL SF	GOOD
539-031-03	2411			30TH	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	158-02	RESIDENTIAL SF	GOOD
539-031-04	3004			KALMIA	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	158-01	RESIDENTIAL SF	GOOD
539-031-05	2404			SAN MARCOS	AVENUE	1920'S	MISSION REVIVAL	CS-D-BURLINGAME	157-37	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-031-06	2414			SAN MARCOS	AVENUE	1920'S	MISSION REVIVAL	CS-D-BURLINGAME	157-36	RESIDENTIAL SF	GOOD
539-031-07	2424			SAN MARCOS	AVENUE	1920'S	MISSION REVIVAL	CS-D-BURLINGAME	157-35	RESIDENTIAL SF	GOOD
539-031-08	2432			SAN MARCOS	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	157-34	RESIDENTIAL SF	GOOD
539-032-01	3031			LAUREL	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	159-12	RESIDENTIAL SF	GOOD
539-032-02	2465			SAN MARCOS	AVENUE	1920'S	CALIFORNIA RANCH	CS-D-BURLINGAME	156-25	RESIDENTIAL SF	GOOD
539-032-03	2455			SAN MARCOS	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	156-24	RESIDENTIAL SF	GOOD
539-032-04	2445			SAN MARCOS	AVENUE	1920'S	TUDOR	CS-D-BURLINGAME	156-23	RESIDENTIAL SF	GOOD
539-032-05	2433			SAN MARCOS	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	156-22	RESIDENTIAL SF	GOOD
539-032-06	2425			SAN MARCOS	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	156-21	RESIDENTIAL SF	GOOD
539-032-07	2415			SAN MARCOS	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	156-20	RESIDENTIAL SF	GOOD
539-032-08	2403			SAN MARCOS	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	156-19	RESIDENTIAL SF	GOOD
539-032-09	2408			CAPITAN	AVENUE	1920'S	PRAIRIE	CS-D-BURLINGAME	156-18	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-032-10	2416			CAPITAN	AVENUE	1920'S	FRENCH ECLECTIC	CS-D-BURLINGAME	156-17	RESIDENTIAL SF	GOOD
539-032-11	2426			CAPITAN	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	156-16	RESIDENTIAL SF	GOOD
539-032-12	2434			CAPITAN	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	156-15	RESIDENTIAL SF	FAIR
539-032-13	2444			CAPITAN	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	156-14	RESIDENTIAL SF	GOOD
539-032-14	2454			CAPITAN	AVENUE	1920'S	FRENCH ECLECTIC	CS-D-BURLINGAME	156-13	RESIDENTIAL SF	GOOD
539-032-15	2464			CAPITAN	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	156-12	RESIDENTIAL SF	GOOD
539-032-16	2472			CAPITAN	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	156-11	RESIDENTIAL SF	GOOD
539-032-17	2484			CAPITAN	AVENUE	1920'S	PRAIRIE	CS-D-BURLINGAME	156-10	RESIDENTIAL SF	GOOD
539-033-01	3001			KALMIA	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	154-20	RESIDENTIAL SF	GOOD
539-033-02	3015			KALMIA	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	154-21	RESIDENTIAL SF	GOOD
539-033-03	2367			30TH	STREET	1927	SPANISH COLONIAL REVIVAL	IS-D-BURLINGAME	DPR/ 154-19	COURTYARD	FAIR
539-033-06	3039			KALMIA	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	154-23	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-033-07	3055			KALMIA	STREET	1920'S	CRAFTSMAN	CS-D-BURLINGAME	154-24	RESIDENTIAL SF	GOOD
539-033-08	3057			KALMIA	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	154-25	RESIDENTIAL SF	GOOD
539-033-09	3061			KALMIA	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	154-26	RESIDENTIAL SF	GOOD
539-033-10	3077			KALMIA	STREET	1920'S	CALIFORNIA RANCH	CS-D-BURLINGAME	154-27	RESIDENTIAL SF	GOOD
539-033-11	3095			KALMIA	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	154-28	RESIDENTIAL SF	GOOD
539-041-01	3109			LAUREL	STREET	1923	CALIFORNIA RANCH	CS-D-BURLINGAME	158-13		GOOD
539-041-03	2465			CAPITAN	AVENUE	1920'S	MISSION REVIVAL	CS-D-BURLINGAME	156-08	RESIDENTIAL SF	GOOD
539-041-04	2457			CAPITAN	AVENUE	1920'S	CRAFTSMAN	CS-D-BURLINGAME	156-07	RESIDENTIAL SF	GOOD
539-041-05	2451			CAPITAN	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	156-06	RESIDENTIAL SF	GOOD
539-041-06	2439			CAPITAN	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	156-05	RESIDENTIAL SF	GOOD
539-041-07	2431			CAPITAN	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	156-04	RESIDENTIAL SF	GOOD
539-041-08	2425			CAPITAN	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	156-03	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-041-09	2415			CAPITAN	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	156-02	RESIDENTIAL SF	GOOD
539-041-10	2407			CAPITAN	AVENUE	1920'S	CRAFTSMAN	CS-D-BURLINGAME	156-01	RESIDENTIAL SF	GOOD
539-041-11	2406			DULZURA	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	155-37	RESIDENTIAL SF	GOOD
539-041-12	2414			DULZURA	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	155-36	RESIDENTIAL SF	GOOD
539-041-13	2420			DULZURA	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	155-35	RESIDENTIAL SF	GOOD
539-041-14	2434			DULZURA	AVENUE	1920'S	MISSION REVIVAL	CS-D-BURLINGAME	155-34	RESIDENTIAL SF	GOOD
539-041-15	2440			DULZURA	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	155-33	RESIDENTIAL SF	GOOD
539-041-16	2450			DULZURA	AVENUE	1920'S	CRAFTSMAN	CS-D-BURLINGAME	155-32	RESIDENTIAL SF	GOOD
539-041-17	2458			DULZURA	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	155-31	RESIDENTIAL SF	GOOD
539-041-18	2466			DULZURA	AVENUE	1920'S	MISSION REVIVAL	CS-D-BURLINGAME	155-30	RESIDENTIAL SF	GOOD
539-041-19	3117			LAUREL	STREET		PRAIRIE	CS-D-BURLINGAME	158-14		FAIR
539-042-02	2445			DULZURA	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	155-28	RESIDENTIAL SF	GOOD
539-042-03	2447			DULZURA	AVENUE	1920'S	CRAFTSMAN	CS-D-BURLINGAME	155-27	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-042-04	2437			DULZURA	AVENUE	1920'S	CALIFORNIA RANCH	CS-D-BURLINGAME	155-26	RESIDENTIAL SF	GOOD
539-042-05	2427			DULZURA	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	155-25	RESIDENTIAL SF	GOOD
539-042-06	2415			DULZURA	AVENUE	1920'S	COLONIAL REVIVAL	CS-D-BURLINGAME	155-24	RESIDENTIAL SF	GOOD
539-042-07	2405			DULZURA	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	155-23	RESIDENTIAL SF	GOOD
539-042-08	2404			PAMO	AVENUE	1924	MISSION REVIVAL	CS-D-BURLINGAME	155-22		GOOD
539-042-09	2416			PAMO	AVENUE	1923	CALIFORNIA RANCH	CS-D-BURLINGAME	155-21		GOOD
539-042-10	2424			PAMO	AVENUE	1922	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	155-20		GOOD
539-042-11	2432			PAMO	AVENUE	1923	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	155-19		GOOD
539-042-12	2440			PAMO	AVENUE	1924	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	155-18		GOOD
539-042-13	2450			PALMO	AVENUE	1920'S	MISSION REVIVAL	CS-D-BURLINGAME	155-17	RESIDENTIAL SF	GOOD
539-042-14	3147			LAUREL	STREET		SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	155-16		GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-042-16	2463			DULZURA	AVENUE	1920'S	CRAFTSMAN	CS-D-BURLINGAME	155-29	RESIDENTIAL SF	GOOD
539-043-01	2463			PAMO	AVENUE	1923	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	155-14		GOOD
539-043-02	2455			PAMO	AVENUE	1921	CRAFTSMAN	CS-D-BURLINGAME	155-13		GOOD
539-043-03	2441			PAMO	AVENUE	1923	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	155-12		GOOD
539-043-04	2435			PAMO	AVENUE	1923	CALIFORNIA RANCH	CS-D-BURLINGAME	155-11		GOOD
539-043-05	2425			PAMO	AVENUE	1924	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	155-10		GOOD
539-043-06	2415			PAMO	AVENUE		MISSION REVIVAL	CS-D-BURLINGAME	155-09		GOOD
539-043-07	2403			PAMO	AVENUE	1923	MISSION REVIVAL	CS-D-BURLINGAME	155-08		GOOD
539-043-08	2404			32ND	STREET	1920'S	MISSION REVIVAL	CS-D-BURLINGAME	155-07	RESIDENTIAL SF	GOOD
539-043-09	2418			32ND	STREET	1929	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	155-06		FAIR
539-043-10	2426			32ND	STREET	1920	COLONIAL REVIVAL	CS-D-BURLINGAME	155-05		GOOD
539-043-11	2432			32ND	STREET	1920	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	155-04		GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-043-12	2440			32ND	STREET	1920	COLONIAL REVIVAL	CS-D-BURLINGAME	155-03		GOOD
539-043-13	2442			32ND	STREET	1924	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	155-02		FAIR
539-043-14	2460			32ND	STREET	1925	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	155-01		GOOD
539-044-01	3105			KALMIA	STREET	1910'S	CRAFTSMAN	IS-D-BURLINGAME	154-29	RESIDENTIAL SF	GOOD
539-044-03	3127			KALMIA	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	154-30	RESIDENTIAL SF	GOOD
539-044-04	3139			KALMIA	STREET	1920'S	PRAIRIE	CS-D-BURLINGAME	154-31	RESIDENTIAL SF	GOOD
539-044-05	3147			KALMIA	STREET	1920'S	PRAIRIE	CS-D-BURLINGAME	154-32	RESIDENTIAL SF	GOOD
539-044-06	3155			KALMIA	STREET	1920'S	CRAFTSMAN	CS-D-BURLINGAME	154-33	RESIDENTIAL SF	GOOD
539-044-07	3163			KALMIA	STREET	1920'S	CRAFTSMAN	CS-D-BURLINGAME	154-34	RESIDENTIAL SF	GOOD
539-044-08	3171			KALMIA	STREET	1920'S	CRAFTSMAN	CS-D-BURLINGAME	154-35	RESIDENTIAL SF	GOOD
539-044-09	3183			KALMIA	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-BURLINGAME	154-36	RESIDENTIAL SF	GOOD
539-044-10	3195			KALMIA	STREET	1920'S	CRAFTSMAN	CS-D-BURLINGAME	154-37	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
543-711-02	2515			30TH	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	158-06	RESIDENTIAL SF	GOOD
543-711-03	2513			30TH	STREET	1920'S	MISSION REVIVAL	CS-D-BURLINGAME	158-05	RESIDENTIAL SF	GOOD
543-711-04	2511			30TH	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-BURLINGAME	158-07	RESIDENTIAL SF	GOOD

wp609465\district\bursurva



2. UTM:
3105 Kalmia Street
Legal Description:

Assessor Parcel Number #539-044-01
Construction Date: 1910's

Zoning:
Present Owner:

Craftsman Bungalow single family residence, three story. Individually significant resource to the district.

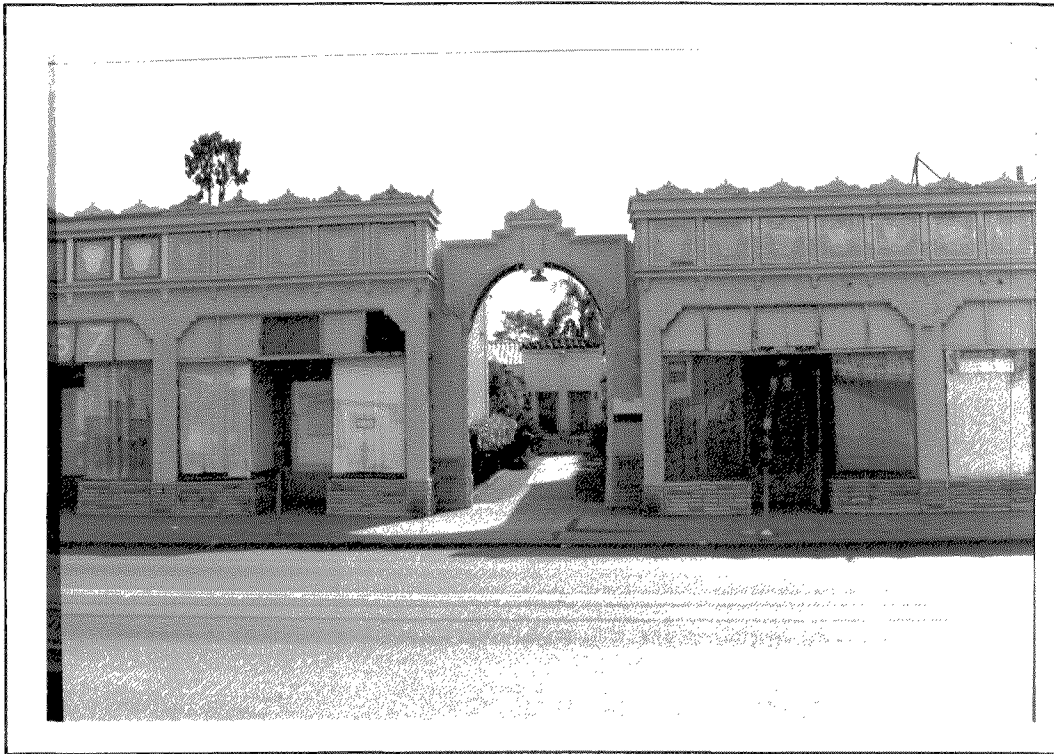


3. UTM:
2525 San Marcos Street
Legal Description:

Assessor Parcel Number #453-713-05
Construction Date: 1920's

Zoning:
Present Owner:

Mission revival single family residence, two story. Individually significant resource to district.



1. UTM:
2367 30th Street
Legal Description:

Assessor Parcel Number #539-033-03
Construction Date: 1927

Zoning:
Present Owner:

Spanish colonial revival, one story. Mixed use court yard apartments and commercial units. Individually significant resource to the district.

**2. CARTER CENTER
HISTORIC
DISTRICT**

CONTENTS

2. Cateri Center Historic District

- a. Boundary Description
- b. Boundary Justification
- c. District Map
- d. Statement of Significance from the Greater North Park Survey
- e. Sanborn Fire Insurance Map
- f. Tabular List of Contributing and Individually Significant Structures within the District
- g. DPRs Prepared for the Greater North Park Survey

2. Cateri Center Historic District

a. Boundary Description

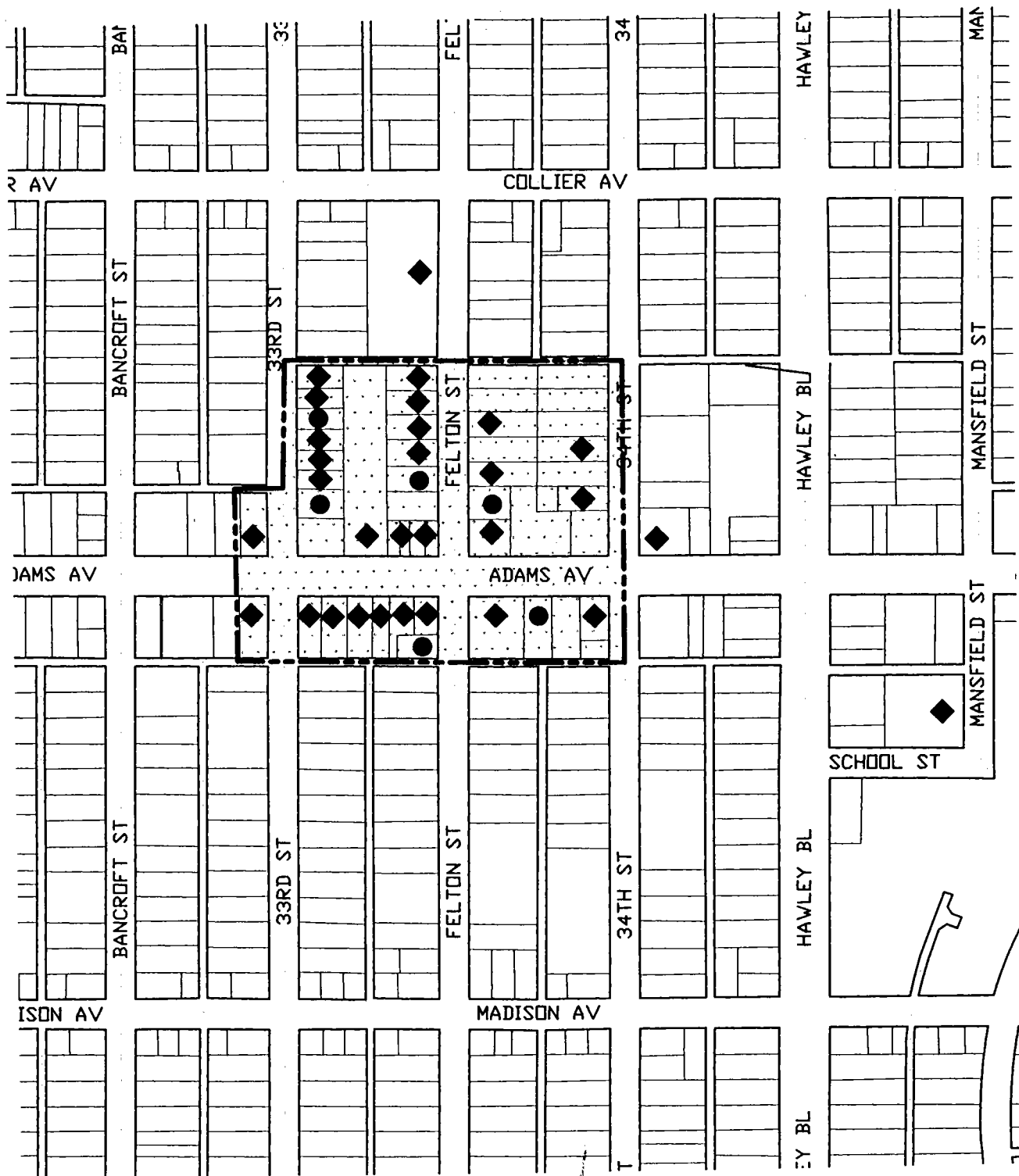
The proposed boundaries for the Cateri Center District begin at the alley south of Adams Avenue one parcel west of 33rd Street. From there the boundary runs north to the alley north of Adams jogging east to 33rd. From there the boundary travels north to the half block between Adams and Collier Avenue. It traverses two blocks going east to 34th Street turns south and terminates at the alley south of Adams Avenue.

This delineation captures the intersection of Adams Avenue and Felton Street where the Normal Heights community sign hangs and was intended as a major community commercial center by Cateri.

b. Boundary Justification

The proposed boundary encircles the most significant collection of Cateri commercial structures with a small sampling of residential units that are still in tact and reflect the vision of a local master builder.

c. District Map



Boundaries of the potential Carteri Center Historic District.

d. Statement of Significance from the Greater North Park Survey

CARTERI CENTER: THE HISTORIC HEART OF NORMAL HEIGHTS

STATEMENT OF SIGNIFICANCE

"Watch Carteri Center Grow"

Carteri Center: the Historic Heart of Normal Heights

Carteri Center consists of twelve (12) one- to two-story commercial and multi-family Spanish Colonial Revival style buildings in the heart of the community of Normal Heights. Its greatest concentration is along both sides of Adams Avenue, between 33rd and Felton Streets, with four ancillary structures within a two-block radius both east and west of the core along Adams Avenue. While originally consisting of fourteen (14) structures, and although several storefronts have been altered over the years, most of the remaining structures still retain their original scale, form, street setback, and original character.

Reflecting the entrepreneurial spirit prevalent in San Diego during the 1920s, Carteri Center was developed between 1923-1930, by Bertram J. Carteri. Concentrated along an existing streetcar line, which ran through the heart of the Normal Heights area, Carteri Center is a rare concentration of 1920s mixed-use commercial and multi-family buildings which reflect past architectural trends, tastes and a look at the social, commercial and physical influences which helped shape and create a neighborhood.

In 1906, D.C. Collier, of the University Heights Syndicate (Which was then currently developing land in neighboring University Heights), subdivided and developed a large tract of land bordering the city limits in the Ex-Mission Rancho lands of the County of San Diego. The subdivision took its name from the State Normal School in neighboring University Heights. Its grid pattern was laid out north and south of a proposed trolley line which was to be extended east from University Heights along Adams Avenue to Ward Canyon. The northern-most section of the subdivision skimmed the canyon rim overlooking Mission Valley (today's Mountain View Road was called Mission Drive back then). Its southern-most border was Monroe Avenue, which was the northern-most border of the neighboring southern subdivision of Teralta.

In 1907, trolley tracks were laid by the San Diego Electric Railway Company to the western-most edge of the subdivision at Ward Canyon (in 1910 a combination wooden trolley trestle and automobile bridge was built over Ward Canyon to the newly organized subdivision of Kensington Park). In addition, a spur line was built up from Adams Avenue, up two blocks of what now 35th Street, to a point east towards Ward Canyon. Here a quarry was set up to produce gravel ballast for the tracks.

Because of the remoteness of the area, by 1920 there were still only a few half dozen or so homes and small businesses scattered throughout Normal Heights. There was a modest grocery store near the corner of Felton Street and Adams Avenue, but the nearest doctor and pharmacy was between a quarter of a mile to two miles away by trolley. During a time of growing private ownership of automobiles, the nearest service station and garage was still six blocks away.

In 1916, Bertram J. Carteri and his family arrived in Normal Heights from the Santa Barbara region. Carteri got a job as a carpenter at the Hercules Powder Plant in Chula Vista (where the Chula Vista Nature Interpretive Center is today) and took the trolley to work. He bought a house at 4851 Felton Street and proceeded to improve it by adding a garage and planting a garden. Eventually, Carteri began to buy, fix-up, and sell other houses in the area.

Carteri was speculating that the area would grow due to the expanding real estate market in post WWI Southern California. Due to the attractiveness and development of the area's recreation and military facilities, San Diego's population was increasing proportionally. Residential development was expanding along existing trolley lines out and away from the equally expanding downtown area. Land in Normal Heights was cheap and, due to its accessibility by both trolley and the personal automobile, was ripe for development.

Between 1920 and 1924, Carteri purchased lots north of Adams Avenue between 33rd and 34th Streets. After improving the property up to a rear alleyway, he proceeded to build several medium-sized single-family bungalows. He then purchased the entire block between Felton and 33rd Streets up to the rear alleyway and similarly proceeded to improve these lots.

Of the more than twenty bungalows built by Carteri during 1920 to 1924, thirteen (13) are still extant. The best examples are found along Felton Street. Of these, the Spanish Colonial Revival Joseph W. Bettens residence (4728 Felton Street) was designed by noted San Diego architect, Louis J. Gill, who also designed most of the commercial buildings within Carteri Center.

While Carteri was developing his housing tracts, in August of 1922, crews of the San Diego Electric Railway began tearing up lengths of track from Florida Street to the city limits at Boundary Street. Manager Claus Spreckels ordered the track abandoned and torn up because the company was required to pay for the paving of Adams Avenue along its right-of-way from its car barn at Florida Street to Kensington Park. Buses would replace the trolleys. Under the cover of darkness, crews began tearing up the tracks. Many residents along the route were besides themselves. A near riot ensued and the Sheriff arrested the

foreman of the demolition crew for inciting a riot. The few residents and businesses that existed along Adams Avenue started to move out.

However, during this time Carteri began to purchase the vacant commercial property along the south side of Adams Avenue, between 33rd and 34th Streets. He gambled that the trolley line would be restored and won. New double tracks were laid and the street was repaved all the way to Kensington Park, greatly adding to the value of his holdings. He immediately set out to improve the lots. First, he built his first commercial building on the northwest corner of Felton Street and Adams Avenue (where the Adams Avenue Pharmacy is today). Second, he built a twin commercial building on the opposite northeast corner of today's 33rd Street and Adams Avenue, where he operated a real estate office (it has since been demolished and replaced by the Adams Avenue Carwash). Carteri immediately sold these buildings and borrowed heavily on his existing properties in order to pay for the continuous development of what would become known as *Carteri Center*.

The anchor building of the center would be a two-story combination brick and hollow clay tile movie theater. *The Carteri* was opened in 1923. It was designed by local architect Louis J. Gill in the Spanish Colonial Revival style, with Mediterranean overtones. All of Carteri's buildings, except one, were designed by Gill. An ex-partner of his nephew Irving, Louis J. Gill would later receive praise for his designs of the Sacred Heart Church in Coronado and the Zoological Hospital in Balboa Park. That same year, Carteri built a single-story Spanish/Mediterranean commercial building on the NE corner of Felton Street and Adams Avenue as a branch office of the Southern Trust and Commerce Bank (Later incorporated into the expanding holdings of the San Francisco-based Bank of Italy). In addition, he built a single-story service station/garage on the SE corner of 33rd and Adams Avenue.

By 1926, due to inadequate water and sewer service, as well as poor fire and police protection from the County, Normal Heights (and Bonnie Brae) were incorporated into the City of San Diego. This caused a tremendous increase in both commercial and residential growth in Normal Heights. That year Carteri negotiated with Gill to design a two-story brick apartment building, with commercial space along the street, on the SW corner of Adams Avenue and 33rd Street. While Carteri was building the apartment building, he was also building an impressive bungalow court on the north side of Adams Avenue. Called *El Sueno*--"the Dream," it was another of Gill's designs. A mixture of commercial and residential units, along a long central courtyard, at the time of its completion, it was the longest bungalow court in California.

However, by constantly borrowing on his properties in order to build for the future, Carteri was unprepared for the upcoming Depression of the 1930s. Just before the Depression hit San Diego, Carteri was negotiating with the local Security Trust and Savings Bank to occupy a second bank building on the SE corner of Adams Avenue and Felton Street across from the Bank of Italy. The bank building was already complete and designed by the architectural team of Richard Requa and Herbert Jackson, also known for their inventive interpretations of Spanish Colonial Revival architecture.

Carteri's dealings with the Bank of Italy had soured by then. In a self-published pamphlet detailing his problems with both banks, Carteri accused then vice president of the Bank of Italy, George Burnham of lying during a trial in which the bank was accusing Carteri of non-payment of mortgage fees. In 1930 he and his wife and children were evicted from their bungalow in El Sueno Court. They moved into a two-story bungalow cottage behind the proposed bank building. While trying to settle his affairs with the Bank of Italy, Burnham said something which made Carteri see red. In the downtown offices of the Bank of Italy, he punched Burnham in the eye and it took several men to hold him back. A few weeks later, according to Carteri, while conducting business with Dean Plaister, vice president of the La Jolla National Bank, Carteri mentioned the incident to him.

"Your not the first man to give George Burnham a black eye," said Plaister. "Mr. Timken of the Timken Roller Bearing Company knocked him down so hard (once), he fell over (G. Aubrey) Davidson's (the president of the local offices of the Bank of Italy) lap.

Carteri was waiting for the Security Trust Bank to notify him as to whether or not it had received a permit from the State Banking Commission to operate a branch office in Carteri Center. The president of the bank assured him that the permit was forthcoming. The permit never came, though. Carteri would later claim that the bank president never applied for the permit in the first place in order to prevent Carteri from leasing the property, thereby foreclosing on the mortgage which the bank held. The bank foreclosed and he was forced to sell off his real estate holdings in order to pay off his debts and leave Normal Heights, and San Diego, in disgust.

Carteri, his wife Ingeborg, and their four children eventually wound up in Glendale, California. He worked as a carpenter for several building companies. Due to the Pre-World War II defense build up, the huge Lockheed aircraft plant in nearby Burbank was attracting hundreds of workers. An acute housing shortage ensued. He and his son Leon began construction of another bungalow court in Glendale (427 Doran Street), fifteen years after El Sueno, and named it the *Santa Rosa Court*. It consisted

of several California Ranch style units with full front porches, like the ranch buildings on his uncle's ranch near Santa Maria where he grew up. Work was curtailed, however, when Leon was called into the U.S. Army. Both during and after World War II, Carteri began to buy and sell used homes again, just like he did in Normal Heights in 1916.

After the war, Carteri hoped that his son Leon would continue to work with him in the real estate development business; but Leon's memories of the troubles experienced by his father in Normal Heights soured his disposition towards the business. Leon relates:

His friends in San Diego said that he would never survive what happened to him there. He showed them, I guess. He kept right on doing it (developing real estate) practically until the day he died. But he always loved San Diego, he was real sad that things didn't work out the way he hoped they would.

He still remembers his father's zeal:

He wouldn't give up. In 1960, money in Glendale was so free he wanted to get going again. He would buy land up north (near Sisquoc and Reseda) and divide it up and resell it for four times what he paid for it originally. That's what he was really good at doing, buying land and selling it for more than he originally paid for it. But my mother finally said "Cool it! You're getting too old for that kind of thing." He kept going until his 70s. He never really gave up.

B.J. Carteri passed away on November 21, 1965, of a heart attack while residing in his Santa Rosa Court. While he might have been called foolish to build a cohesive community on the furthest edge of the city, he still had a vision of what a neighborhood should be, and he followed his dreams. Carteri's epitaph can best be summed up by an excerpt from the December 5, 1924 issue of *Community Facts*, Normal Heights first community newspaper. In it, Carteri's friend and fellow real estate developer Frank Kimball stated:

Bert Carteri...did not wait for Normal Heights to "just grow," he started to build it (himself). And he had no easy task, as most of you know. The going was hard but he stuck to it....Those buildings did not "just grow," it took a lot of planning, a lot of financing, a lot of worry, a lot of courage and vision and a lot of mighty hard work to put them there....So it's up to you and me and the rest of the local residents to help all we can by patronizing our local stores and theater. Every dollar that we spend in our section (Normal Heights) will help to build up our section.

Certainly Mr. Kimball's words are as applicable now as they were in 1924. The remaining buildings within Carteri Center are a testament to his vision, perseverance, and dedication--a lasting record of one man's contribution a community he practically built single-handedly.

Prepared by:
Alexander D. Bevil
Land Use Historian
August 2, 1992

REFERENCES

- Bevil, Alexander D. Bevil. The Adams Avenue Line 11 Historic Trolley Tour. San Diego: Save Our Heritage Organization, 1992.
- Blumenson, John J.-G. Identifying American Architecture: a Pictorial Guide to Styles and Terms, 1600-1945. Nashville: American Association for State and Local History, 1981.
- Brandes, Ray et al. Directory of San Diego Architects: 1868-1939. San Diego: University of San Diego, 1984.
- City of San Diego. California Room, San Diego Public Library. Sanborn Fire Insurance Map Books, 1921-1970; San Diego City and County Directories, 1886-1984.
- _____. Department of Water Utilities. Sewer and Water Permits.
- _____. Office of the City Clerk. Records Center. Lot Books, 1873-1930: Books 1 through 178 of 178.
- Curtis, James R. and Larry Ford. "Bungalow Courts in San Diego: Monitoring a Sense of Place." Journal of San Diego History. 34 (Spring 1998): 79-92.
- _____. "The Historical Evolution of the San Diego Cityscape. As found in San Diego: an Introduction to the Region. ed. Philip Pryde, 189-207. Dubuque: Kendall/Hunt, 1984.
- Daizell, Aimee. "A Look Back." Adams Avenue Post. Sept 1988, 3.
- Ford, Lawrence R. "The Enduring Romantic Cottage: Rethinking Historic Preservation." Landscape. 29 (1986): 17-23.
- Gebhard, David and Robert Winter. A Guide to Architecture in Los Angeles & Southern California. Santa Barbara: Peregrine Smith, Inc., 1977.
- Longstreth, Richard. The Buildings of Main Street: a Guide to American Commercial Architecture. Washington, D.C.: National Trust for Historic Preservation, 1987.
- Personal Interview with Mr. Leon Carteri: June/July, 1990.
- Private Collection of Mr. Leon Carteri.

- e. State of California the Resources Agency Department of Parks and Recreation, Primary Record

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: Carteri District
2. Historic name: _____
3. Street or rural address: _____
City San Diego Zip 92116 County San Diego
4. Parcel number: _____
5. Present Owner: Multiple Address: _____
City _____ Zip _____ Ownership is: Public _____ Private X
Commercial; residential, primarily Commercial; residential, primarily
6. Present Use: single family Original use: single family

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival, California Bungalow
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

The Carteri District consists of eight one to two-story Spanish Colonial and one 1940s Moderne commercial buildings within a four block area running east to west along Adams Avenue, between 33rd and 34th Streets in the Normal Heights area of San Diego. Also included in the district are twelve one-story Spanish Colonial Revival and California Bungalow style single-family residences running north of Adams Avenue, between 33rd and 34th Streets.

The commercial buildings are uniform in design, scale and setbacks, though most have been remodeled over the years. The original Spanish Colonial Revival facade of the theatre building at 3325 Adams Avenue had been completely remodeled sometime in the 1940s in the Art Modern style.

The houses, constructed between 1920 and 1926, are also uniform in scale and setback, and are all compatible with the surrounding neighborhood. These too have all undergone slight to heavy remodeling.

Attach Photo Envelope Here

8. Construction date:
Estimated 1923-26 Factual _____
9. Architect Louis J. Gill and
B. J. Carteri (designer)
10. Builder B. J. Carteri
11. Approx. property size (in feet)
Avg. Frontage 40-100 Depth 50-100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1990

13. Condition: Excellent ☒ Good ☒ Fair ☒ Deteriorated _____ No longer in existence _____
14. Alterations: various remodeling of facades
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: all of the single-family homes have their original garages

SIGNIFICANCE

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

The commercial and single-family buildings located within Carteri Center represent an early 20th century effort to combine multi-use commercial and residential buildings within an adjoining single-family residential neighborhood. The underlying cohesive nature of the development is its unifying use of a single architectural style (Spanish Colonial Revival) and a single architect (noted San Diego architect Louis J. Gill) in its commercial buildings and their arrangement along Adams Avenue, taking advantage of an electric streetcar line (since removed).

The various Spanish Colonial Revival (one of them designed by Louis J. Gill) and California Bungalow homes serve as a reminder of the early development of the community. They were the first housing tract built in the area by the initial developer of Normal Heights, Bertram J. Carteri. Mr. Carteri's development of the area was the nucleus for the subsequent development of Normal Heights in the middle to late 1920s by other developers.

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

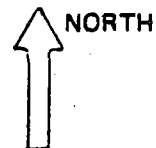
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement 2
Government _____ Military _____
Religion _____ Social/Education _____

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

Personal interview & private collection of Mr. Leon Carteri: June-July 1990; City Directories, 1918-70, City of San Diego; Sanborn Maps, City of San Diego, 1921-55; Assessor's Records, Cty. of San Diego, Water & Sewer Records, City of San Diego. 4/16/91

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):



APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
439-262-07	4851			FELTON	STREET	1910'S	CALIFORNIA BUNGALOW	OUTSIDE IS-D-CARTER	DPR	RESIDENTIAL SF	GOOD
439-391-18	3288			ADAMS	AVENUE	1923-26	ART MODERNE/ART DECO	IS-D-CARTER	DPR		GOOD
439-392-09	4745			33RD	STREET	1920'S	SPANISH COLONIAL REVIVAL	IS-D-CARTER	DPR	RESIDENTIAL SF	GOOD
439-392-10	4739			33RD	STREET	1920'S	CALIFORNIA BUNGALOW	IS-D-CARTER	DPR	RESIDENTIAL SF	GOOD
439-392-12	4731			33RD	STREET	1920'S	CALIFORNIA BUNGALOW	IS-D-CARTER	DPR	RESIDENTIAL SF	GOOD
439-392-13	4727			33RD	STREET	1920'S	CALIFORNIA BUNGALOW	IS-D-CARTER	DPR	RESIDENTIAL SF	FAIR
439-392-14	4717			33RD	STREET	1920'S	CALIFORNIA BUNGALOW	IS-D-CARTER	DPR	RESIDENTIAL SF	FAIR
439-392-17	3316-24			ADAMS	AVENUE	1926	MISSION REVIVAL	IS-D-CARTER	DPR	COURTYARD	GOOD
439-392-18/21	3328-42			ADAMS	AVENUE	1924	SPANISH COLONIAL REVIVAL	IS-D-CARTER	DPR	COMMERCIAL	FAIR
439-392-24	4728			FELTON	STREET	C. 1924	SPANISH COLONIAL REVIVAL	IS-D-CARTER	DPR	RESIDENTIAL SF	GOOD
439-392-25	4732			FELTON	STREET	1920'S	CALIFORNIA BUNGALOW	IS-D-CARTER	DPR	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
439-392-26	4736			FELTON	STREET	1920'S	COLONIAL REVIVAL	IS-D-CARTERI	DPR	RESIDENTIAL SF	GOOD
439-392-27	4744			FELTON	STREET	1920'S	CALIFORNIA BUNGALOW	IS-D-CARTERI	DPR	RESIDENTIAL SF	GOOD
439-401-10	4733			FELTON	STREET	1920'S	SPANISH COLONIAL REVIVAL	IS-D-CARTERI	DPR	RESIDENTIAL SF	GOOD
439-401-12	4721			FELTON	STREET	1920'S	CRAFTSMAN	IS-D-CARTERI	DPR	RESIDENTIAL SF	GOOD
439-401-14	3352-54			ADAMS	AVENUE	1924	SPANISH COLONIAL REVIVAL	IS-D-CARTERI	DPR	COMMERCIAL	FAIR
439-401-18	4716			34TH	STREET	C. 1925	CALIFORNIA BUNGALOW	IS-D-CARTERI	DPR	RESIDENTIAL SF	GOOD
439-401-21	4724			34TH	STREET	C. 1925	CALIFORNIA BUNGALOW	IS-D-CARTERI	DPR	RESIDENTIAL SF	GOOD
439-432-04	3283-87			ADAMS	AVENUE	1923-26	SPANISH COLONIAL REVIVAL	IS-D-CARTERI	DPR	COMMERCIAL	GOOD
439-441-01	3343			ADAMS	AVENUE	C. 1926	SPANISH COLONIAL REVIVAL	IS-D-CARTERI	DPR	COMMERCIAL	GOOD
439-441-03	3335-41			ADAMS	AVENUE	1925	SPANISH COLONIAL REVIVAL	IS-D-CARTERI	DPR	COMMERCIAL	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
439-441-04	3331-33			ADAMS	AVENUE	1924	SPANISH COLONIAL REVIVAL	IS-D-CARTER	DPR	COMMERCIAL	GOOD
439-441-05	3325			ADAMS	AVENUE	1923	ART DECO	IS-D-CARTER	DPR	COMMERCIAL	GOOD
439-441-06	3311			ADAMS	AVENUE	1926	SPANISH COLONIAL REVIVAL	IS-D-CARTER	DPR	COMMERCIAL	FAIR
439-441-38	3301			ADAMS	AVENUE	1923	SPANISH COLONIAL REVIVAL	IS-D-CARTER	DPR	COMMERCIAL	GOOD
439-442-01	3351-55			ADAMS	AVENUE	1929	SPANISH COLONIAL REVIVAL	IS-D-CARTER	DPR	COMMERCIAL	GOOD
439-442-04	3391			ADAMS	AVENUE	1924	SPANISH COLONIAL REVIVAL	IS-D-CARTER	DPR	COMMERCIAL	GOOD
465-331-06	4379		NORTH	TALMADGE	DRIVE	1926	SPANISH COLONIAL REVIVAL	IS-D-CARTER	DPR	RESIDENTIAL SF	GOOD

- g. DPRs prepared for the Greater North Park Survey
 - The following Historic Resource Inventory Forms are for historic resources attributed to or associated with B.J. Carteri. The resources are located both within and outside of the proposed historic district. Duplicates of these forms are all so placed in Volume 2, IV. Historic Resources Inventory Forms (DPR 523), the sequential arrangement of the survey are's DPR 523s.

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 #: Mc Caffery Residence

P1. Other Identifier: B.J. Carteri House

*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 4851 Felton Street City San Diego Zip 92116

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, etc. as appropriate)

San Diego County Assessor's Parcel Number: 439-262-07

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

Legal Description: Block 16 Lot 6

*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.)

1990

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

Estimated 1915

*P7. Owner and Address:

Mc Caffery, George M.

4851 Felton Street.

San Diego

92116

*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: 1990

*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) _____

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: Mc Caffery Residence

B1. Historic Name: B.J. Carteri House

B2. Common Name: Mc Caffery Residence

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: California Bungalow

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

Estimated construction date: 1915

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

*B8. Related Features:

B9a. Architect: _____

b. Builder: B.J. Carteri

*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.)

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 #: Tulin Residence

P1. Other Identifier: None

*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 4745 33rd Street City San Diego Zip 92116
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: 439-392-09

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

Legal Description: Block 29 North 40Ft and W95Ft.f. Lot 2
Normal Heights

*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.)

1990

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

Estimated 1920

*P7. Owner and Address:

Tulin, Lucy M.
4745 33rd Street
San Diego
92116

*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: 1990

*P10. Survey Type: (Describe)



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

*Attachments: ☐ NONE

☐ Archaeological Record ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Photograph Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Other: (List) _____

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: Tulin Residence

B1. Historic Name: None

B2. Common Name: Tulin Residence

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Spanish Colonial Revival

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

Estimated construction date: 1920

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

*B8. Related Features:

B9a. Architect: _____

b. Builder: B.J. Carteri

*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.)

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 #: Lurna Peterson House

P1. Other Identifier: None

*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 4739 33rd Street City San Diego Zip 92216
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)

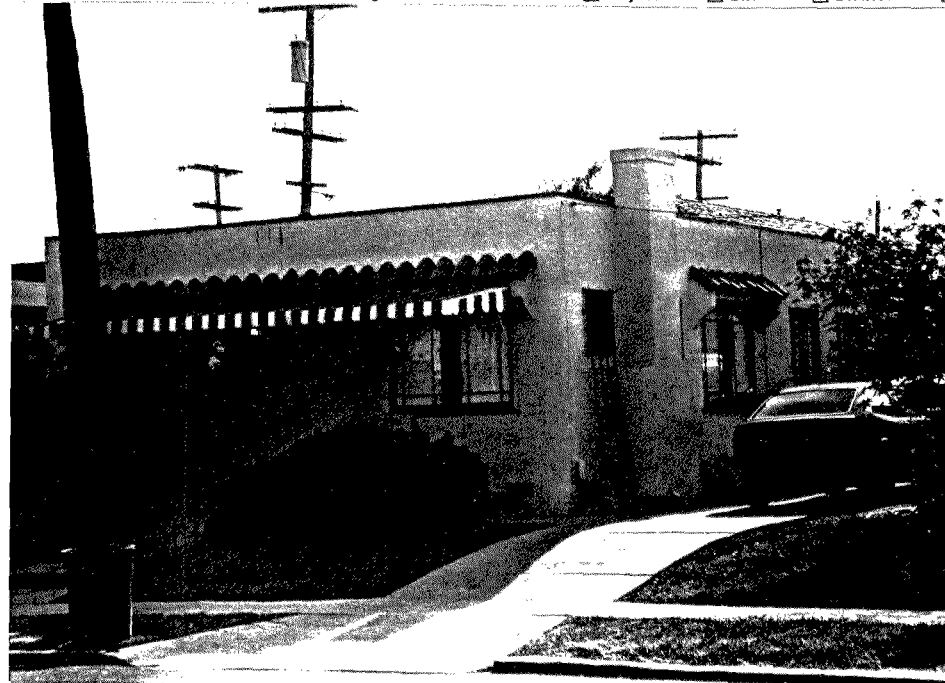
San Diego County Assessor's Parcel Number: 439-392-10

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

Legal Description: Block 29 S40Ft, N80Ft and W95Ft of Lot 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.)
1990

*P5. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
Estimated 1920

*P7. Owner and Address:
Peterson, Lurna J.
4718 Lenore Dr.
San Diego
92115

*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: 1990

*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) _____

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: Lurna Peterson House

B1. Historic Name: None

B2. Common Name: Lurna Peterson House

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

*B5. Architectural Style: Spanish Colonial Revival

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

Estimated Construction Date: 1920

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: B.J. Carteri

*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.)

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 1

*Resource Name or #: Peterson & Rochelle Residence

P1. Other Identifier: None

*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 4731 33rd street City San Diego Zip 92116

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: 439-392-12

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

Legal Description: Block 29 S40Ft, N160Ft and W95Ft of Lot 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.)
1990

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

Estimated 1920

*P7. Owner and Address:

Peterson, Peter MII & Rachelle
M. Boss
4731 33rd st. San Diego
92116

*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: 1990

*P10. Survey Type: (Describe)

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

*Attachments: ☒ NONE

☐ Archaeological Record

☐ Photograph Record

☐ Location Map

☐ District Record

☐ Other: (List) _____

☐ Sketch Map

☐ Linear Feature Record

☐ Continuation Sheet

☐ Milling Station Record

☐ Building, Structure and Object Record

☐ Rock Art Record

☐ Artifact Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: Peterson & Rochelle Residence

B1. Historic Name: None

B2. Common Name: Peterson & Rochelle Residence

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: California Bungalow

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

Estimated Construction Date: 1920

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

*B8. Related Features:

B9a. Architect: _____

b. Builder: B.J. Carteri

*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.)

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 #: None

P1. Other Identifier: None

*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 4727 33rd Street City San Diego Zip 92116

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: 439-392-13

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

Legal Description: Block 29 S40Ft, N200Ft and W95Ft of Lot 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.)
1990

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

*P7. Owner and Address:
Zizzo, Antonio & Caterina
4727 33rd Street
San Diego
92116

*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: 1990

*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) _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: None

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: california Bungalow

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

Estimated Construction Date: 1920

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: B.J. Carteri

*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.)

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 #: None

P1. Other Identifier: None

*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 4717 33rd Street City San Diego Zip 92116

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: 439-392-14

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

Legal Description: Block 29 S40Ft, N240Ft and W95Ft of Lot 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.)
1990

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

*P7. Owner and Address:
Adams Associates
6151 Fairmont Ave. #201
San Diego
92120

*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: 1990

*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) _____

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: None

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: California Bungalow

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

Estimated Construction Date: 1920

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: B.J. Carteri

*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: Joseph W. Bettens Home
3. Street or rural address: 4728 Felton Street
City San Diego Zip 92116 County San Diego
4. Parcel number: 439-392-24
5. Present Owner: Mendez, Tonee & Herminia Address: 4728 Felton Street
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 Desc: BLK 29 Lot 35 53 Ft. of N 191 Ft. of E. 100 Ft.

This single-story Spanish Colonial Revival bungalow consists of an L-shaped wing facing Felton Street on a north-south axis with a red tile offset gable roof. A tapered chimney abuts the south wall. A flat roof wing projects away from the section on an east-west axis. The bungalow's central patio area has been enclosed recently with a red tile shed roof enclosure whose design is still sympathetic to the overall Spanish Colonial theme. An arched wooden entry door is flanked by twin Palladian windows on the east facade to its south and the L-shaped wing north of it.



8. Construction date:
Estimated 1924 Factual _____
9. Architect Louis J. Gill
10. Builder B. J. Carteri
11. Approx. property size (in feet)
Frontage 53 Depth _____
or approx. acreage .1217
12. Date(s) of enclosed photograph(s)
1990

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: enclosed patio area
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: The commercial district between 33rd and 34th Streets along Adams Avenue was also designed by Louis J. Gill for B. J. Carteri, 1924-26

SIGNIFICANCE

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

Between 1920 and 1924, Normal Heights real estate developer B. J. Carteri began a small housing tract between 33rd, Felton and 34th Streets, north of Adams Avenue. This modest bungalow was designed by Louis J. Gill for Carteri c. 1924. Gill, an architect of note, was also associated with the design of most of the commercial buildings along Adams Ave., known as "Carteri Center," built by Carteri. One of Carteri's personal friends, Joseph W. Bettens, lived in this house until his death in 1936. His widow remained in the house until she sold it to Max Duran in 1947.

This compact Spanish Colonial Revival bungalow is one of the finest examples of its style in the neighborhood. The home was used as a showpiece in Carteri's promotional material and has been featured in many contemporary newspaper articles.

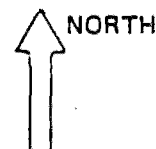
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

I; IV, V, XIII: 2/10/1924, 9/18/1925,
4/4/1926; XVIII; XIX; XXVI; XXI

22. Date form prepared 1990
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):



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 #: None

P1. Other Identifier: None

*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 4732 Felton Street City San Diego Zip 92116

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: 439-392-25

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

Legal Description: Block 29 S48Ft, N138Ft, and E100Ft of Lot 3

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

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



P5b. Description of Photo: (View, date, etc.)
1990

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

*P7. Owner and Address:
Grigsby, David & Mary
4732 Felton Street
San Diego
92116

*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: 1990

*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) _____

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: None

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: _____ B4. Present Use: _____

*B5. Architectural Style: California Bungalow

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

Estimated Construction Date: 1920

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

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: B.J. Carteri

*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.)

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 #: None

P1. Other Identifier: None

*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 4736 Felton Street City San Diego Zip 92116

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: 439-392-26

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

Legal Description: Block 29 S48Ft, N90Ft and E100Ft of Lot 3

*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.)

1990

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

Estimated 1920

*P7. Owner and Address:

Simpson, Jonathan W,

Aronberg, Steven

4736 Felton Street

San Diego 92116

*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: 1990

*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) _____

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: None

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: California Bungalow w/ Colonial Revival Influence

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

Estimated Construction Date: 1920

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

*B8. Related Features:

B9a. Architect: _____

b. Builder: B.J. Carteri

*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.)

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 #: None

P1. Other Identifier: None

*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 4744 Felton Street City San Diego Zip 92117

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)

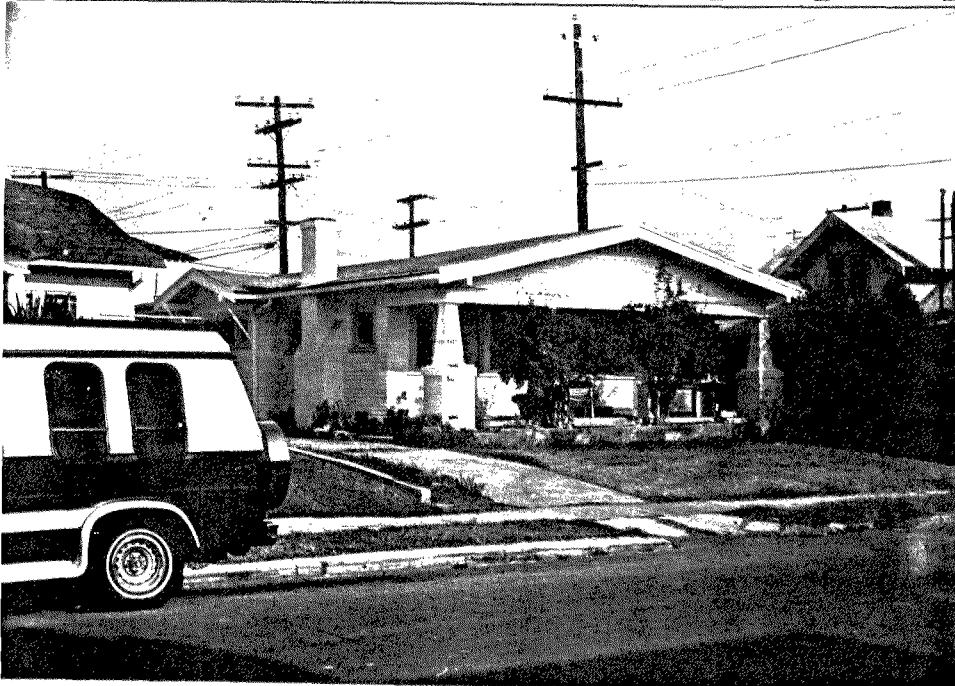
San Diego County Assessor's Parcel Number: 439-392-27

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

Legal Description: Block 29 E100Ft and N42Ft of Lot 3

*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.)
 1990

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

*P7. Owner and Address:
 Roberts, Deborah A & Richart, Ruth A.
 4744 Felton Street
 San Diego 92116

*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: 1990

*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 #: None

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: California Bungalow

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

Estimated Construction Date: 1920

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

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: B.J. Carteri

*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: _____

B13. Remarks: _____

*B14. Evaluator: _____

Date of Evaluation: / /

(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 #: None

P1. Other Identifier: None

*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 4733 Felton Street City San Diego Zip 92116

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: 439-401-10

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

*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.)
1990

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

*P7. Owner and Address:
Castello, Louis & Gemma,
Etal
4836 33rd Street
San Diego 92116

*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: 1990

*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) _____

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: None

B1. Historic Name: None

B2. Common Name: None

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

*B5. Architectural Style: _____

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

Estimated Construction Date: 1920

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: B. J. Carteri

*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.)

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 #: None

P1. Other Identifier: None

*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 4721 Felton Street City San Diego Zip 92116

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: 439-401-12

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

Legal Description: Block 28 S48Ft and N232Ft of Lot 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.)
1990

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

*P7. Owner and Address:
MacDonald, Ruth B
4721 Felton Street
San Diego
92116

*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: 1990

*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) _____

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: None

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: California Bungalow

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

Estimated Construction Date: 1920

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

*B8. Related Features:

B9a. Architect: _____

b. Builder: B.J. Carteri

*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.)

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 1

*Resource Name or #: None

P1. Other Identifier: None

*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 4716 34th Street City San Diego Zip 92116

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: 439-401-18

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

Legal Description: Block 28 S48Ft and N280Ft of E100Ft of Lot 3,
Normal Height.

*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.)
1990

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
Estimated 1925

*P7. Owner and Address:
Chavez, Francis
4843 N.34th Street
San Diego
92116

*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: ____/____/____ 1990

*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) _____

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: None

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: California Bungalow

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

Estimated Construction Date: 1925

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

*B8. Related Features:

This building is one of several built in the area by B.J. Carteri

B9a. Architect: _____ b. Builder: B.J. Carteri

*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.)

Threats to site: Private development , zoning

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

*B12. References:

I; III; IV; V; IX; XVIII;
XXVI; XXVII.

(Sketch Map with north arrow required)

B13. Remarks:

*B14. Evaluator: Alex D. Bevil

Date of Evaluation: / /

(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 1

*Resource Name or #: None

P1. Other Identifier: None

*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 4724 34th Street City San Diego Zip 92116

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: 439-401-21

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

Legal Description: Block 28 S54Ft and N184Ft of Lot 3, Normal Heights

*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.)

1990

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

Estimated 1925

*P7. Owner and Address:

Applegate, David B. and
Richard

4724 34th Street

San Diego 92116

*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: ____/____/____ 1990

*P10. Survey Type: (Describe)



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

*Attachments: ☒ NONE

☐ Archaeological Record
☐ Photograph Record

☐ Location Map

☐ District Record

☐ Other: (List) _____

☐ Sketch Map

☐ Linear Feature Record

☐ Continuation Sheet

☐ Milling Station Record

☐ Building, Structure and Object Record

☐ Rock Art Record

☐ Artifact Record

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: None

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: California Bungalow

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

Estimated Construction Date: 1925

Alterations: Aluminum siding, wrought iron railing on porch,
relandscaped front and side areas

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

*B8. Related Features:

This home, along with several others in the area was built by B.J. Carte

B9a. Architect: _____

b. Builder: B.J. Carteri

*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.)

Surroundings: Densely Built-up, Residential, Commercial

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

*B12. References:

I; III; IV; V; IX; XVIII;

XXVI; XXVII.

(Sketch Map with north arrow required)

B13. Remarks:

*B14. Evaluator: Alex D. Bevil

Date of Evaluation: / /

(This space reserved for official comments.)

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

- Common name: Seacoast Natural Foods
- Historic name: Southern Trust and Commerce Bank/Bank of Italy
- Street or rural address: 3352 Adams Ave.
City San Diego Zip 92116 County San Diego
- Parcel number: 439-401-14
- Present Owner: Corner Properties Address: 10387 Carioca Ct.
City San Diego Zip 92124 Ownership is: Public _____ Private X
- Present Use: Commercial Original use: Commercial

DESCRIPTION

- Architectural style: Spanish Colonial Revival
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: Blk 38 Lot 2 W 85 ft. of 576 ft. of Normal Heights

This one-story rectangular-shaped building originally was designed in the Spanish Colonial Revival style. It has undergone major alterations over the years. The truncated low-hipped roof had extended eastwardly over three additional store bays. All of this and an ornate gabled entry were removed recently. The remaining half of the building consists of plate glass store windows above a plastered 3-4 ft. spandrel, which wraps around the southern facade. A canvas awning is covered by lucite signage. Originally, a small, vertically hung sign/clock was attached to the southwestern corner of the facade. On the western wall, five arched bays were covered over or obliterated by the installation of the corner plate glass windows, and the remodeling of the western facade.



- Construction date:
Estimated _____ Factual 1924
- Architect Louis J. Gill
- Builder Bertram J. Carteri
- Approx. property size (in feet)
Frontage 161 Depth _____
or approx. acreage .1483
- Date(s) of enclosed photograph(s)
1989

13. Condition: Excellent _____ Good _____ Fair X Deteriorated _____ No longer in existence _____
14. Alterations: The Adams Ave. storefronts have been demolished. The Felton Street
arched windows are boarded up.
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: Other buildings which were part of Carteri Center are within the
immediate area.

SIGNIFICANCE

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

The building was an attempt by local developer B.J. Carteri to establish a bank within his Normal Heights development--Carteri Center. The building's Spanish Colonial Revival style, chosen by Carteri and executed by noted architect Louis J. Gill, harmonized with the other commercial buildings within Carteri Center. The building was opened on December 15, 1924 as a branch of the local Southern Trust and Commerce Bank. The bank would later be taken over by the San Francisco-based Bank of Italy in 1927. By then Carteri's relationship with the bank had deteriorated. He would accuse the bank (particularly its Vice President *George Burnham) of unethical practices in its dealings with himself, ultimately causing him to leave the area in 1933. The Bank of America (as it evolved into in 1932) eventually left the area in 1940, ultimately contributing to the area's slow decline.

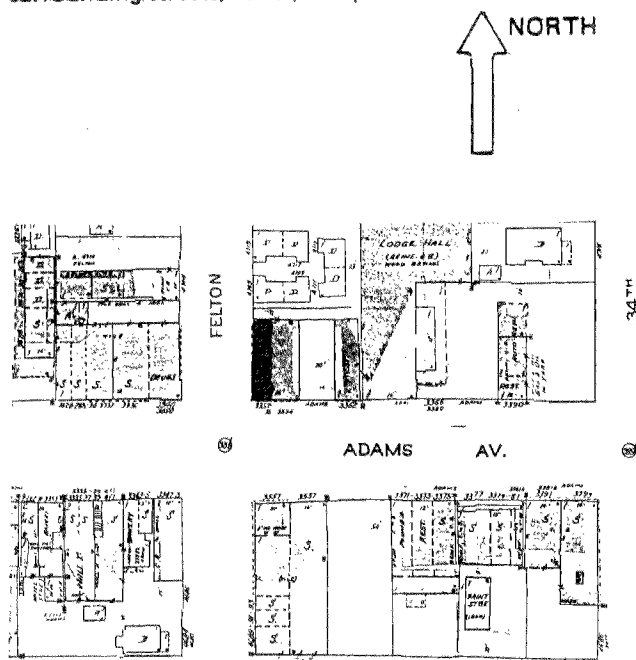
*George Burnham later went on to become a U.S. Congressman from the 20th California district, 1932-1936.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture 2 Arts & Leisure _____
 Economic/Industrial 1 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. Union; S.D. Sun: c. 1924; personal & telephone w/ Mr. Leon Carteri, 1990; Carteri, B.J. Pamphlet, c. 1933.

22. Date form prepared 5/9/90
 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 <u>3D</u>	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: Adams Avenue Drugstore Building
2. Historic name: Stores for Mr. B.J. Carteri
3. Street or rural address: 3328-42 Adams Avenue
City San Diego Zip 92116 County San Diego
4. Parcel number: 439-392-21
5. Present Owner: See Addendum Address: _____
City _____ Zip _____ Ownership is: Public _____ Private _____
6. Present Use: Commercial Original use: 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 29 576 E 100' of Lot B in Normal Heights
This rectangular, one story, structural tile, stucco Spanish Colonial Revival styled building is divided into two sections separated by a central structural tile wall. Its flat roof is bordered by four raised parapets with a molded belt course at all four corners. Originally three overhanging red tiled pent roof overhangs supported by molded brackets on plain friezes were on the east, west, and south facades. Today, all of the original Spanish Colonial Revival detailing, including the red tiled pent roof, has been removed from the south facade. The original storefront windows and doorways have been altered over the years. Various canvas, metal, and red tile hoods and awnings have been added to the building over the years.



8. Construction date: Estimated 1923 Factual 1924
9. Architect Louis J. Gill
10. Builder Bertram J. Carteri
11. Approx. property size (in feet)
Frontage 101 Depth _____
or approx. acreage .0436
12. Date(s) of enclosed photograph(s)
1990

13. Condition: Excellent _____ Good _____ Fair X Deteriorated _____ No longer in existence _____
14. Alterations: Removal of Spanish Colonial Revival detailing from front facade.
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: Originally conformed to other Spanish Colonial Revival buildings within the immediate area.

SIGNIFICANCE

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

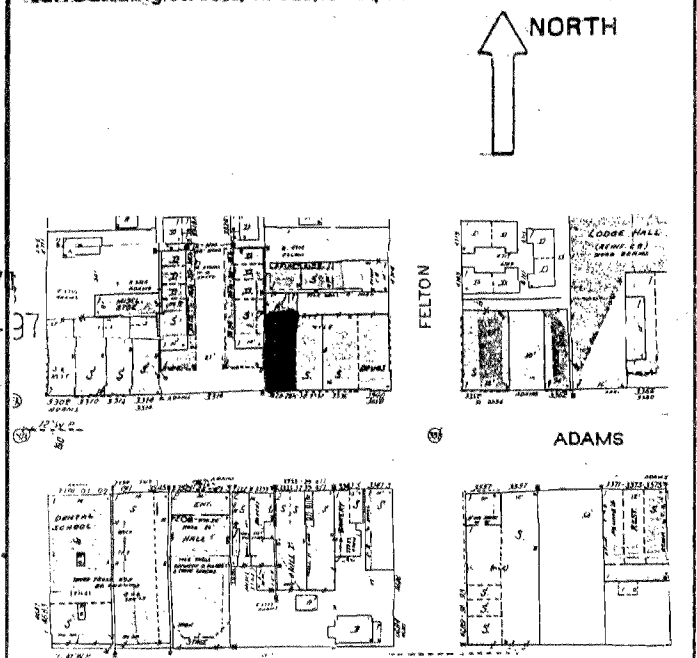
Designed in 1923 by noted architect Louis Gill, this building served as the cornerstone for local real estate developer B.J. Carteri's development of the area known as Carteri Center. In 1925 it housed his first real estate office at 3328 Adams, a barbershop at 3330 Adams, a Safeway store at 3336 Adams, and the Avenue Pharmacy at 3342 Adams. A pharmacy has occupied the latter location in one form or another since 1925. Mr. Carteri's development of both the residential and commercial district along Adams Avenue, from 33rd to 34th Street (1918-1934), was instrumental in establishing Normal Heights as a well-planned community,

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

21. Sources (List books, documents, surveys, personal interviews and their dates). S.D. City Directories 1887-1971
San Diego Progress: 5/1/1924
Photo collection of Mr. Leon Carteri; Carteri Inc. pamphlet c. 1926; Adams Ave.
Post: 9/1988.

22. Date form prepared 3/19/90
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 <u>3/3D</u>
UTM: A _____	C _____
B _____	D _____

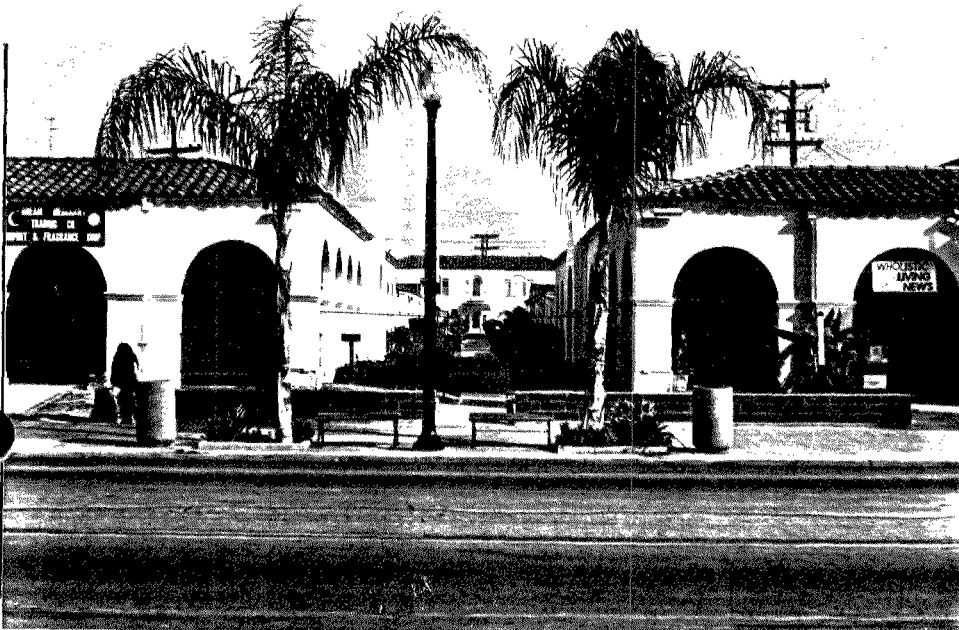
IDENTIFICATION

- Common name: El Paraiso
- Historic name: El Sueno Court
- Street or rural address: 3316-24 Adams Avenue
City San Diego Zip 92116 County San Diego
- Parcel number: 439-392-17
- Present Owner: Hon, Edwin, Trustee Address: 2570 2ND Ave.
City San Diego Zip 92103 Ownership is: Public _____ Private X
- Present Use: Commercial/Residential Original use: Commercial/Residential

DESCRIPTION

- Architectural style: Mission Revival Court
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: BLK 29 Lot 3 E 45½ Ft. Lot 2 W½ Ft. of Lot 2, Norma
This U-shaped Mission Revival style garden court is divided into 20 separate stucco bungalow units arranged along a landscaped central courtyard on a north/south axis. To the rear of the court is a two-story, red tile hipped roof apartment building with Palladian windows. At the entrance to the courtyard are twin red tile, hipped roof, arcaded commercial buildings, which are divided into eight units. All of the buildings, except for the apartment buildings, are single-story in height. A notable feature of the commercial buildings is their twin Mission-like espadañas facing each other across the courtyard.

Alterations to the complex include aluminum windows replacing wood; foundation plantings for lawns; a raised, brick-bordered planter box at the entrance; and wrought iron grill work across the main entry and in the arches of the commercial buildings facing Adams Ave.



- Construction date:
Estimated _____ Factual 1926
- Architect Louis J. Gill
- Builder B.J. Carteri
- Approx. property size (in feet)
Frontage 86 Depth _____
or approx. acreage .1540
- Date(s) of enclosed photograph(s)
1989

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Wood frame windows replaced with aluminum frames.
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: Architecture conforms with other Spanish Colonial Revival style buildings in Carteri Center.

SIGNIFICANCE

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

This late 1920's Mission Revival bungalow court is notable for its association with Normal Heights real estate developer B.J. Carteri and noted local architect Louis J. Gill, who designed this court and other buildings within Carteri Center. Carteri Center was the heart of the Normal Heights business district developed by Carteri from 1924-32.

Carteri named this combination commercial and residential court "El Sueno"--the Dream--because it was the culmination of five years of planning on his part to build it as the heart of Carteri Center.

The fully furnished and modern bungalow units were planned to be temporary; in five years they were to be sold as individual homes. The commercial units facing Adams Avenue were to be extended northward, providing an arcaded "mini-mall" of unique shops.

El Sueno Court represents Carteri's visionary idea for a prototypal mixed use commercial and residential complex far ahead of its time.

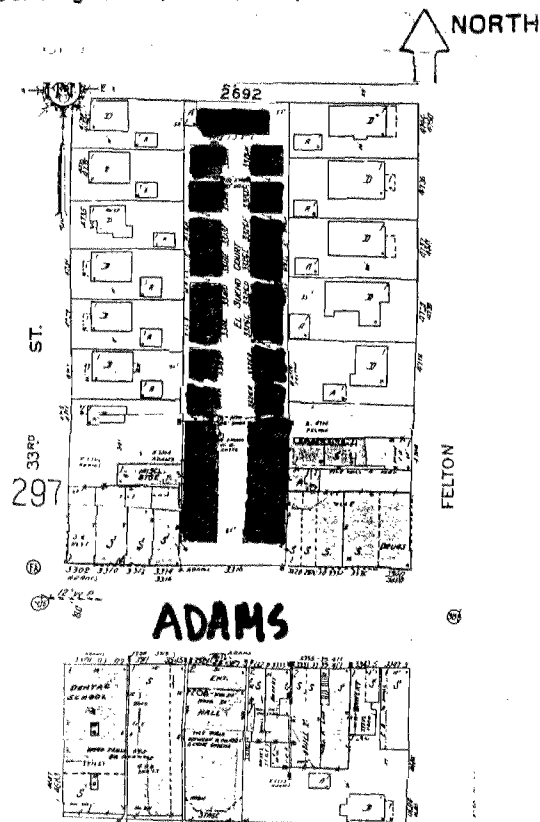
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

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

21. Sources (List books, documents, surveys, personal interviews and their dates). S.D. Water & Sewer Services Dept; S.D. Union: 4/4/1926, 12/19/1926, 1/1/1927
Personal and phone interview w/Mr. Leon Carter 1990; Carteri, Bertram J., Pamphlet c. 1933, describing development of Carteri Center.

22. Date form prepared 8/28/90
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 <u>3D</u>	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

- Common name: Cafe Rose
- Historic name: Bentley and Kirtley Grocery Store
- Street or rural address: 3343 Adams Ave.
City San Diego Zip 92116 County San Diego
- Parcel number: 439-441-01
- Present Owner: Greeno, Joseph L.; Esh, Douglas E. Address: 4284 Calle De Vida
City San Diego Zip 92124 Ownership is: Public _____ Private X
- Present Use: Commercial Original use: _____

DESCRIPTION

- Architectural style: Spanish Colonial Revival
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: Blk 61 Lot 1 E 48 ft. of N 80 ft Normal Heights

This one-story, rectangular-shaped commercial storefront building is a wood frame, stucco Spanish Colonial Revival styled structure sharing a structural clay wall with its neighbor units west side, and a concrete block wall with its neighbor on its east side. (Once architecturally similar to this structure, its neighbor to the east has been completely altered.) This structure has a flat roof with a red tile coping over a central cornice molding. Two vestigial circular light fixtures are positioned above the multi-paneled transom window. Below this, the storefront's display windows angle inward toward recessed glass and wood doors. The display windows sit upon ceramic glazed tile spandrels.



- Construction date:
Estimated 1926 Factual _____
- Architect Louis J. Gill
- Builder B.J. Carteri
- Approx. property size (in feet)
Frontage 128 Depth _____
or approx. acreage .0882
- Date(s) of enclosed photograph(s)
1990

13. Condition: Excellent ____ Good X Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: Light fixtures above the transom windows removed, glazed ceramic tile replaced on front spandrels.
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up X
Residential ____ 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: This building is located within a group of similar structures.

SIGNIFICANCE

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

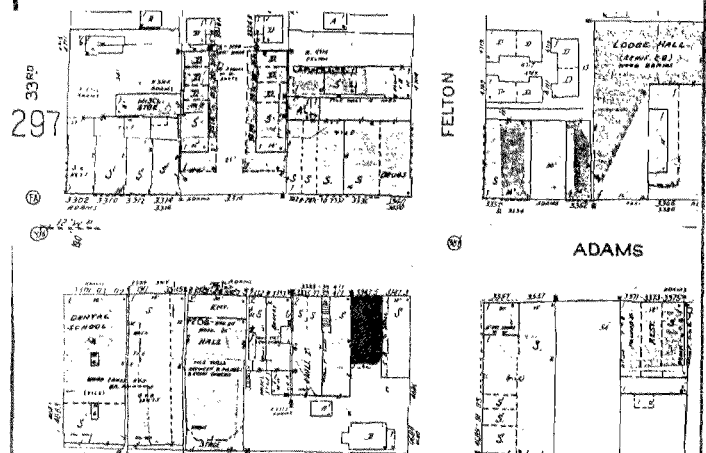
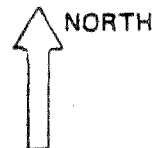
This small Spanish Colonial Revival style storefront building is part of the early business and commercial center of Normal Heights, known as Carteri Center. It was built by the developer of the center, B.J. Carteri, in 1925 as a grocery store (Bentley and Kirtley) with additional space for the real estate office of Charles H. Cox and Co. From 1931-34 it was used as a barbershop and beauty parlor. In 1935, Frank Kimbal a local real estate developer and associate of B.J. Carteri, operated a real estate office here until 1941. Mr. Kimbal was one of the developers of Talmadge Park, a real estate subdivision east of Carteri Center.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 2 Arts & Leisure ____
Economic/Industrial 1 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 Dept.; Personal and phone interview w/Mr. Leon Carteri, 1990.

22. Date form prepared 8/6/90
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

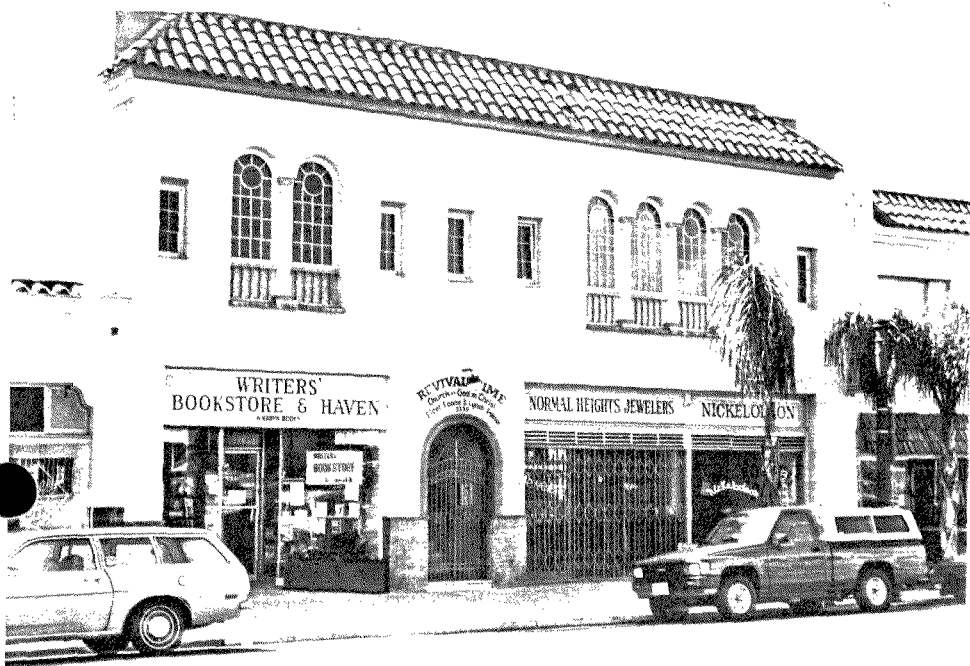
Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status 3/3D
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: Revival Time Community Church of God in Christ
2. Historic name: Piggly Wiggly Building/ Normal Masonic Hall
3. Street or rural address: 3335-41 Adams Ave.
City San Diego Zip 92116 County San Diego
4. Parcel number: 439-441-03
5. Present Owner: Berkenstadt, Luis M. Address: PO Box 905
City Rancho Santa Fe, CA Zip 92007 Ownership is: Public _____ Private X
6. Present Use: Commercial/Religious Original use: Commercial/Social

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: E14' W31' E25'-2 W8'N80'-1 Block 61, Normal Heights
This two story rectangular structural clay tile building has a Spanish Colonial Revival style facade. The red tile pent roof nearly covers the building's flat roof along the facade. The upper story loggia consists of paired arched, multi-panel windows and four arched windows. Both sets of windows are divided and flanked by recessed casement windows. The storefronts on the street level are divided by an arched entry to a stairway which leads to an auditorium on the second floor. The entry has a decorative wrought iron gate. Decorative fired clay tiles line the footing of the archway as well as flanking the storefronts. The transom panels of the storefronts have been covered by signage. The original wood window trim of the store windows has been replaced with aluminum trim.



8. Construction date: Estimated _____ Factual 1925
9. Architect Louis J. Gill
10. Builder Bertram J. Carter
11. Approx. property size (in feet)
Frontage 44 Depth _____
or approx. acreage .0926
12. Date(s) of enclosed photograph(s)
1989

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Aluminum Framed Store windows at 3341 Adams Ave.
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: Similarly designed structures located within the immediate area.

SIGNIFICANCE

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

This structure was built by noted San Diego architect Louis J. Gill in 1925 for Mr. Bertram J. Carteri, the developer of Carteri Center. Carteri Center, which this building was a part of, was the first residential and commercial area developed in Normal Heights (1920-33). Mr. Gill was the architect for the San Diego Zoo, and numerous church, commercial, and residential buildings in San Diego. He was also the founder of the local San Diego chapter of the A.I.A. The building's Spanish Colonial Revival style, then in vogue, reflects Carteri's early California heritage and acts as a unifying element to the area.

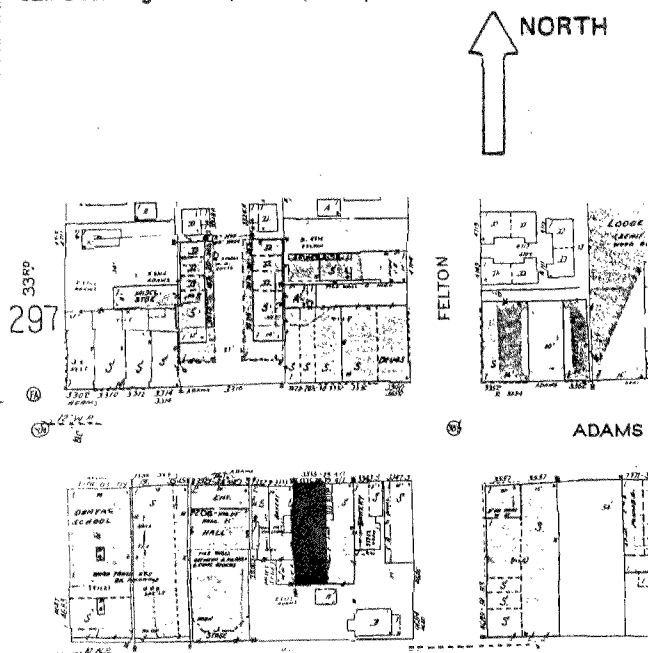
The building was purchased by the Piggly Wiggly Grocery Store chain. They operated a store at 3335 Adams; a meat market at 3341 Adams Ave.; and they leased the upper floor's auditorium to the Normal Heights Masonic Lodge #632.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial 3 Exploration/Settlement _____
Government _____ Military _____
Religion _____ 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
Personal and phone interview w/Mr. Leon Carteri photo collection of Mr. Leon Carteri.

22. Date form prepared 4/24/90
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 3D
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: Adams Lawnmower
2. Historic name: The Shern Building
3. Street or rural address: 3331-33 Adams Avenue
City San Diego Zip 92116 County San Diego
4. Parcel number: 439-441-04
5. Present Owner: Esh, Douglas E. and Christine A. Address: 10387 Carioca Ct.
City San Diego Zip 92124 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

- 7a. Architectural style:
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:
Legal Desc: Blk 61 Lot 3 W 16.4 ft. Lot 20 E 18.6 ft. of Lot 2
Normal Heights

This rectangular structural concrete tile building is situated between two like structures facing Adams Avenue. The building's facade is divided into street-level storefronts and second-story apartment units. The building's flat roof is hidden behind a raised parapet with twin tower-like capped battlements divided by a red tile pent roof with a molded cornice. Cruciform styled glazed tiles are set within the stucco surfaces of the battlements. Two fixed wood frame windows flanked by multi-framed casement windows are on the second floor. Original corbel bracketed wooden planter boxes under the windows' sill courses have been removed. Twin recessed storefronts divided by a central display area on the street level have been altered over the years. The spandrels have been raised and covered by signage. A wrought iron balconet with a multipaned casement window is situated on the second floor over the western corner's arched stairway entry.



8. Construction date:
Estimated 1926 Factual 1924
9. Architect Louis J. Gill
10. Builder B.J. Carteri
11. Approx. property size (in feet)
Frontage 35 Depth _____
or approx. acreage .1004
12. Date(s) of enclosed photograph(s)
1989

13. Condition: Excellent ____ Good X Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: Missing wooden window planters, signage.
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up X
Residential ____ Industrial X 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: Similar commercial buildings along Adams Ave. developed by B.J. Carteri

SIGNIFICANCE

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

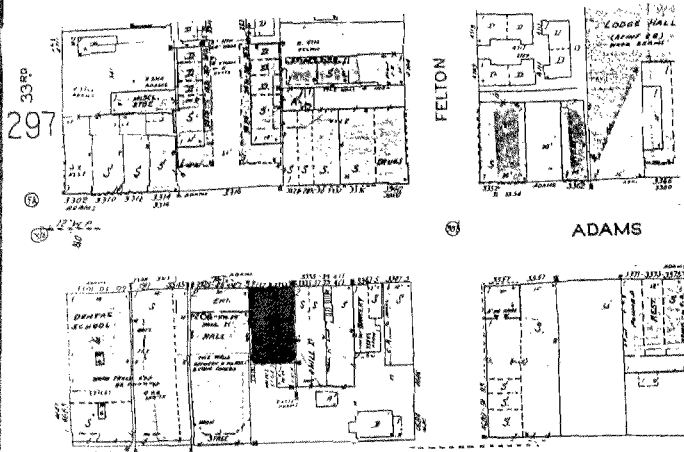
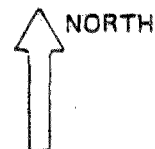
In 1924 local developer B.J. Carteri sold the building and the property it sits upon to Theodore Shern, a dry goods retailer. The building, designed by noted local architect Louis J. Gill in the then in vogue Spanish Colonial Revival style, reflects Carteri's attempts to develop the area into the commercial and residential heart of Normal Heights. The two story structure also represents Carteri's attempt to develop the area (Carteri Center) into a mixed use district with access to downtown San Diego along the Adams Avenue streetcar line. Shern operated his dry goods store at 3333 Adams until 1929. From 1930 until the late 1970's a bakery had operated there. The storefront at 3331 Adams Ave. had been a barbershop (1929-37). A jewelry repair shop (1932-35) also shared space with the barbershop. It returned to being a candy store in 1937 until 1943, when it was occupied by a small restaurant. Both storefronts have been occupied by various businesses up to the present day.

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
City of S.D. Water & Sewer Services
Utilities Dept.; S.D Union: 7/13/1924;
San Diego Progress: 9/18/1925; photo
collection of Mr. Leon Carteri

22. Date form prepared 7/11/90
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

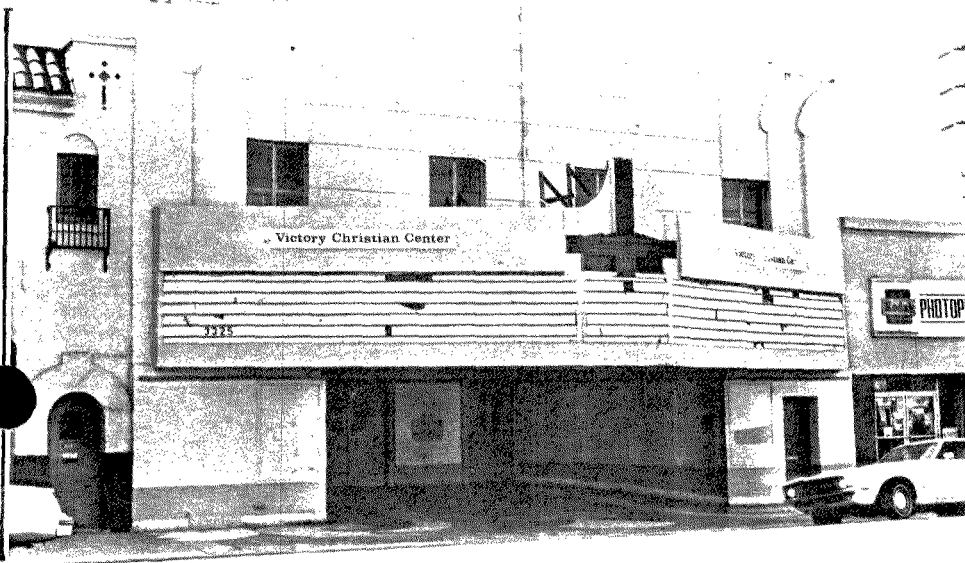
Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status 3/3D
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: Adams Avenue Theatre
2. Historic name: Carteri Theatre
3. Street or rural address: 3325 Adams Avenue
City San Diego Zip 92116 County San Diego
4. Parcel number: 439-441-05
5. Present Owner: Luis M. Futterman, Tillie Golden Address: 4606 30th St.
City San Diego Zip 92116 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

- 7a. Architectural style: 1940's Art Deco (Originally 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 61 Lot 4 W 37 6 ft. Lot 30 E 12.4 ft. Normal Height
Originally designed as a two story Spanish Colonial Revival styled theatre, with an overhanging red tiled pent roof, corner quoins, and central Palladian windows, the entire facade has been remodeled. The 2nd floor's facade has been paneled over with horizontal and vertical panels. The overhanging pent roof has been removed and been replaced with a stepped parapet. The quoined corners have been covered with vertical geometric panels. The Palladian and flanking multi-panel casement windows have been replaced with four identical, metal-framed casement windows. The small, chainheld marquee has been replaced by a broad marquee which stretches across the length of the facade. Twin storefronts flanking the entry have been sealed over for use as poster receptacles. The original ticket booth extended out onto the foyer; it is now absorbed by the remodeling of the front entry. Terrazzo flooring has replaced original red tile flooring in the lobby. A flagpole/antenna is attached to the center of the second story's facade.



8. Construction date: Estimated 1926 Factual 1923
9. Architect Louis J. Gill
10. Builder B.J. Carteri
11. Approx. property size (in feet)
Frontage 50 Depth _____
or approx. acreage .1435
12. Date(s) of enclosed photograph(s)
1989

13. Condition: Excellent _____ Good _____ Fair X Deteriorated _____ No longer in existence _____
14. Alterations: See "physical description" for a listing of the building's alterations.
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: Originally similar in style to the surrounding buildings along Adams Ave.

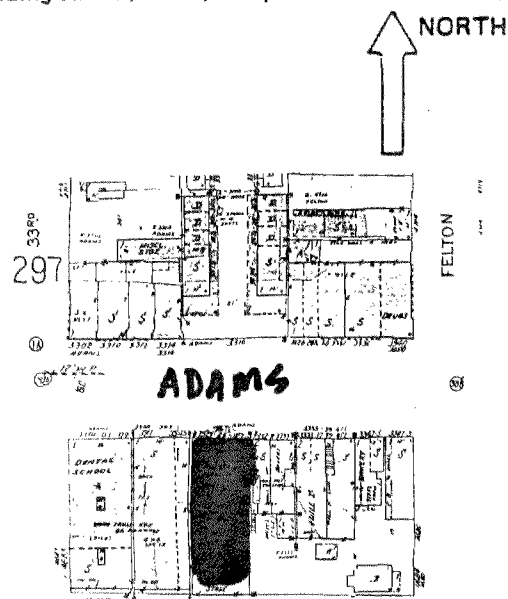
SIGNIFICANCE

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

The theatre was designed by noted San Diego architect Louis J. Gill for Bertram J. Carteri in 1923. Mr. Carteri was one of the most prominent developers of Normal Heights during the building boom of the 1920's. A contest was held in 1923 in which M.B. Pickett won \$20.00 suggesting that the theatre be named "Carteri Theatre." The Carteri Theatre opened on Dec. 3, 1924. It represented an investment of \$50,000 by Carteri, and was the keystone of the commercial center along Adams Ave. built by Carteri, known as Carteri Center. The theatre itself was first managed by Roy Thomas and later by Ross P. Jamison. Mary Helen Poindexter, who still resides in the area, was the first usherette. In 1926 Carteri had Mr. Gill design plans to expand the theatre. Carteri sold the theatre in 1936 when it was renamed the "Adams Avenue Theatre." It was again sold in 1941 to the Fox Theatre group, which remodelled the building: Spanish Colonial Revival architecture behind an Art Deco facade. The building operated as a theatre until 1961, after which it served a variety of uses.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 2 Arts & Leisure 1
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates). S.D. City Directories 1887-197
S.D Historical Society Research Archives;
City of S.D Water & Sewer Services
Utilities Commission; Community Facts:
12/27/1923, 5/11/1924; personal interview
and photos of Leon Carteri; Gebhard, David
22. A Catalog of the Architectural Drawing
Date form prepared _____
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 <u>3D</u>	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: None
2. Historic name: Carteri Center Store Building
3. Street or rural address: 3311 Adams Avenue
City San Diego Zip 92116 County San Diego
4. Parcel number: 439-441-06
5. Present Owner: Moss, Bernard and Alice Address: 6214 College Ave.
City San Diego Zip 92120 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

- 7a. Architectural style: Spanish Colonial Revival with Remodelling
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: Blk 61 Lot 5 W 43.8 ft. Lot 40 E 6.2 ft.

This one-story structural clay tile/stucco building is divided into three storefront units along the southern side of Adams Ave. The building's capped raised parapet is missing a central capped section which originally held a red tile pent overhang. This overhang and much of the original Spanish Colonial Revival detailing has been removed due to various "modernization" efforts by subsequent owners. A canvas awning stretches across all three storefronts, transom-level high.



8. Construction date:
Estimated _____ Factual 1926
9. Architect Louis J. Gill
10. Builder B.J. Carteri
11. Approx. property size (in feet)
Frontage 50 Depth _____
or approx. acreage .1435
12. Date(s) of enclosed photograph(s)
1989

13. Condition: Excellent _____ Good _____ Fair X Deteriorated _____ No longer in existence _____
14. Alterations: Removal of red tile pent roof and other Spanish Colonial Revival detailing.
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: Situated within Carteri Center

SIGNIFICANCE

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

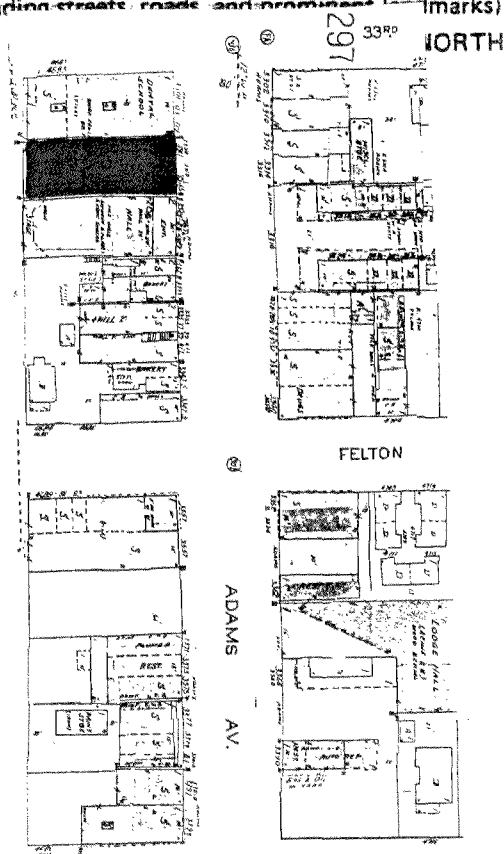
This commercial building was the last one built by Normal Heights real estate developer B.J. Carteri. The building was designed by noted San Diego architect Louis J. Gill for Mr. Carteri in 1926. This building represents Mr. Carteri's efforts to develop a business and commercial district within the heart of Normal Heights known as "Carteri Center."

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 2 Arts & Leisure _____
Economic/Industrial 1 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 Dept.; personal and phone interview w/Mr. Leon Carteri, 1990; photo collection of Mr. Leon Carteri.

22. Date form prepared 8/22/90
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 <u>3D</u>	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

1. Common name: None
2. Historic name: The Adams Avenue Garage
3. Street or rural address: 3301 Adams Ave.
- City San Diego Zip 92116 County San Diego
4. Parcel number: 439-441-38
5. Present Owner: Tierra Financial Inc. Address: 4685 33rd Street
- City San Diego Zip 92116 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: 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 Desc: Blk 61 W 50 ft. of lot 5, Normal Heights

This rectangular, one-story building still reflects its original Spanish Colonial Revival design. Originally a drive-through service station and auto repair garage, the open bays of the Adams Ave. and 36th Street drive-through have been built in. The facade is divided into ten separate bays with triple panelled windows and transoms. The north-west and southwest corners are lighter in color due to this remodeling. The southwest corner housed a service bay and a barn door-like opening, which has been remodeled. The stucco faced pilasters have brick cores. The rest of the structure is composed of structural tiles, with a wood truss-framed red tile covered pent roof with wire glass skylights covering the entire structure.



8. Construction date:
Estimated _____ Factual 1923
9. Architect Louis J. Gill
10. Builder B.J. Carter
(Developer)
11. Approx. property size (in feet)
Frontage 175 Depth _____
or approx. acreage .1435
12. Date(s) of enclosed photograph(s)
1989

13. Condition: Excellent ____ Good X Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: Spanish-style wrought-iron lights removed from along entablature.
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: Similarly designed commercial district

SIGNIFICANCE

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

This building is one of the last remaining buildings built by Normal Heights developer Bertram J. Carteri in 1923 as part of his "Carteri Center." It represents the optimism of the 1920's development of the Normal Heights business district specifically, and the Normal Heights community in general. The structure, as were all the buildings built by Mr. Carteri, was designed by noted San Diego architect Louis J. Gill. Architecturally it represents the then currently in vogue Spanish Colonial Revival style of architecture. The building housed the Adams Ave. garage and service station from 1924 until 1935. It also housed an express company (1932-43), a shoe repair shop (1931-60) and a food market (1935-58).

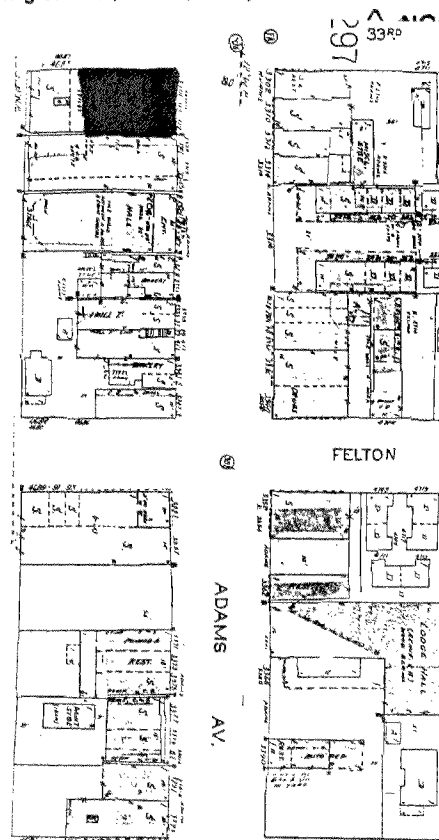
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure ____
Economic/Industrial 2 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. Historical Society, Research Archives
S.D. Water & Sewer Services Dept; Brandes, Ray et al, Directory of S.D. Architects; McCambridge John, "Louis Gill: S.D. Architect." Journal of SD History; Carteri, B.J., Pamphlet c. 1933.

22. Date form prepared 2/2/90
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 <u>3/3D</u>	
UTM: A _____	C _____
B _____	D _____

IDENTIFICATION

- Common name: Jyoti Bihanga
- Historic name: Proposed Site of Security Trust and Savings Bank/Piggly Wiggly
- Street or rural address: 3351-55 Adams Ave.
City San Diego Zip 92116 County San Diego
- Parcel number: 439-442-01
- Present Owner: Mulkins, Robert C. and Andrea M. Address: 11666 Sunset Knoll
City Lakeside, CA Zip 92040 Ownership is: Public _____ Private X
- Present Use: Commercial Original use: Commercial

DESCRIPTION

- Architectural style: Spanish Colonial Revival
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: Blk 62, Lot 304, Normal Heights

This rectangular, one-story, stuccoed structural clay tile building is divided into two retail units. The eastern unit dominates the southeastern corner of Adams Avenue and Felton Street with its Moorish-like red tile hipped roof tower and buttress-like pilaster corners. Recently installed canvas hoods shield the units' arched transom windows and segmented storefront windows on both corners. Twin wood framed French doors provide entry to the unit at the North facade. The interior of the tower consists of a raised groin vaulted lobby leading into a lower pent roof southern wing. An additional flat roof wing is attached to this, which extends to the back alley. False beam ends and cast medallions are positioned above nine arched plate glass store windows with matching, multi-paned transom windows and canvas awnings. The adjacent unit has been altered with much of its Moorish detailing removed and replaced with metal-framed plate glass windows along Adams Avenue.



- Construction date: Estimated _____ Factual 1929
- Architect Richard Requa and Herbert L. Jackson
- Builder F.E. Young Co.
- Approx. property size (in feet)
Frontage 180 Depth _____
or approx. acreage .1435
- Date(s) of enclosed photograph(s)
1989

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: The northeastern storefront's entry has been altered.
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: Similar Spanish Colonial Revival buildings within Carteri Center.

SIGNIFICANCE

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

In 1928 B.J. Carteri, the developer of Normal Heights, purchased a two-story home located on this site and relocated it behind the rear alley. This building was constructed in 1929 in order to house a branch of the Security Trust and Savings Bank (which held the mortgage) and a Piggly Wiggly market. He claims that the bank delayed obtaining an operating licence from the State Banking Commission, which forced him to sell the property. This and the growing Depression in San Diego forced him to liquidate all of his business and property holdings in San Diego.

Architecturally, this is the only documented building which Carteri did not have designed by Louis J. Gill; he chose the architectural firm of Richard Regua and Herbert Jackson. The building reflects many architectural elements employed by them in their subsequent designs of both the Spanish Village and House of Hospitality in Balboa Park during the 1935-36 Exposition.

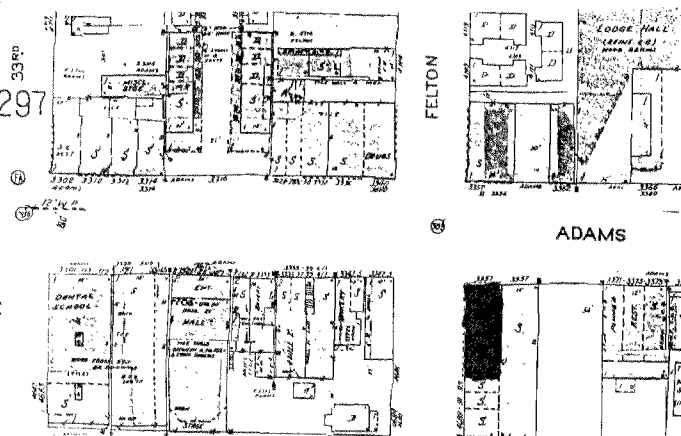
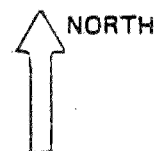
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

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

21. Sources (List books, documents, surveys, personal interviews and their dates). Personal and phone interview w/ Mr. Leon Carteri, 1990; Gebhard, David. A Catalog of the Architectural Drawing Collection Carteri, Bertram J., Pamphlet c. 1933, describing development of Carteri Center.

22. Date form prepared 8/6/90
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 3D
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: Lou Jones Inn
2. Historic name: Hellers-MacMarr Store
3. Street or rural address: 3391-93 Adams Avenue
City San Diego Zip 92116 County San Diego
4. Parcel number: 439-442-04
5. Present Owner: Press, Zelmar and Gerson D. Address: 5628 Cmito. Isla
City La Jolla, CA Zip 92037 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: 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 Desc: Blk 62 Lot 1/ESC S 41.13 ft. Normal Heights

This single story, flat-roofed rectangular commercial building has two full-length storefront facades. Both facades have been altered slightly. The store at 3393 originally was entered at its northeastern corner. The store at 3391 has had its entry remodeled to hide 3/4 of its store window panes. Both stores have had their transom panel windows replaced with wood panels. The origin red tile covered pent roof remains between the raised corner pediments. Glazed ceramic tile faces the footings of both storefront windows. The red tile roof plus the stucco siding still reflect the building's Spanish Colonial Revival styling of the 1920's.



8. Construction date:
Estimated 1926 Factual 1924
9. Architect Louis J. Gill
10. Builder B.J. Carteri
11. Approx. property size (in feet)
Frontage 134 Depth _____
or approx. acreage .0963
12. Date(s) of enclosed photograph(s)
1989

13. Condition: Excellent ____ Good ____ Fair X Deteriorated ____ No longer in existence ____
14. Alterations: Original storefront windows and transom panels remodeled
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? X Moved? ____ Unknown? ____
18. Related features: The building is situated within Carteri Center

SIGNIFICANCE

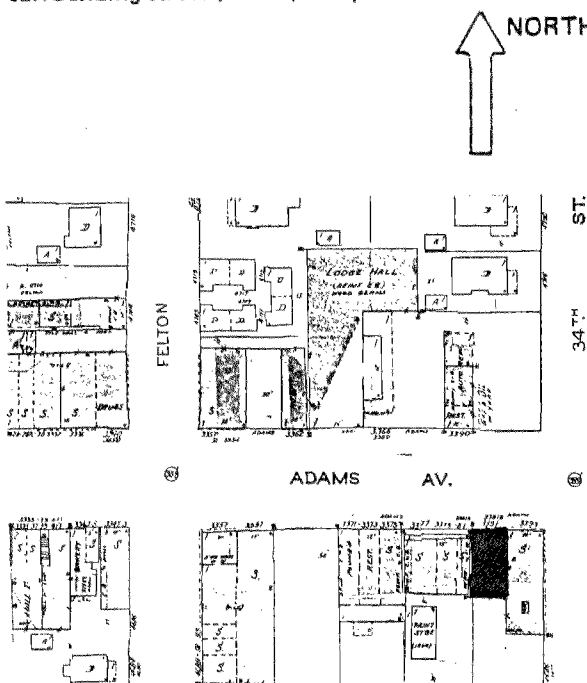
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This store building was built in 1924 by Bertram J. Carteri, the developer of Carteri Center (1920-33). Carteri Center was the primal commercial and residential development of Mr. Carteri's. It directly resulted in the development and subsequent growth of Normal Heights during the boom of the 1920's. The design was by Louis J. Gill, noted San Diego architect.

The store at 3393 was leased as a Heller's MacMarr grocery store, one of the first "cash 'n carry" food stores in San Diego. The grocery store was later a Safeway store in 1938 and even later a Bradshaw's. The adjacent storefront was occupied by a meat department.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 2 Arts & Leisure ____
Economic/Industrial 1 Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates). S.D. City Directories 1887-1971. City of S.D., Water & Sewer Services Utilities Dept. Carteri Inc. pamphlet, 1926
Sanborn Fire Insurance Mapbooks, 1921-50 and 1954-70. S.D. Union: 7/13/1924.
Personal interview w/Leon Carteri, 1990
Journal of S.D. History
22. Date form prepared 4/23/90
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 3/3D
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: Variety Hardware Building
2. Historic name: Young Hardware Store (1937)
3. Street or rural address: 3285-87 Adams Ave.
City San Diego Zip 92116 County San Diego
4. Parcel number: 439-432-04
5. Present Owner: Young, Mary Address: 3453 Cromwell Pl.
City San Diego Zip 92116 Ownership is: Public _____ Private X
6. Present Use: Commercial w/ Att. Dwelling Original use: _____

DESCRIPTION

- 7a. Architectural style: Spanish Colonial
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: Legal Desc: Blk 38 Lot #1 Normal Heights

This two-story Spanish Colonial Revival style building is topped with a 3/4 pent red tiled roof bordering a flat wood truss roof. The stucco sided walls are divided into seven bays by full-length pilasters. The second story's windows are framed behind Spanish Romanesque-like double arches. The arched window above the northwestern corner is open, with surrounding balconettes forming an airy recessed balcony.

The ground floor's storefronts originally had folding glass panels which opened to reveal a walk-in market. Since the advent of the hardware store (1937), the folding panels have been replaced with fixed glass panes. The northeast storefront has been sealed. The original glass-paneled transom remains, though, as well as five of the original hanging decorative lamps.



8. Construction date:
Estimated 1925 Factual _____
9. Architect Louis J. Gill
10. Builder B.J. Carter
11. Approx. property size (in feet)
Frontage 178 Depth _____
or approx. acreage .1521
12. Date(s) of enclosed photograph(s)
1989

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Modern era signage and awning; glazed tile footing; removal of folding glass panels in front of corner store
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: The structure was built as a part of Carteri Center.

SIGNIFICANCE

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

The building was designed by noted San Diego architect Louis J. Gill for Bertram J. Carteri, the prime developer of Normal Heights in the 1920's. Carteri built the combination store/apartment building c. 1925 as part of his Carteri Center development, which was the area's first commercial and residential district (1920-1933). The building represents the optimism of the 1920's development of the Normal Heights area. Architecturally, it represents the then highly popular Spanish Colonial Revival style of architecture.

The structure originally housed a neighborhood corner grocery, butcher, and green grocer, as well as a bakery on the ground floor. The original brick-lined oven is still located within the building. The upper floor is occupied with apartment units. The present hardware store has been in this location since 1937.

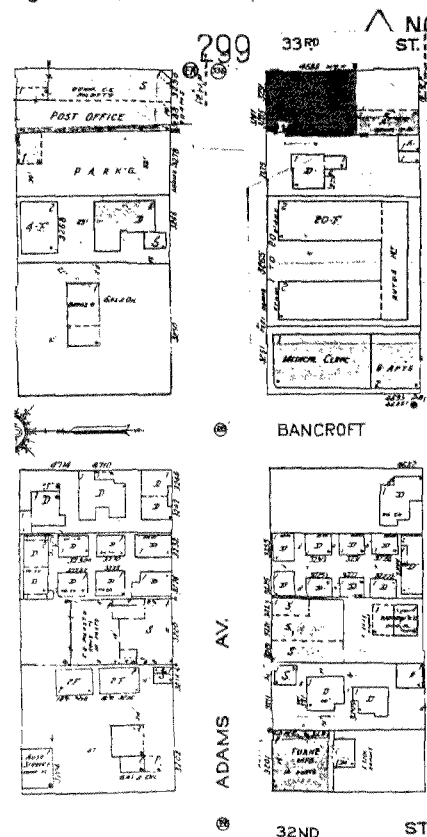
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

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. City Directories 1887-1971; Sanborn Fire Insurance Mapbooks 1921-50, 1954-70; S.D. Progress: c. 1/28/1925; Gebhard, David, A Catalog of the Architectural Drawing Collection.

22. Date form prepared 4/23/90
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 <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 I
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.

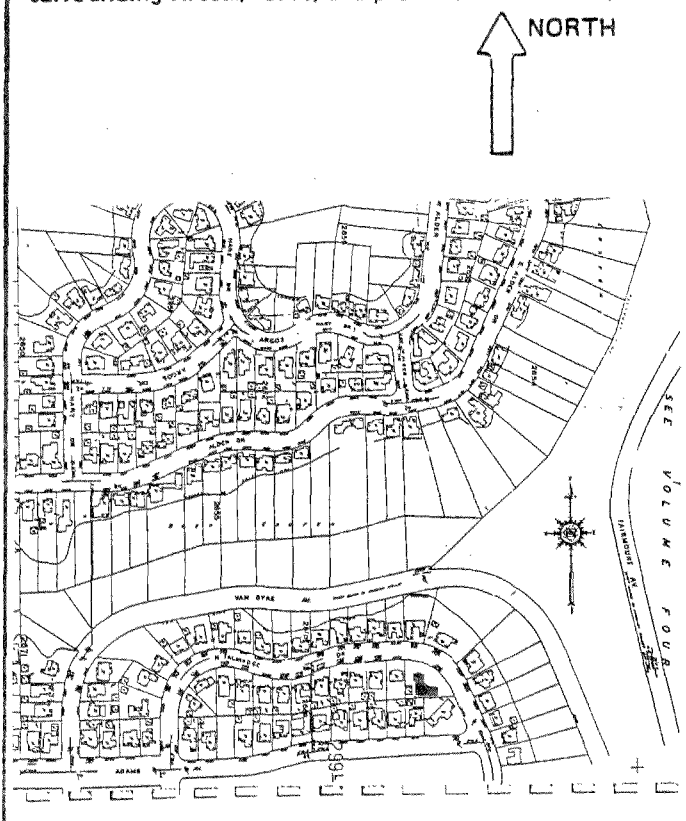
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government 2 Military _____
Religion _____ Social/Education _____

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.

22. Sources (List books, documents, surveys, personal interviews and their dates).
Baumann, Thomas. Kensington/Talmadge, 1910-1985
Date form prepared 7/30/90
By (name) Alex D. Bewil
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):



3. DAVID O. DRYDEN
HISTORIC
DISTRICT

CONTENTS

3. David O. Dryden Historic District

- a. Boundary Description
- b. Boundary Justification
- c. District Map
- d. Statement of Significance from the Greater North Park Survey
- e. Architectural Description from the Greater North Park Survey
- f. Historical Significance from the Greater North Park Survey
- g. State of California the Resources Agency Department of Parks and Recreation, Primary Record
- h. Tabular List of Contributing and Individually Significant Structures within the District
- i. District Forms and DPRs prepared for the Greater North Park Survey

3. David O. Dryden Historic District

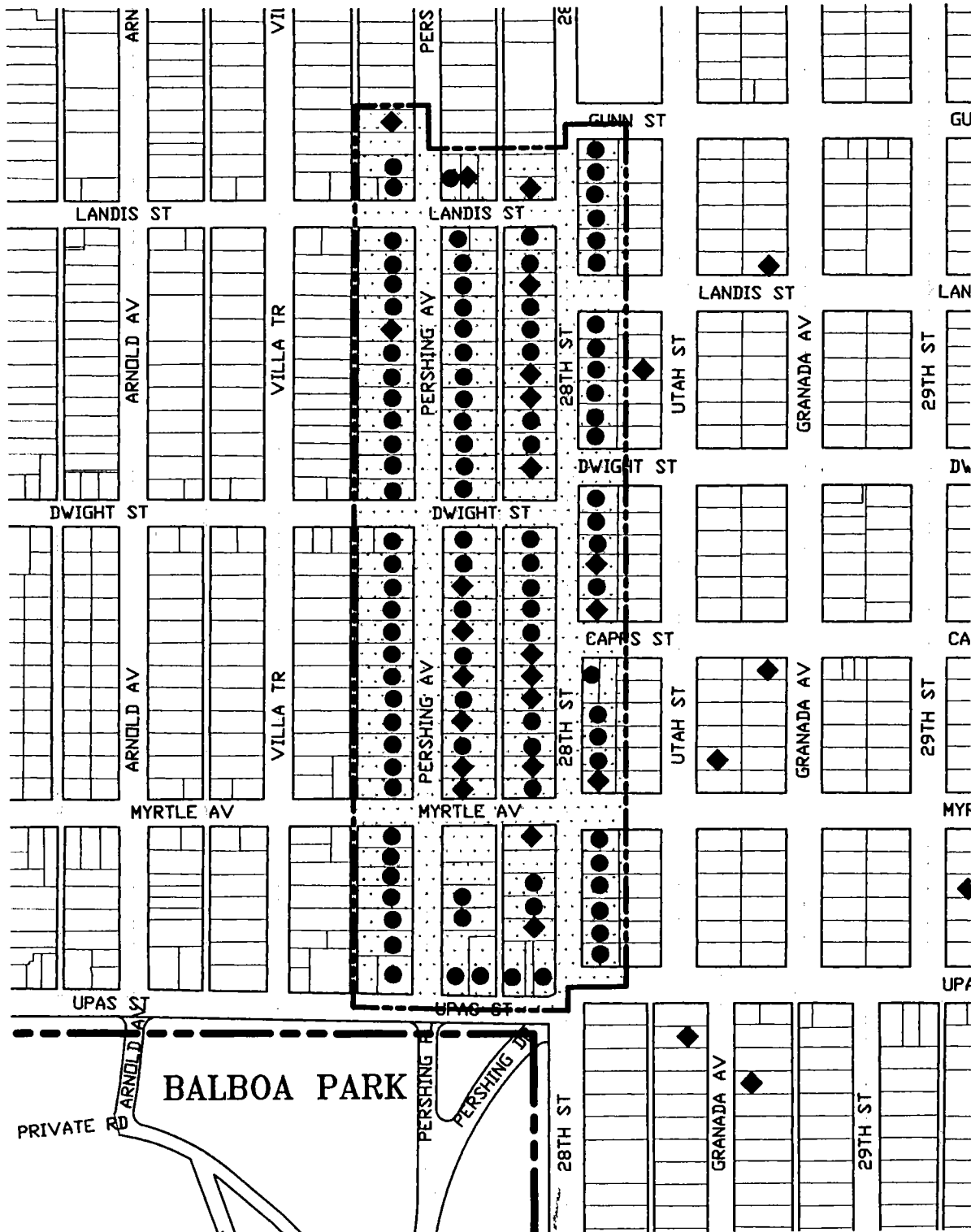
a. Boundary Description

The proposed boundaries for the Dryden District begin at the northern edge of Balboa Park on Upas Street between Villa and Pershing Streets travelling northerly to one parcel north of Landis Street. From there the boundary moves east jogging to Gunn Street at the half block between 28th and Utah Streets. The line then goes south to Upas Street and finally west to the point of origin between Villa and Pershing Streets.

b. Boundary Justification

The proposed boundary encompasses the highest concentration of Dryden designed residences that effect a district relationship.

c. District Map



Boundaries of the potential David O. Dryden Historic District.

d. Statement of Significance from the Greater North Park Survey

THE DAVID OWEN DRYDEN/CRAFTSMAN BUNGALOW DISTRICT

STATEMENT OF SIGNIFICANCE

The David O. Dryden/Craftsman District is a concentration of some (16) Craftsman style bungalows and two-story houses clustered in a five block area along Pershing Avenue and 28th Street, between Upas and Dwight Streets, in the Greater North Park community. The majority of these structures were built between 1915 and 1918 by master craftsman David Owen Dryden and are among the best examples of Dryden's work in the San Diego area. The design and construction of these homes express a close relationship between the earth and personal shelter exemplified by the Arts and Crafts movement of the early part of this century. The movement's ideals of honesty were expressed in the straightforward use of natural materials in the homes' revealed structures. Design elements such as its cobblestone foundations, elephantine columns, exposed eaves and rafters on broadly overhanging low-pitched roofs, and square-cut redwood shingle exterior wall siding, all display architectural features pertaining to the structure, ornamentation and functional planning commonly found in house design and construction methods typified by the Arts and Crafts movement.

Occasionally, this "honesty" became self-indulgent and extroverted, resulting in details that were more expressive than functional. The wooden pagoda-like trusses of the house at 3553 28th Street, along with its oriental upturned roof line and heavily bracketed veranda columns, add much to the bungalow's unusual exotic quality but little to its overall structural integrity. However, while the majority of the houses within the district were built for clients of means, the surrounding neighborhood is a diverse collection of other Craftsman, California and Spanish Colonial Revival bungalows were geared towards middle-class suburbanites. The homes were all built during a time of old-fashioned high-quality construction methods and pride in work. Traditional building materials were used. Superior-quality oak and gum woods can be found in suspended hardwood floors, framing, built-ins and doors. Lath and plaster interior walls had extensive wood paneling, while redwood shingled and clapboard exterior wall cladding was the norm.

Between 1906 and 1917, the City of San Diego had experienced a tremendous amount of commercial development in its downtown area. This growth was underwritten by the eventual acquisition of a steady supply of water and the concurrent development of the city's rail and harbor facilities. Additionally, the city staged a highly successful exposition in Balboa Park, between 1915-16, extolling the area's climatic, agricultural and water-borne resources. This event, the Panama-California International Exposition, helped to create one of the greatest local building booms. The exposition attracted thousands of visitors who chose to return to San Diego to live, work, invest and retire. Because of a this steady stream of new residents, local realtors began to

buy and subdivide several tracts of land neighboring the downtown area, particularly in the areas north of Balboa Park.

Much of this growth was along newly-laid streetcar lines, which provided quick, reliable transportation to and from the heart of the city from these new subdivisions. Between 1910 and 1912, two of these lines converged at the intersection of 30th Street and University Avenue, opening the area for development. In response, real estate speculators purchased and subdivided parcels of land along the streetcar routes. Similar to subdivision development today, these developers installed the subdivision's infrastructure--water and sewer hook-ups, street lighting, curbs, sidewalks, paving, street trees, etc. While several local real estate developers built several spec houses on their tracts to boost sales, most of these developers were merely interested in selling lots, not homes. It was up to the individual lot buyer to contract either an architect or a craftsman/builder to design and construct his home.

Because of the building of several large-scale commercial and financial buildings in San Diego's downtown area, few competent local architects were available who could devote their time and skills towards filling this demand for suburban housing. This design vacuum was filled by building companies and independent craftsmen/builders who contracted out their services. While most of these contractors followed pre-set building plans, available through design catalogs and building construction supply houses, it was the individuality of certain craftsman/builders which helped to contribute to several design variations found in homes built during this time period.

One of these was David Owen Dryden. Dryden, who had previously built homes in the Pacific Northwest and in the Pasadena area, came to San Diego in 1912. More than fifty (50) Craftsman and other Period Revival style homes have been cataloged as having being built in the San Diego area by Dryden by art historian, Donald Covington, Ph.D. (For a more detailed analysis of Dryden's life and accomplishments, please refer to the article by Dr. Covington included in this report).

While Dryden might not have had any formal academic training in the building arts, he may have obtained his craftsman skill in carpentry and building construction from working with his craftsman/builder brother and uncle who owned a sawmill a few miles from his childhood home in Oregon. According to Dr. Covington:

Dryden's architectural style reveals a foundation in the rustic naturalness of vernacular, Pacific coast architecture, with its sensitive use of materials and revealed structure....He (also) had a knack for choosing sites that would best display his structures, corner lots

for instance....Like the Ancient Greeks, Dryden was aware that the most dynamic visual effect of structures was created by angular views where two sides of a building are seen in a contrapuntal relationship. Asymmetrical balance is also a constant feature in the plans and exteriors of his houses as is fine proportion of parts and surface details.

In the mid-1890s, Dryden moved from Oregon to the San Gabriel Valley of Los Angeles County. It was while building spec houses in the Monrovia area that Dryden was influenced by the work done by the Greene Brothers of nearby Pasadena. It was while working in the San Gabriel Valley that his style matured beyond that of a carpenter, who relied upon redundant, standardized and conventional ideas, to a more mature and confident independent Craftsman style.

Dryden's transformation is highlighted by Dr. Covington:

Dryden created a dynamic effect...by massing related but contrasted elements. (For example,) plans might be simple squares or rectangles, but the resulting structure was often a complex mixing of protruding oriel windows or fireplace inglenooks. Solids were contrasted with the transparencies of verandas, pergolas, and porte-cocheres. All of these enrichments were further enhanced by clusters of broad-angled roof lines with vented gables facing opposing directions. A single building often took on the visual character of a cluster of small cottages.

It was during this period in Monrovia that Dryden learned his craft in what is now identified as the California Craftsman or Craftsman Bungalow style. Examples of this influence in Dryden's work are revealed in his use of bands of casement windows, as well as open porches and verandas, all of which allowed, in the best example of Craftsman design, for greater quantities of air and natural light to be let in.

The announcement in Monrovia in 1911 of the planning and building for the Panama-California International Exposition of 1915 in San Diego lured Dryden to San Diego the following year. He, his wife, Isabel (who often helped him planning colors and surface details, as well as in interior decoration), and their children all came to San Diego in 1912. He immediately began to build several spec houses in the West End and Park Villas additions, west of 30th Street and south of University Avenue. Dryden, his wife and three children, lived in one of these houses (3548 Granada Street) while he was working on several houses in the study area.

From 1912 to 1915, Dryden's fame as a builder of note manifested itself in a number of new contracts. Many examples of his work can also be found in the Loma Portal and Mission Beach areas.

During this time Dryden was also involved in contractual work with local developers George M. Hawley and D.C. Collier building homes in their Valle Vista addition along Panorama Drive in neighboring University Heights.

However, it was the building of the Carr residence (3553 28th Street) in the West End Addition which directly influenced the development of the largest concentration of Dryden-built homes in the area. Completed on June 22, 1915 for George Carr, Secretary of the Independent Sash and Door Company, the Carr residence was Dryden's most extroverted attempt at the oriental mode of the Craftsman movement. More often found in the Craftsman style homes of Pasadena than in San Diego, the house's extruded elements offers a bold, unusual shape on the corner of 28th and Capps Streets.

After the completion of the Carr residence, Dryden experienced his most intense periods of construction in the Park Villas and West End additions. The greatest concentration being along Oregon (today's Pershing Avenue) and Idaho (today's 28th Street; present street names will be used throughout the text) Streets north of the northeastern corner of Balboa Park (Oregon Street was renamed Pershing Avenue after 1922, when it was connected to Pershing Drive). Towards the end of the year, in December of 1915, Dryden completed a small single-story home for himself and his family (3536 28th Street). Here he was able to supervise the building of over thirty homes in the immediate vicinity, as well as numerous others in other communities.

By 1916, Dryden was involved in the building of several substantial homes in the Park Villas subdivision. The first of these was a two-story redwood board and shingle Craftsman style home (3446 28th Street) begun on January 7th. Dryden's construction schedule allowed for approximately six weeks for completion from framing and sheathing the skeleton to interior finishings. This particular home took two months due to torrential rains during 1916. When it was completed in early March, it was sold to retired Chicago manufacturer and proprietor of a paint and varnish company, John Carman Thurston. Mr. Thurston set about converting the grounds of his property into an arcadian estate which included a pergola, citrus and fruit trees, and a trellis of climbing flowering vines. Mr. Thurston has also been identified as having developed certain properties along 28th Street.

From 1916-17, Dryden's work steadily increased along 28th Street and Pershing Avenue. It was during this time that Dryden became identified as a builder of quality homes and bungalows for affluent middle-class professionals and retired industrialists who came to San Diego eager to live in a patrician-like semi-rural villa, surrounded by gardens, orchards and manicured lawns, while only a short trolley ride away from the financial,

commercial and entertainment establishments of downtown San Diego.

Dryden's activities in the area spurred other craftsmen/builders to get into the act. One of these, Edward F. Bryans, has also been identified with having built a number of Craftsman style homes in the area. A native of Minnesota, Bryans too came to San Diego in 1912. A contemporary account of Bryans in San Diego Union credits Bryans with having completed over 152 homes and apartment buildings in San Diego by 1922. Bryans has also been identified as being responsible for the building of over twenty-two-story apartment buildings along Park Boulevard in the 1920s. Just as Dryden had done, Bryans built a small bungalow for himself and his family (3544 Pershing Avenue) while building homes in the immediate area. In 1933, Bryans was honored by the local chapter of the American Institute of Architects for his collaboration with architect Frank W. Stephenson on building the Streicher Shoe Company's store on Fifth Avenue in downtown San Diego's commercial district.

Bryans was able to weather the depressed real estate and building market, which developed during the United States entrance into WWI, however, Dryden was not so fortunate. His earlier business methods worked well in the beginning. Dryden would purchase a lot, mortgage it in order to purchase building supplies and hire workers, then sell the property upon completion. A portion of his profits were reinvested in the buying of additional lots which he proceeded to build upon.

However, Dryden exhibited naive and imprudent business practices during this time. He would literally throw money away and was known to be careless in his bookkeeping with very little formal accounting of costs and profits. It was the entering of the United States into WWI, which brought about shortages of manpower, government control of building materials and inflation, which made house construction extremely risky. Dryden was unable to gain enough contracts to safeguard payments against the many high interest loans which he had accrued.

Additionally, Dryden refused to cut corners and insisted on using quality materials on the commissions he did get during this time. He was also involved in several lawsuits against him and his creditor, John N. Haskell, Jr., by the Rus Lumber and Mill Company and others, due to nonpayment of bills. Haskell's liberal financing of Dryden's projects, and alleged unethical business practices, also contributed to his debt problems. In a desperate attempt to pay off loans, Dryden took out second mortgages at higher interest rates. A series of liens and litigations in the winter of 1918 eventually led to his financial ruin. Dryden's financial problems forced him to sell his home on 28th Street. He and his family moved to Long Beach in November of that year. His wife and children lived in Long Beach while he

travelled back to Oregon in 1919 in an attempt to recover financially.

Dryden returned to San Diego in 1921, where the climate was again conducive to real estate development. Once again he began to buy and develop lots. By this time, however, post-WWI architectural tastes had shifted from the Craftsman style to the more romantic stuccoed "Spanish hacienda" and other period revival styled homes. After a short period building homes in San Diego, Dryden moved up north to the San Francisco Bay area. Here he engaged in a lucrative pursuit building Spanish bungalows in the new suburbs of Richmond, San Leandro and Oakland. Unfortunately, the economic crash and depression of 1929 again cut short his plans for a successful career as a home developer. Dryden passed away in 1946.

A lasting tribute to men like Dryden and Bryans is that their works can still be found in some of the older suburban communities of San Diego. These extant homes represent past architectural trends, tastes and a look at the social, commercial and physical influences which helped to shape and create one of San Diego's earliest suburban neighborhoods. Many homes have been able to survive modernization over the years and have continued to attract homeowners interested in living in well-built homes echoing simpler times.

Researched and Prepared by:
Alexander D. Bevil
Land Use Historian
August 19, 1992

REFERENCE WORKS

- Alexander, W.E. Plat Book: San Diego County, California. Los Angeles: Pacific Plant Book Company, n.d. (ca. 1914).
- "Architects Vote San Diego 200 Honor Awards; Balboa Park Structures Win Highest Praise." San Diego Union. 30 Jun 1933, n.p. California Room, San Diego Public Library.
- City of San Diego. California Room, San Diego Public Library. Sanborn Fire Insurance Map Books, 1921-1970; San Diego City and County Directories, 1886-1984.
- _____. Department of Water Utilities. Sewer and Water Permits.
- Covington, Donald. "David Owen Dryden: A Builder in the Craftsman Style." Journal of San Diego History. 37 (Winter 1991): 30-52.
- Covington, Donald. Personal interviews by Author. Aug 1992.
- Covington, Donald to William Levin, Senior Planner and Secretary to the San Diego Historical Sites Board, 23 Jul 1992. Office of Strategic Planning, City of San Diego Planning Department.
- "Edward Bryans Services Set at Greenwood." (Obit.) San Diego Union. 16 Aug 1973, B8.
- Ford, Larry. "The Historical Evolution of the San Diego Cityscape. As found in San Diego: an Introduction to the Region. ed. Philip Pryde, 189-207. Dubuque: Kendall/Hunt, 1984.
- Gottfried, Herbert and Jan Jennings. American Vernacular Design: 1870-1940. Ames, Iowa: Iowa State University Press, 1985.
- "Robert O. Zumwalt." (Obit.) San Diego Union. 3 Jul 1975, B8.

ADDENDUM

Covington, Donald. "David Owen Dryden: A Builder in the Craftsman Style." Journal of San Diego History. 37 (Winter 1991): 30-52.

- e. Architectural Description from the Greater North Park Survey

f. Historical Significance from the Greater North Park Survey

THE DAVID O. DRYDEN/CRAFTSMAN DISTRICT

ARCHITECTURAL DESCRIPTION

The David O. Dryden/Craftsman District is a cluster of some (16) single-and double-story Craftsman Era style homes, as well as other examples of mid-1920s to early 1940s suburban housing stock, clustered in a five block area along Pershing Avenue and 28th Street (to the west and east, respectively) and between Dwight and Upas Streets (to the north and south, respectively), in the Greater North Park community. The houses along Pershing Avenue lie along a natural ridge overlooking what was once a broad arroyo. Within this arroyo, as well as the surrounding neighborhood, are a diverse collection of other Craftsman, Prairie and Period Revival style homes built by Dryden and his contemporaries. The southern boundary of the district (Upas Street) borders the northeastern section of Balboa Park, which offers views of the park and downtown San Diego.

THE DAVID O. DRYDEN/CRAFTSMAN DISTRICT

HISTORIC SIGNIFICANCE

The David O. Dryden/Craftsman district is a concentration of some (16) single-story Craftsman style bungalows and double-story houses designed and built between 1915-18 by master craftsman David O. Dryden. Design elements such as cobblestone foundations, elephantine columns, exposed eaves and rafters on broadly overhanging low-pitched roofs, and square-cut redwood shingle exterior wall siding, all display architectural features pertaining to the structure, ornamentation and functional planning commonly found in house design and construction methods typified by the American Arts and Crafts movement of the early 20th century. Additionally, the surrounding neighborhood contains a diverse collection of Prairie, California Bungalow, Period Revival and early 1940s California Ranch style homes built between 1918-41.

- g. State of California the Resources Agency Department of Parks and Recreation, Primary Record

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 #: David O. Dryden District

P1. Other Identifier: David O. Dryden / Craftsman District

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

b. USGS 7.5' Quad 112 Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address Pershing Avenue, 28th Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone 11, _____ mE/ _____ mN

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

A 487455"3622500 B 487455"3622500 C 487580"3622745

D 487560"3622400

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

Cross-Corridor: Dwight & Upas Streets

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

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

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

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1913F.41F

*P7. Owner and Address:

See Following Forms

*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)

Project Related

*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) _____

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: David O. Dryden District

B1. Historic Name: David O. Dryden / Craftsman District

B2. Common Name: David O. Dryden District

B3. Original Use: _____ B4. Present Use: _____

*B5. Architectural Style: _____

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

Alterations: Aluminum slide & louvered windows, room additions.

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

*B8. Related Features:

02-Single family properties, 03-multiple family properties

B9a. Architect: See attached forms b. Builder: David O. Dryden & others

*B10. Significance: Theme Residential Architecture Area Greater North Park

Period of Significance 1913-1941 Property Type District 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:

See attached forms

(Sketch Map with north arrow required)

B13. Remarks:

*B14. Evaluator: Alex D. Bevil

Date of Evaluation: 08/9/1992

(This space reserved for official comments.)

h. Tabular List of Contributing and Individually Significant Structures within the District

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
438-150-11	4724			PANORAMA	DRIVE	1910'S	CRAFTSMAN	OUTSIDE IS-D-DRYDEN	DPR	RESIDENTIAL SF	GOOD
438-150-30	4780			PANORAMA	DRIVE	1914	CRAFTSMAN	OUTSIDE IS-D-DRYDEN	DPR	RESIDENTIAL SF	GOOD
438-162-03	2203			CLIFF	STREET	1910'S	CRAFTSMAN	OUTSIDE IS-D-DRYDEN	DPR	RESIDENTIAL SF	GOOD
438-162-14	2242			ADAMS	AVENUE	1910'S	CRAFTSMAN	OUTSIDE IS-D-DRYDEN	DPR	RESIDENTIAL SF	GOOD
438-162-15	2230-32			ADAMS	AVENUE	1910'S	CRAFTSMAN	OUTSIDE IS-D-DRYDEN	DPR	RESIDENTIAL SF	GOOD
453-091-15	3706			PERSHING	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	152-25	RESIDENTIAL SF	GOOD
453-091-16	3712			PERSHING	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	152-24	RESIDENTIAL SF	FAIR
453-091-18	3728			PERSHING	AVENUE	1910'S	CALIFORNIA BUNGALOW	IS-D-DRYDEN	DPR	RESIDENTIAL SF	GOOD
453-092-12	2704			LANDIS	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	154-06	RESIDENTIAL SF	GOOD
453-092-13	2710			LANDIS	STREET	1910'S	CRAFTSMAN	CS-D-DRYDEN	DPR/ 154-05	RESIDENTIAL SF	GOOD
453-092-27	3706			28TH	STREET	1910'S	CRAFTSMAN	IS-D-DRYDEN	DPR/ 154-04	RESIDENTIAL SF	GOOD
453-104-01	3741-43			28TH	STREET	1920'S	CRAFTSMAN	CS-D-DRYDEN	154-03	DUPLEX	GOOD
453-104-02	3737			28TH	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	154-02	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
453-104-03	3727			28TH	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	154-01	RESIDENTIAL SF	FAIR
453-104-04	3719			28TH	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	153-37	RESIDENTIAL SF	POOR
453-104-04	3715			28TH	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	153-37	RESIDENTIAL SF	POOR
453-104-05	3711			28TH	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	153-36	RESIDENTIAL SF	GOOD
453-104-06	3705			28TH	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	153-35	RESIDENTIAL SF	GOOD
453-231-17	3604			PERSHING	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	153-12	RESIDENTIAL SF	GOOD
453-231-18	3612-14			PERSHING	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	153-11	DUPLEX	GOOD
453-231-19	3620			PERSHING	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	153-10	RESIDENTIAL SF	GOOD
453-231-20	3630			PERSHING	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	153-09	RESIDENTIAL SF	GOOD
453-231-21	3638			PERSHING	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	153-08	RESIDENTIAL SF	GOOD
453-231-22	3644			PERSHING	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	153-07	RESIDENTIAL SF	GOOD
453-231-23	3650			PERSHING	AVENUE	1920'S	CRAFTSMAN	CS-D-DRYDEN	153-06	RESIDENTIAL SF	GOOD
453-231-24	3660			PERSHING	AVENUE	1920'S	CRAFTSMAN	IS-D-DRYDEN	152-05	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
453-231-25	3668			PERSHING	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	152-04	RESIDENTIAL SF	GOOD
453-231-26	3676			PERSHING	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	152-03	RESIDENTIAL SF	GOOD
453-231-27	3686			PERSHING	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	152-02	RESIDENTIAL SF	GOOD
453-231-28	3696			PERSHING	AVENUE	1920'S	MISSION REVIVAL	CS-D-DRYDEN	152-01	RESIDENTIAL SF	GOOD
453-232-02	3691			PERSHING	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	152-23	RESIDENTIAL SF	GOOD
453-232-03	3685			PERSHING	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-DRYDEN	152-22	RESIDENTIAL SF	GOOD
453-232-04	3675			PERSHING	AVENUE	1920'S	BUNGALOW	CS-D-DRYDEN	152-21	RESIDENTIAL SF	GOOD
453-232-05	3667			PERSHING	AVENUE	1920'S	BUNGALOW	CS-D-DRYDEN	152-20	RESIDENTIAL SF	GOOD
453-232-06	3661			PERSHING	AVENUE	1920'S	BUNGALOW	CS-D-DRYDEN	152-19	RESIDENTIAL SF	GOOD
453-232-07	3653			PERSHING	AVENUE	1920'S	BUNGALOW	CS-D-DRYDEN	152-18	RESIDENTIAL SF	GOOD
453-232-08	3645			PERSHING	AVENUE	1920'S	BUNGALOW	CS-D-DRYDEN	152-17	RESIDENTIAL SF	GOOD
453-232-09	3635			PERSHING	AVENUE	1920'S	BUNGALOW	CS-D-DRYDEN	152-16	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
453-232-10	3629			PERSHING	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	152-15	RESIDENTIAL SF	GOOD
453-232-11	3619			PERSHING	AVENUE	1920'S	COLONIAL REVIVAL	CS-D-DRYDEN	152-14	RESIDENTIAL SF	GOOD
453-232-12	3611			PERSHING	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	152-13	RESIDENTIAL SF	GOOD
453-232-13	3607			PERSHING	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	152-12	RESIDENTIAL SF	GOOD
453-232-14	2727-29			LANDIS	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	154-07	DUPLEX	GOOD
453-232-14	3696			28TH	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	154-08		GOOD
453-232-15	3686			28TH	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	154-09	RESIDENTIAL SF	GOOD
453-232-16	3676			28TH	STREET	1920'S	CRAFTSMAN	IS-D-DRYDEN	DPR/ 154-10	RESIDENTIAL SF	GOOD
453-232-17	3668			28TH	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	154-11	RESIDENTIAL SF	GOOD
453-232-18	3660			28TH	STREET	1920'S	COLONIAL REVIVAL	CS-D-DRYDEN	154-12	RESIDENTIAL SF	GOOD
453-232-19	3650			28TH	STREET	1920'S	MISSION REVIVAL	CS-D-DRYDEN	154-13	RESIDENTIAL SF	GOOD
453-232-24	3614			28TH	STREET	1910'S	CRAFTSMAN	IS-D-DRYDEN	DPR/ 154-18	RESIDENTIAL SF	GOOD
453-241-03	3628			UTAH	STREET	1913	CRAFTSMAN	OUTSIDE IS-D-DRYDEN	DPR	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
453-241-07	3605			28TH	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	153-29	RESIDENTIAL SF	GOOD
453-241-08	3611			28TH	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	153-30	RESIDENTIAL SF	GOOD
453-241-09	3619			28TH	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	153-31	RESIDENTIAL SF	GOOD
453-241-10	3629			28TH	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	153-32	RESIDENTIAL SF	GOOD
453-241-11	3635			28TH	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-DRYDEN	153-33	RESIDENTIAL SF	GOOD
453-241-12	3645			28TH	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	153-34	RESIDENTIAL SF	FAIR
453-244-01	3595			28TH	STREET	1921	CALIFORNIA BUNGALOW	CS-D-DRYDEN	DIST	RESIDENTIAL SF	
453-244-02	3585			28TH	STREET	1921	CALIFORNIA BUNGALOW	CS-D-DRYDEN	DIST	RESIDENTIAL SF	
453-244-03	3575			28TH	STREET	1916	CRAFTSMAN	CS-D-DRYDEN	DIST	RESIDENTIAL SF	
453-244-04	3571			28TH	STREET	1915	CRAFTSMAN	IS-D-DRYDEN	DPR	RESIDENTIAL SF	GOOD
453-244-05	3563			28TH	STREET	1916	ITALIAN RENAISSANCE	CS-D-DRYDEN	DIST	RESIDENTIAL SF	
453-244-06	3553			28TH	STREET	1915	CRAFTSMAN	IS-D-DRYDEN	DPR	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
453-332-06	3553			PERSHING	AVENUE	1922	SPANISH COLONIAL REVIVAL	CS-D-DRYDEN	DIST	RESIDENTIAL SF	GOOD
453-332-16	2632			MYRTLE	AVENUE	1940	CALIFORNIA RANCH	CS-D-DRYDEN	DIST	RESIDENTIAL SF	GOOD
453-332-17	3510-12			PERSHING	AVENUE	1916	CRAFTSMAN	CS-D-DRYDEN	DIST	RESIDENTIAL SF	GOOD
453-332-18	3520			PERSHING	AVENUE	1916	CRAFTSMAN	CS-D-DRYDEN	DIST	RESIDENTIAL SF	GOOD
453-332-19	3536			PERSHING	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	152-11	RESIDENTIAL SF	FAIR
453-332-20	3530			PERSHING	AVENUE	1916	CRAFTSMAN	CS-D-DRYDEN	DIST	RESIDENTIAL SF	GOOD
453-332-21	3544			PERSHING	AVENUE	1913	CRAFTSMAN	CS-D-DRYDEN	DIST	RESIDENTIAL SF	GOOD
453-332-22	3552			PERSHING	AVENUE	1922	CALIFORNIA BUNGALOW	CS-D-DRYDEN	DIST	RESIDENTIAL SF	GOOD
453-332-23	3562			PERSHING	AVENUE	1917	CRAFTSMAN	CS-D-DRYDEN	DIST	RESIDENTIAL SF	GOOD
453-332-24	3570			PERSHING	AVENUE	1923	SPANISH COLONIAL REVIVAL	CS-D-DRYDEN	DIST	RESIDENTIAL SF	GOOD
453-332-25	3578			PERSHING	AVENUE	1917	CRAFTSMAN	CS-D-DRYDEN	DIST	RESIDENTIAL SF	GOOD
453-332-26	3584			PERSHING	AVENUE	1927	CALIFORNIA BUNGALOW	CS-D-DRYDEN	DIST	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
453-332-28	3592			PERSHING	AVENUE	1923	CALIFORNIA BUNGALOW	CS-D-DRYDEN	DIST	RESIDENTIAL SF	GOOD
453-333-01	3593			PERSHING	AVENUE	1923	PRAIRIE	CS-D-DRYDEN	DIST	RESIDENTIAL SF	GOOD
453-333-03	3575			PERSHING	AVENUE	1917	CRAFTSMAN	IS-D-DRYDEN	NO PHOTO/ DPR	RESIDENTIAL SF	GOOD
453-333-04	3567			PERSHING	AVENUE	30'S/40'S		CS-D-DRYDEN	DIST	RESIDENTIAL SF	GOOD
453-333-05	3559			PERSHING	AVENUE	1917	CRAFTSMAN	IS-D-DRYDEN	NO PHOTO/ DPR	RESIDENTIAL SF	GOOD
453-333-07	3543			PERSHING	AVENUE	1917	CRAFTSMAN	IS-D-DRYDEN	NO PHOTO/ DPR	RESIDENTIAL SF	GOOD
453-333-08	3535			PERSHING	AVENUE	1925	SPANISH COLONIAL REVIVAL	CS-D-DRYDEN	DIST	RESIDENTIAL SF	GOOD
453-333-09	3527			PERSHING	AVENUE	1918	CRAFTSMAN	IS-D-DRYDEN	NO PHOTO/ DPR	RESIDENTIAL SF	GOOD
453-333-10	3521			PERSHING	AVENUE	1922	CALIFORNIA BUNGALOW	CS-D-DRYDEN	DIST	RESIDENTIAL SF	GOOD
453-333-11	3511			PERSHING	AVENUE	1916	CALIFORNIA BUNGALOW	IS-D-DRYDEN	NO PHOTO/ DPR	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
453-333-12	3503			PERSHING	AVENUE	1917	CALIFORNIA BUNGALOW	IS-D-DRYDEN	NO PHOTO/ DPR	RESIDENTIAL SF	GOOD
453-333-13	3594			28TH	STREET	1925	SPANISH COLONIAL REVIVAL	CS-D-DRYDEN	DIST	RESIDENTIAL SF	
453-333-14	3584			28TH	STREET	1924	CALIFORNIA BUNGALOW	CS-D-DRYDEN	DIST	RESIDENTIAL SF	
453-333-15	3574			28TH	STREET	1916	CRAFTSMAN	CS-D-DRYDEN	DIST	RESIDENTIAL SF	
453-333-16	3570			28TH	STREET	1916	CRAFTSMAN	CS-D-DRYDEN	DIST	RESIDENTIAL SF	
453-333-17	3560			28TH	STREET	1915	CRAFTSMAN	CS-D-DRYDEN	DIST	RESIDENTIAL SF	
453-333-18	3554			28TH	STREET	1916	CRAFTSMAN	IS-D-DRYDEN	NO PHOTO/ DPR	RESIDENTIAL SF	GOOD
453-333-19	3546			28TH	STREET	1915	CRAFTSMAN	IS-D-DRYDEN	NO PHOTO/ DPR	RESIDENTIAL SF	GOOD
453-333-20	3536			28TH	STREET	1915	CRAFTSMAN	IS-D-DRYDEN	DIST/ DPR	RESIDENTIAL SF	GOOD
453-333-21	3528			28TH	STREET	1916	CRAFTSMAN	CS-D-DRYDEN	DIST	RESIDENTIAL SF	
453-333-22	3520			28TH	STREET	1916	CRAFTSMAN	CS-D-DRYDEN	DIST	RESIDENTIAL SF	

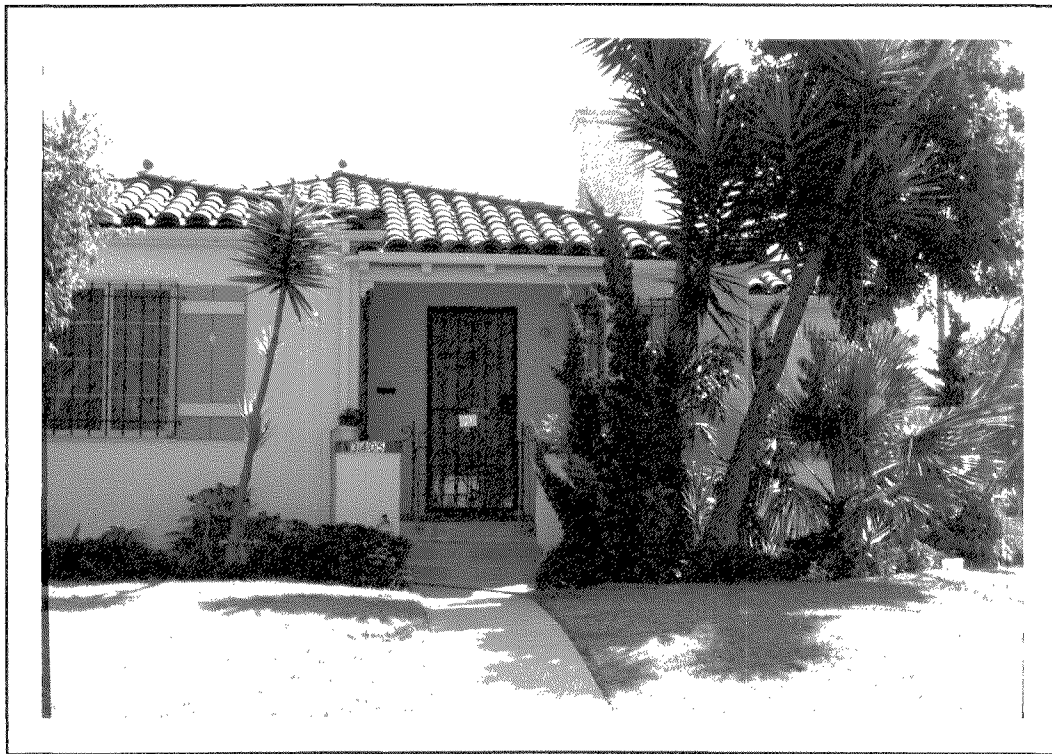
APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
453-333-23	3516			28TH	STREET	1916	CRAFTSMAN	IS-D-DRYDEN	NO PHOTO/DPR	RESIDENTIAL SF	GOOD
453-333-24	3506			28TH	STREET	1921	CRAFTSMAN	CS-D-DRYDEN	DIST	RESIDENTIAL SF	
453-391-14	3404			PERSHING	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-DRYDEN	153-19	RESIDENTIAL SF	GOOD
453-391-15	3410			PERSHING	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	153-18	RESIDENTIAL SF	FAIR
453-391-16	3420			PERSHING	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	153-17	RESIDENTIAL SF	GOOD
453-391-17	3424			PERSHING	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	153-16	RESIDENTIAL SF	GOOD
453-391-18	3432			PERSHING	AVENUE	1920'S	COLONIAL REVIVAL	CS-D-DRYDEN	153-15	RESIDENTIAL SF	GOOD
453-391-19	3444			PERSHING	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-DRYDEN	153-14	RESIDENTIAL SF	GOOD
453-391-20	3448			PERSHING	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-DRYDEN	153-13	RESIDENTIAL SF	GOOD
453-392-03	3425			PERSHING	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	152-10	RESIDENTIAL SF	GOOD
453-392-04	3415			PERSHING	AVENUE	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	152-09	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
453-392-05	2704			UPAS	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	153-26	RESIDENTIAL SF	GOOD
453-392-06	2718			UPAS	STREET	1920'S	MISSION REVIVAL	CS-D-DRYDEN	153-27	RESIDENTIAL SF	GOOD
453-392-07	3446			28TH	STREET	1916	CRAFTSMAN	IS-D-DRYDEN	NO PHOTO/ DPR	RESIDENTIAL SF	GOOD
453-392-09	3430			28TH	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	DIST	RESIDENTIAL SF	
453-392-10	3420			28TH	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	DIST	RESIDENTIAL SF	
453-392-11	3412			28TH	STREET	1917	CRAFTSMAN	IS-D-DRYDEN	NO PHOTO/ DPR	RESIDENTIAL SF	GOOD
453-392-13	2728			UPAS	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-DRYDEN	153-28	RESIDENTIAL SF	GOOD
453-392-14	2738			UPAS	STREET	1916	CRAFTSMAN	CS-D-DRYDEN	DIST	RESIDENTIAL SF	GOOD
453-401-07	3505			28TH	STREET	1916	CRAFTSMAN	IS-D-DRYDEN	NO PHOTO/ DPR	RESIDENTIAL SF	GOOD
453-401-13	3511			28TH	STREET	1926	SPANISH COLONIAL REVIVAL	CS-D-DRYDEN	DIST	RESIDENTIAL SF	FAIR
453-401-14	3519			28TH	STREET	1925	CRAFTSMAN	CS-D-DRYDEN	DIST	RESIDENTIAL SF	

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
453-401-15	3529			28TH	STREET	1925	MEDITERRANEAN	CS-D-DRYDEN	DIST	RESIDENTIAL SF	
453-401-16	2801			CAPPS	STREET	1913	CRAFTSMAN	CS-D-DRYDEN	DIST	RESIDENTIAL SF	
453-402-05	3511			UTAH	STREET	1910'S	CRAFTSMAN	OUTSIDE IS-D-DRYDEN	DPR	RESIDENTIAL SF	GOOD
453-402-12	3548			GRANADA	AVENUE	1910	CRAFTSMAN	OUTSIDE IS-D-DRYDEN	DPR	RESIDENTIAL SF	GOOD
453-404-01	3445			28TH	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-DRYDEN	153-25	RESIDENTIAL SF	GOOD
453-404-02	3435			28TH	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-DRYDEN	153-24	RESIDENTIAL SF	GOOD
453-404-03	3429			28TH	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-DRYDEN	153-23	RESIDENTIAL SF	GOOD
453-404-04	3419			28TH	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-DRYDEN	153-22	RESIDENTIAL SF	GOOD
453-404-05	3411			28TH	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-DRYDEN	153-21	RESIDENTIAL SF	GOOD
453-404-06	3405			28TH	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-DRYDEN	153-20	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
453-415-03	3427			29TH	STREET	1910'S	CRAFTSMAN	OUTSIDE IS-D-DRYDEN	DPR	RESIDENTIAL SF	GOOD
453-421-13	3503			RAY	STREET	1910'S	CRAFTSMAN	OUTSIDE IS-D-DRYDEN	DPR	RESIDENTIAL SF	GOOD
453-471-12	3388			GRANADA	AVENUE	1910'S	CALIFORNIA BUNGALOW	OUTSIDE IS-D-DRYDEN	DPR	RESIDENTIAL SF	GOOD
453-472-05	3367			GRANADA	AVENUE	1910'S	CRAFTSMAN	OUTSIDE IS-D-DRYDEN	DPR	RESIDENTIAL SF	GOOD
453-520-15	3120			GRANADA	AVENUE	1910'S	CRAFTSMAN	OUTSIDE IS-D-DRYDEN	DPR	RESIDENTIAL SF	GOOD
453-520-17	3136			GRANADA	AVENUE	1910'S	CRAFTSMAN	OUTSIDE IS-D-DRYDEN	DPR	RESIDENTIAL SF	GOOD
453-651-19	3049			PALM	STREET	1912	CRAFTSMAN	OUTSIDE IS-D-DRYDEN	DPR	RESIDENTIAL SF	GOOD
453-651-20	3039			PALM	STREET	1910'S	CRAFTSMAN	OUTSIDE IS-D-DRYDEN	DPR	RESIDENTIAL SF	GOOD

- i. District Forms and DPRs prepared for the Greater North Park Survey
 - The following Historic Resource Inventory Forms are for historic resources attributed to David O. Dryden. The resources are located both within and outside of the proposed historic district. Duplicates of these forms are all so placed in Volume 2, IV. Historic Resources Inventory Forms (DPR 523), the sequential arrangement of the survey are's DPR 523s.



71. UTM:
3405 28th Street
Legal Description:

Assessor Parcel Number #453-404-06
Construction Date: 1920's

Zoning:
Present Owner:

Spanish revival single family residence, one story. Contributing resource to district.



72. UTM:
3411 28th Street
Legal Description:

Assessor Parcel Number #453-404-05
Construction Date: 1920's

Zoning:
Present Owner:

Spanish revival single family residence, one story. Contributing resource to district.



1. UTM: 11/487560/3622425 Parcel #453-392-11
3412 28th Street (2104-5-1) Construction Date: 1917
Legal Description: Blk 66, Lot 33 / Ex St / & Lot 34 / Ex St
/ Park Villas Addition
Zoning: R1-5000
Present Owner: Gallivan, Michael & Daphne
3412 28th Street
San Diego, CA 92104

This one- to two-story Craftsman style house is built on a rectangular plan with a smaller gable-ended unit on top of a larger cross-gabled ground floor. Craftsman/builder David O. Dryden completed it in 1917 for dentist T.S. Childs and his wife Carlotta. Widely overhanging roof eaves, square-cut wood shingle siding and combination casement and fixed windows, all display architectural features pertaining to the structure, ornamentation and functional planning commonly found in house design and construction methods typified by the American Arts and Crafts movement of the early 20th century.



73. UTM:
3419 28th Street
Legal Description:

Assessor Parcel Number #453-404-04
Construction Date: 1920's

Zoning:
Present Owner:

Spanish revival single family residence, one story. Contributing resource to the district.



2. UTM: 11/487560/3622427 Parcel #453-392-10
3420 28th Street (2104-5-2) Construction Date: ca. 1921
Legal Description: Blk 66, Lot 33 / Exc St / & Lot 34 / Exc
St. / Park Villas Addition
Zoning: R1-5000
Present Owner: Fisher, Gene Kendro & Sheila
3420 28th Street
San Diego, CA 92104

While this cross-gabled California Bungalow has been greatly altered over the years, it should at least be identified as part of the historic development of the neighborhood during the early 1920s when Pershing Drive connected downtown San Diego to this area. Enough of the original footprint of the bungalow remains to endorse restoration (if so desired by its owners). Once restored, further research on the bungalow's, and its past owners' history, might be warranted in order to determine its historic significance towards the development of the surrounding neighborhood.



74. UTM:
3429 28th Street
Legal Description:

Assessor Parcel Number #453-404-03
Construction Date: 1920's

Zoning:
Present Owner:

Spanish revival single family residence, one story. Contributing resource to district.



3. UTM: 11/487560/3622440 Parcel #453-392-09
3430 28th Street (2104-5-3) Construction Date: ca. 1924
Legal Description: Blk 66, Lot 29 / Exc St / & Lot 30 / Exc
St. / Park Villas Addition
Zoning: R1-5000
Present Owner: Arkeen, Goldie & Rainwater, Robert M.
3430 28th Street
San Diego, CA 92104

In 1922, Pershing Drive was completed from downtown San Diego up through the eastern section of Balboa Park to Upas Street. As a result, Oregon Street was changed to Pershing Avenue and used as a connecting road to University Avenue's business district. This precipitated a second wave of residential development throughout the area. This front-gabled California Bungalow was one of several built in the immediate area bordering Pershing Avenue in the early 1920s. An interesting design feature is the porte-cochere extending off of the enclosed front porch.



75. UTM:
3435 28th Street
Legal Description:

Assessor Parcel Number #453-404-02
Construction Date: 1920's

Zoning:
Present Owner:

Spanish revival single family residence, one story. Contributing resource to district.



4. UTM: 11/487560/3622452 Parcel #453-392-08
3438 28th Street (2104-5-4) Construction Date: ca. 1985-90
Legal Description: Blk 66, Lot 27 / Exc St / & Lot 28 / Exc
St. / Park Villas Addition
Zoning: R1-5000
Present Owner: Velasques, Louis & Lilia
3438 28th Street
San Diego, CA 92104

Because this is a recent addition to the neighborhood, this house does not contribute to the early historic development of the surrounding neighborhood. However, it should be noted that it sits on the former gardens of the neighboring John Carman Thurston residence. Mr. Thurston set about converting the grounds of his property into an arcadian estate which included a pergola, citrus and fruit trees, and a trellis of climbing flowering vines. After Thurston vacated the premises, Thurston's property was divided into two separate parcels. The garden had deteriorated by then and, until recently, had remained unimproved.

"NONCONTRIBUTING RESOURCE"



76. UTM:
3445 28th Street
Legal Description:

Assessor Parcel Number #453-404-01
Construction Date: 1920's

Zoning:
Present Owner:

Spanish revival single family residence, two story. Contributing resource to district.



5. UTM: 11/487560/3622465 Parcel #453-392-07
3446 28th Street (2104-5-5) Construction Date: 1916
Legal Description: Blk 66, Lot 25 / Exc St / & Lot 26 / Exc
St / Park Villas Addition
Zoning: R1-5000
Present Owner: Covington, Donald P. & Karon K.
3446 28th Street
San Diego, CA 92104

This two-story, box-like Craftsman style house was built by David O. Dryden in 1916 for retired Chicago manufacturer, and proprietor of a paint and varnish company, John Carman Thurston. Mr. Thurston set about converting the grounds of his property into an arcadian estate which included a pergola, citrus and fruit trees, and a trellis of climbing flowering vines. A broad airplane wing-like gabled porch presents itself towards the street. It is one of many built by him along 28th Street between 1915-18. The home's architectural features included widely overhanging roof eaves, bands of casement and Chicago style tripartite windows, and both shingle and clapboard siding. Additions include a garage located at the northwestern corner of the property, and a wooden fence surrounding the backyard.



6. UTM: 11/487580/3622500 Parcel #453-401-07
3505 28th Street (2104-5-6) Construction Date: 1916
Legal Description: Blk 26, Lot 7 / Exc St. / West End
Addition
Zoning: R1-5000
Present Owner: Susholtz, Lynn
3505 28th Street
San Diego, CA 92104

One of ten Craftsman style homes identified as having been built by David O. Dryden along 28th Street between 1915-16, this two-story Craftsman style residence was built by Dryden in 1916 for recently-widowed Mrs. Theresa J. Kline. Design elements such as its cobblestone foundation, elephantine columns, exposed eaves and rafters on broadly overhanging low-pitched roofs, and redwood shingles, all display architectural features pertaining to the structure, ornamentation and functional planning commonly found in house design and construction methods typified by the American Arts and Crafts movement of the early 20th century.



7. UTM: 11/487560/3622500 Parcel #453-333-24
3506 28th Street (2104-5-7) Construction Date: 1921
Legal Description: Blk 65, Lot 25 / Exc St. / & Lot 26 / Exc
St / West End Addition
Zoning: R1-5000
Present Owner: Hauser, Cecilia F.
Hauser, Kurt M. & Sheryl E.
3506 28th Street
San Diego, CA 92104

The design of this two-story Craftsman style house is credited to architect Theodore Lohman. Completed in 1921, by building contractor C.O. Consaul, it was the home of Emil and Jessie Klicka. The Klickas lived in this house for a number of years while Emil was president of the Klicka Brothers lumber and building supply company and the Klicka Investment Company. Both companies were involved in speculative real estate development in the North Park and surrounding areas. The North Park Theater, in the heart of North Park's Commercial district, was developed and built by the Klicka Brothers Companies in 1928. Emil Klicka also founded the San Diego State & Market Bank in 1926, which was bought by the Bank of America in 1928. Klicka then served as a vice-president for the Bank of America until 1947. He also served as an officer of the 1935-36 Pacific International Exposition, Harbor Commissioner and director of the San Diego Chamber of Commerce.



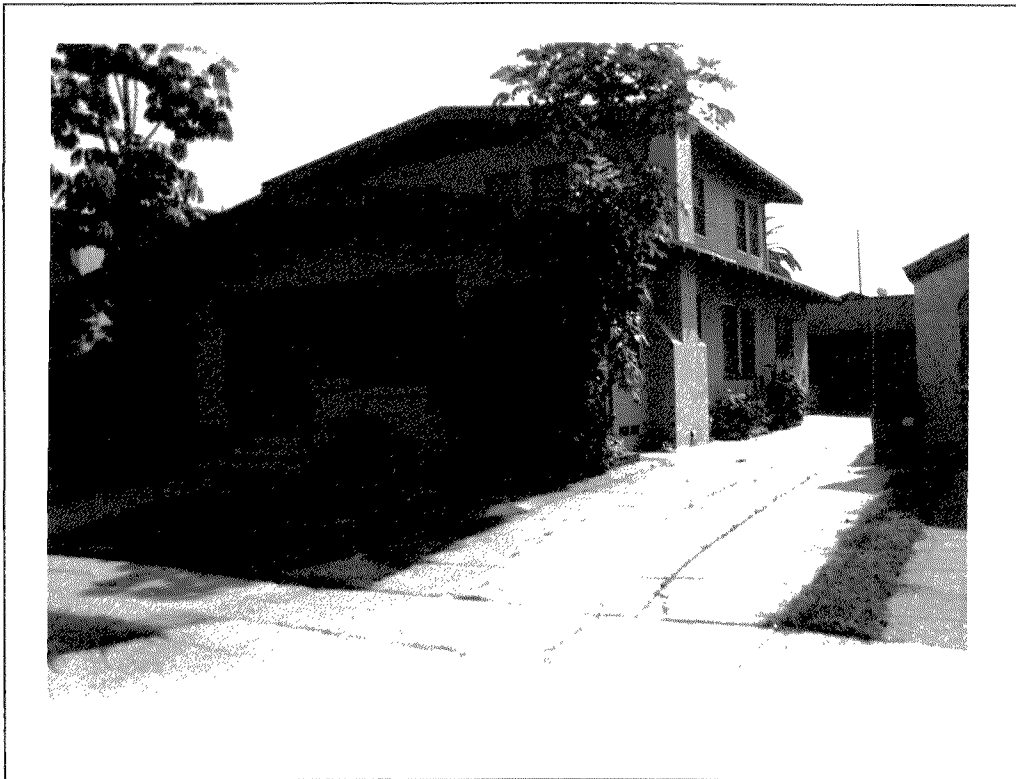
8. UTM: 11/487580/3622512 Parcel #453-401-13
3511 28th Street (2104-5-8) Construction Date: 1926
Legal Description: Blk 26, Lot 8 / Exc St. Op / West End
Addition
Zoning: R1-5000
Present Owner: Camarillo, Sandra D.
3511 28th Street
San Diego, CA 92104

In 1926, carpenter John P. Pearson completed a Spanish Colonial Revival bungalow on this site. However, the original Spanish Colonial Revival bungalow has been expanded into a larger addition. Because of this, the building has lost its historical and architectural significance and should not be considered for inclusion as part of a proposed historic district.



9. UTM: 11/487560/3622512 Parcel #453-333-23
3516 28th Street (2104-5-9) Construction Date: 1916
Legal Description: Blk 65, Lot 45-46 / Exc St. / Park Villa
Addition
Zoning: R1-5000
Present Owner: Harms, Ralph J. & Luvonne J.
3516 28th Street
San Diego, CA 92104

One of ten Craftsman style homes identified as having been built by David O. Dryden along 28th Street between 1915-16, this two-story Craftsman style residence was completed in 1916 for William A. and Ada M. Funk. Design elements such as exposed corbelled bracket-supported eaves and exposed rafters on broadly overhanging low-pitched roofs, tripartite casement windows and French doors, all display architectural features pertaining to the structure, ornamentation and functional planning commonly found in house design and construction methods typified by the American Arts and Crafts movement of the early 20th century.



10. UTM: 11/487580/3622525 Parcel #453-401-14
3519 28th Street (2104-5-10) Construction Date: 1925
Legal Description: Blk 26, Lot 9 / Exc St. Op / West End
Addition
Zoning: R1-5000
Present Owner: Halac, E. Lorraine
3519 28th Street
San Diego, CA 92104

Built during the height of San Diego's 1920s building boom, this one- to two-story stuccoed home was built in 1925 by E.W. Newman for Mrs. Lillian Evans. Fenestration consists of 2x2 wood frame windows and Chicago-style tripartite windows. A centrally located rectangular porch projects from the front elevation towards the street.



11. UTM: 11/487560/3622525 Parcel #453-333-22
3520 28th Street (2104-5-11) Construction Date: 1916
Legal Description: Blk 65, Lot 43 / Exc St. / & Lot 44 / Exc
St / Park Villa Addition
Zoning: R1-5000
Present Owner: Branch, Michael L.
3520 28th Street
San Diego, CA 92104

This two-story Craftsman style house was completed in 1916 by craftsman/builder Edward F. Bryans for W.R. Parsons. Its main architectural features include a full-length front-gabled porch supported by twin rectangular wood posts on thick rectangular piers. Cladding consists of square-cut wood shingles. Other architectural features include twin fixed pane windows, with overhead transoms, under the front porch.



12. UTM: 11/487560/3622538 Parcel #453-333-21
3528 28th Street (2104-5-12) Construction Date: 1916
Legal Description: Blk 65, Lot 41 / Exc St. / & Lot 42 / Exc
St. / Park Villa Addition
Zoning: R1-5000
Present Owner: Kostman Living Trust
3528 28th Street
San Diego, CA 92104

This one-story, front-gabled Craftsman style bungalow was designed by David O. Dryden for Ole and Annie Olson in 1916. Like many of Dryden's homes, the house exemplifies his use of angular views, creating a dynamic visual effect where any two sides of the house are viewed in a contrapuntal relationship. Design elements, such as broadly overhanging bracketed eaves, elephantine columns on rectangular piers and clapboard siding, all display architectural features pertaining to the structure, ornamentation and functional planning commonly found in house design and construction methods typified by the American Arts and Crafts movement of the early 20th century. A two-story room addition was added to the rear of the house.



13. UTM: 11/487580/3622538 Parcel #453-401-15
3529 28th Street (2104-5-13) Construction Date: 1925
Legal Description: Blk 26, Lot 10 (Exc St. Op), Park Villa
Addition
Zoning: R1-5000
Present Owner: Current, Brian C.
3529 28th Street
San Diego, CA 92104

This house appears to have been remodeled from an original single-story bungalow, built for James A. and Ida Nesbet in 1925, into a split-level Mediterranean-influenced villa style home.



14. UTM: 11/487560/3622550 Parcel #453-333-20
3536 28th Street (2104-5-14) Construction Date: 1915
Legal Description: Blk 65, Lot 39 / Exc St. / & Lot 40 / Exc
St. / Park Villas Addition
Zoning: R1-5000
Present Owner: Temby, Paul; Arnstein, Dayna
3536 28th Street
San Diego, CA 92104

In December of 1915, David O. Dryden completed this small single-story Craftsman style home for himself and his family. Here he was able to supervise the building of over thirty homes in the Park Villas, West End and other nearby subdivisions. Dryden and his family lived here for only a short time, 1915-18. Due to financial difficulties, he was forced to leave the area in 1918. The bungalow was then occupied by Lee B. and Birdie Q. Milliken.



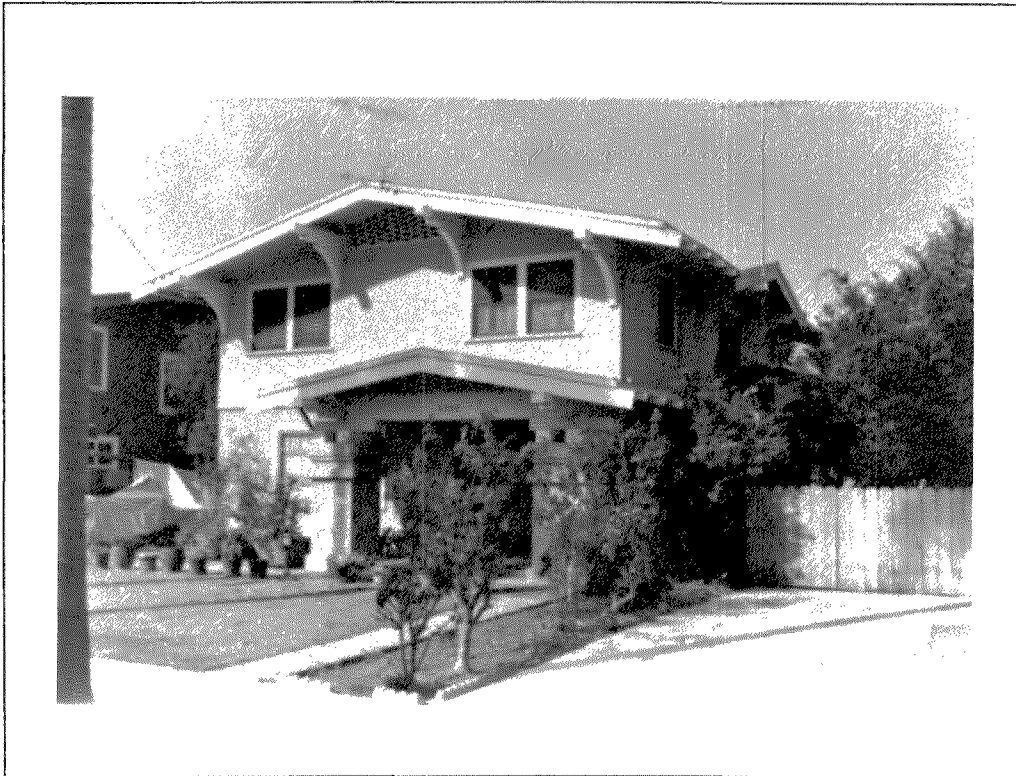
15. UTM: 11/487560/3622562 Parcel #453-333-19
3546 28th Street (2104-5-15) Construction Date: 1915
Legal Description: Blk 65, Lot 38, Park Villas Addition
Zoning: R1-5000
Present Owner: Romano, Russell W. & Kathy N.;
Romano, Ermalinda C.
3546 28th Street
San Diego, CA 92104

This L-shaped, two-story Craftsman home was built by David O. Dryden in 1916 for John F. and Kate L. Zimbelman. Like many of Dryden's two-story homes, it exemplifies his use of angular views, achieved by the use of various projecting bays, gables and pergolas, to achieve an asymmetrical balance. Fenestration consists of tripartite, casement and double-hung 2x2 windows. The house is almost obscured by mature foundation plantings.



16. UTM: 11/487580/3622597 Parcel #453-244-06
3553 28th Street (2104-5-16) Construction Date: 1915
Legal Description: Blk 25, Lot 7 / Exc St. / West End
Addition
Zoning: R1-5000
Present Owner: Sykes, Charles A. & Juliet B.
3553 28th Street
San Diego, CA 92104

It was the building of this two-story Japanesque Craftsman style residence for George Carr, Secretary of the Independent Sash and Door Company, by David O. Dryden in 1915, which directly influenced the development of the largest concentration of Dryden-built homes in the area. The Carr residence was Dryden's most extroverted attempt at the oriental mode of the Craftsman movement. More often found Craftsman style homes in Pasadena than in San Diego, the house's extruded elements offers a bold, unusual shape on the corner of 28th and Capps Streets. Recently re-landscaped, its gardens and grounds were recognized and honored for their sensitivity to the house's historicity by a local historic preservation society.



17. UTM: 11/487560/3622572 Parcel #453-333-18
3554 28th Street (2104-5-17) Construction Date: 1916
Legal Description: Blk 65, Lots 35 / Exc St / & Lot 36 / Exc
St./ Park Villas Addition
Zoning: R1-5000
Present Owner: Schack, John C.
3554 28th Street
San Diego, CA 92104

This two-story rectangular Craftsman house was completed in 1916 by David O. Dryden. The following year he sold it to J.E. Hileman, an occultist by profession. Like many of Dryden's two-story homes, it exemplifies his use of angular views, creating a dynamic visual effect where any two sides of the house are viewed in a contrapuntal relationship. Asymmetrical balance is also observed in the planning of the exteriors of this house by the proportional use of various projecting bays, corbelled brackets and offset gabled porch. Alterations consist of asbestos siding along the second-story, aluminum framed windows along the south facade and a recently added rear addition to the first floor.



18. UTM: 11/487560/3622584 Parcel #453-333-17
3560 28th Street (2104-5-18) Construction Date: 1915
Legal Description: Blk 65, Lot 33 / Exc St. / & Lot 34 / Exc
St. / Park Villa Addition
Zoning: R1-5000
Present Owner: Millikan, Gordon K. & Dorothy A. TRS
3341 Mohican Avenue
San Diego, CA 92117

This single-story cross-gabled Craftsman style bungalow was built by craftsman/builder Augustus H. Blaisdell in 1915. Blaisdell, who was living nearby at 3106 Myrtle Avenue in the West End Addition, built a number of spec bungalows in the surrounding neighborhoods. It features an offset front-gabled porch on the southeastern corner, supported by elephantine columns on rectangular piers, and a likewise supported porte-cochere extending off of the south corner of the front porch.



19. UTM: 11/487580/3622610 Parcel #453-244-05
3563 28th Street (2104-5-19) Construction Date: 1916
Legal Description: Blk 25, Lot 8 / Exc St / West End
Addition
Zoning: R1-5000
Present Owner: Bjorkman, Mildred M. TR
3563 28th Street
San Diego, CA 92104

Incorporating elements of Prairie and Italian Renaissance villa revival in its broadly overhanging flat roof and geometric and arched window hoods, this two-story, stucco-clad rectangular house was built in 1916 by building contractor James B. Draper on property owned by Dr. Orlando S. Wright. The house's rectangular shape, flat roof and thick walled front porch area gives it a monolithic quality. This is a twin structure of 3644 28th Street.



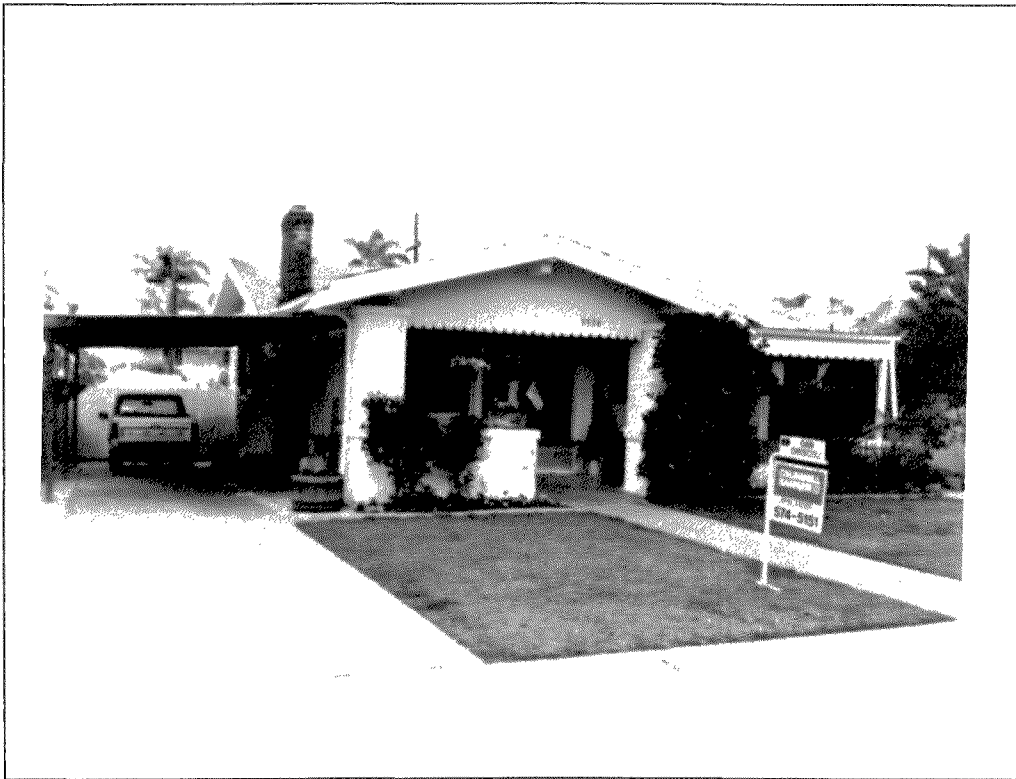
20. UTM: 11/487560/3622590 Parcel #453-333-16
3570 28th Street (2104-5-20) Construction Date: 1916
Legal Description: Blk 65, Lot 31 / Exc St. / & Lot 32 / Exc
St. / Park Villas Addition
Zoning: R1-5000
Present Owner: Inglett, Richard W. & Jeanette L.
3570 28th Street
San Diego, CA 92104

This single-story cross-gabled Craftsman style bungalow was built by craftsman/builder Edward F. Bryans in 1916. It is very similar to its next door neighbor (3560 28th Street), but its front-gable roofed porch is faced with simulated board and batten paneling (and supported by wrought iron posts), while the rest of the bungalow is sheathed in aluminum siding.



21. UTM: 11/487580/3622612 Parcel #453-244-14
3571 28th Street (2104-5-21) Construction Date: 1915
Legal Description: Blk 25, Lot 9 / Exc St. / West End
Addition
Zoning: R1-5000
Present Owner: Helm, Frank M.
3571 28th Street
San Diego, CA 92104

This two-story Craftsman house was built in 1915 by David O. Dryden. Like many of Dryden's two-story homes in the area, it exemplifies his massing of different asymmetrical elements in order to create a dynamic visual effect. Asymmetrical balance is also observed in the planning of the exteriors of this house by the proportional use of various projecting gables with exposed rafters, bands of casement windows and an offset front-gabled porch. The only visible alteration appears to be an extension to the south facade. Other design elements, such as square-cut wood shingle siding and cobblestone pillars supporting the front porch, display architectural features pertaining to the structure, ornamentation and functional planning commonly found in house design and construction methods typified by the American Arts and Crafts movement of the early 20th century.



22. UTM: 11/487560/3622608 Parcel #453-333-15
3574 28th Street (2104-5-22) Construction Date: 1916
Legal Description: Blk 25, Lot 8 / Exc St / West End
Addition
Zoning: R1-5000
Present Owner: Harkins, Daniel N. & Glushko, Marina
3574 28th Street
San Diego, CA 92104

This cross-gabled Craftsman Bungalow was built by building contractor James B. Draper in 1916 for Henry D. and Clara Wilber. An offset front-gabled porch, supported by brick piers, presents itself towards the street. An interesting design feature is the twin French doors, north of the bungalow's main doorway, which open out towards the north side of the front porch. This feature was in keeping with the Craftsman Bungalow's reduction of the distinction between outside and inside space.



23. UTM: 11/487580/3622625 Parcel #453-244-03
3575 28th Street (2104-5-23) Construction Date: 1916
Legal Description: Blk 25, S 40 Ft of Lot 10 / Exc St / West
End Addition
Zoning: R1-5000
Present Owner: Kleyweg, James N.
3575 28th Street
San Diego, CA 92104

This Craftsman Bungalow was built in 1914 by H.H. Johnson for Burdett I. Marrow. A typical Craftsman era bungalow, it features contiguous front-facing gables on its street-facing elevation and offset, enclosed front porch. Additional design elements consist of Chicago-style tripartite windows and a subtle break in the bungalow's rectangular shape by the use of flared-based clapboard siding along the foundation, and wood shingle siding up to the roof line.



24. UTM: 11/487560/3622620 Parcel #453-333-14
3584 28th Street (2104-5-24) Construction Date: 1924
Legal Description: Blk 65, Lot 27 / Exc St / & Lot 28 /
Exc St / Park Villa Addition

Zoning: R1-5000

Present Owner: Madsen, Todd & Jane
3584 28th Street
San Diego, CA 92104

This California Bungalow was built in 1924 for Frank A. and Flora Spivak. A typical California style bungalow, it was one of many built during the second wave of residential development in the area brought about in 1922 by the extension of Pershing Drive through Balboa Park into North Park.



25. UTM: 11/487580/3622640 Parcel #453-244-02
3585 28th Street (2104-5-25) Construction Date: 1921
Legal Description: Blk 25, N 10 Ft of Lot 10 / Exc St / & S
40 Ft of Lot 11 / Exc St / West End
Addition
Zoning: R1-5000
Present Owner: Morales, Daniel & Anne
3585 28th Street
San Diego, CA 92104

This California Bungalow was built in 1921 by Walter C. Cole, an East San Diego building contractor, for Emanuel Vinokoroff. The bungalow later came into the possession of Dr. Frank H. Carter, and his wife Mable, ca. 1924. A typical California Bungalow of the 1920s, it features a full front-gabled porch, supported by elephantine columns on rectangular piers, and clapboard siding.



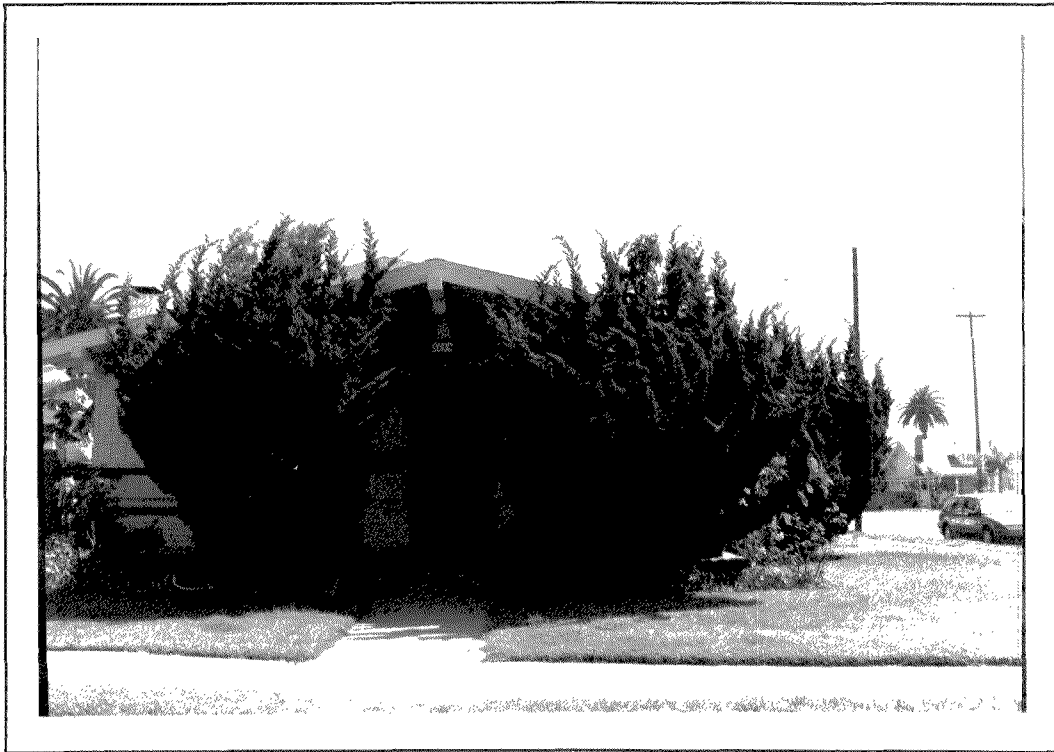
26. UTM: 11/487560/3622632 Parcel #453-333-13
3594 28th Street (2104-5-26) Construction Date: 1925
Legal Description: Blk 65, Lot 25 / Exc St / & Lot 26 / Exc
St / Park Villa Addition
Zoning: R1-5000
Present Owner: Daniel Cherowitz Trust 1/22/92
3534 28th Street
San Diego, CA 92104

This Spanish Colonial Revival style bungalow was built in 1926 by building contractor Joseph C. Kelley for Dudley D. and Elma L. Williams on property developed by John C. Thurston. The Spanish style bungalow reflects the shifting of architectural tastes of mid-1920s Southern California away from the rustic Craftsman movement towards a more regional style based on Spanish Colonial architecture. A characteristic variation of the basic Spanish Colonial Revival bungalow, its asymmetric arrangement on the SW corner of 28th and Dwight Streets suggests a hillside Spanish village. Unique design features typical of the style include irregular-surfaced stucco-clad walls, an arching focal and tripartite windows. A cross-gabled, multi-hued red tile roof obscures the bungalow's flat roof. A shed roof extension covers a small, centrally located, corbelled arched entry portico.



27. UTM: 11/487580/3622655 Parcel #453-244-01
3595 28th Street (2104-5-27) Construction Date: 1921
Legal Description: Blk 25, N 10 Ft of Lot 11 / Exc St / &
Lot 12 / Exc St / West End Addition
Zoning: R1-5000
Present Owner: Morales, Daniel & Anne
3585 28th Street
San Diego, CA 92104

This California Bungalow, occupying the southeastern corner of 28th and Dwight Streets, was built in 1921 and owned and occupied by Edwin B. Woodworth, USN, and his wife Nell. Characteristic of most early 1920s California Bungalows, it features massive piers, with cross-beam wooden supports, bracing its shed-roofed front porch and square-cut wood shingle exterior wall cladding.

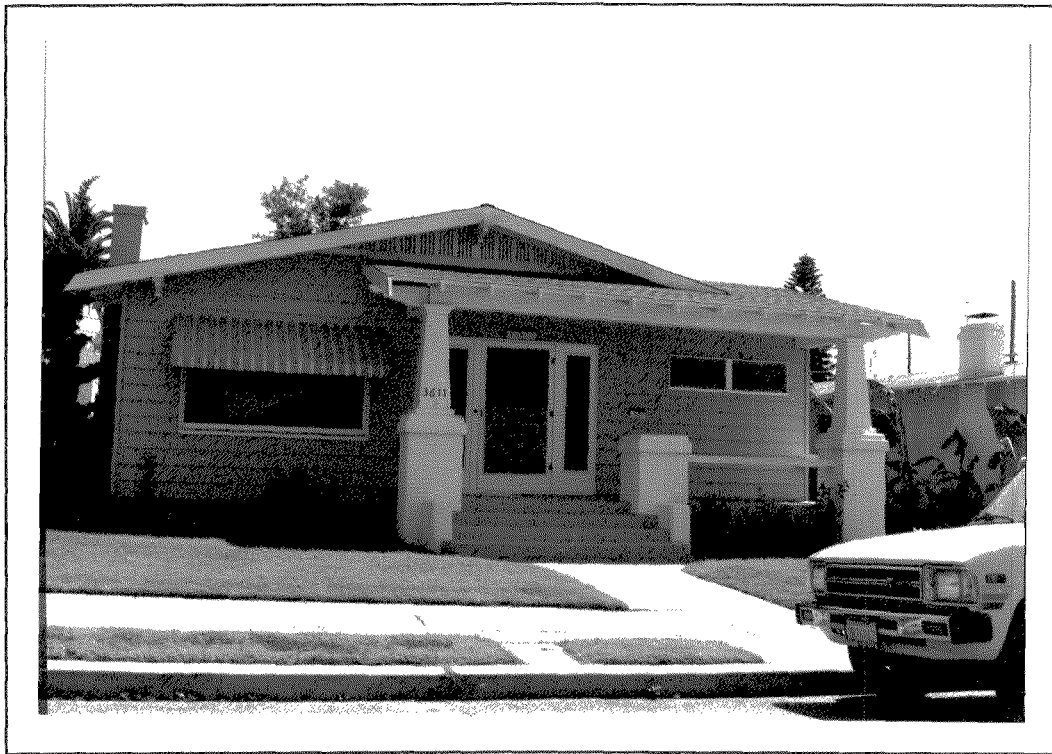


80. UTM:
3605 28th Street
Legal Description:

Assessor Parcel Number #453-241-07
Construction Date: 1910's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.

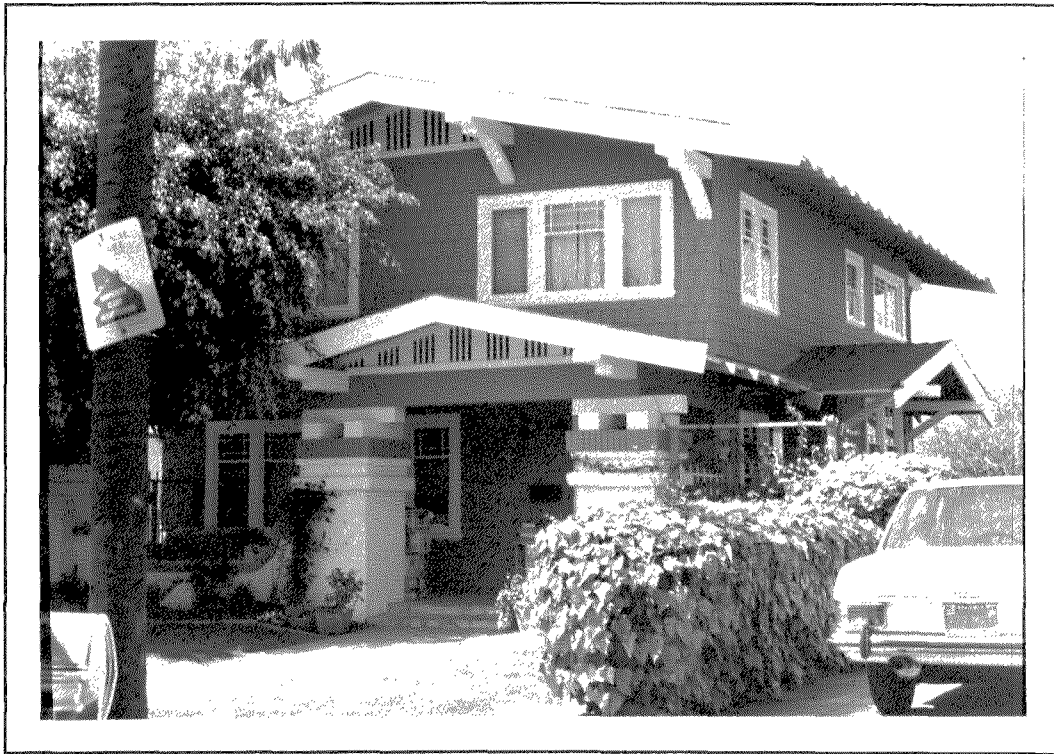


81. UTM:
3611 28th Street
Legal Description:

Assessor Parcel Number #453-241-08
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



106. UTM:
3614 28th Street
Legal Description:

Assessor Parcel Number #453-232-24
Construction Date: 1910's

Zoning:
Present Owner:

California bungalow single family residence, one story. Individually significant resource to district.

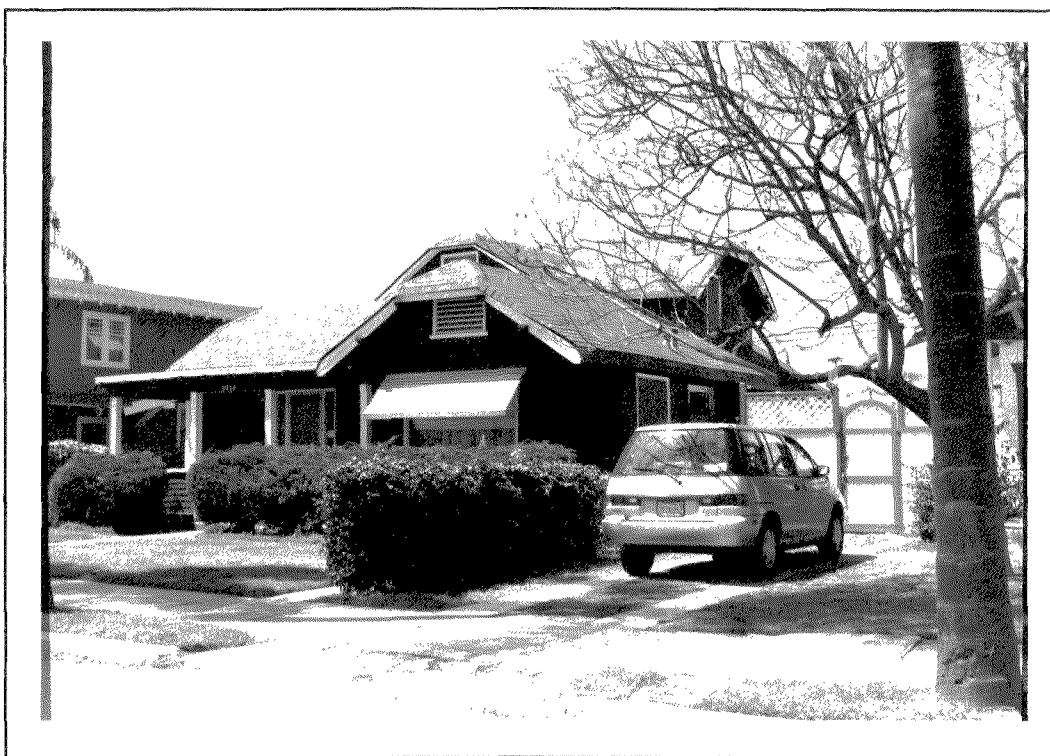


82. UTM:
3619 28th Street
Legal Description:

Assessor Parcel Number #453-241-09
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



105. UTM:
3620 28th Street
Legal Description:

Assessor Parcel Number #453-232-23
Construction Date: 1910's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



83. UTM:
3629 28th Street
Legal Description:

Assessor Parcel Number #453-241-10
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.

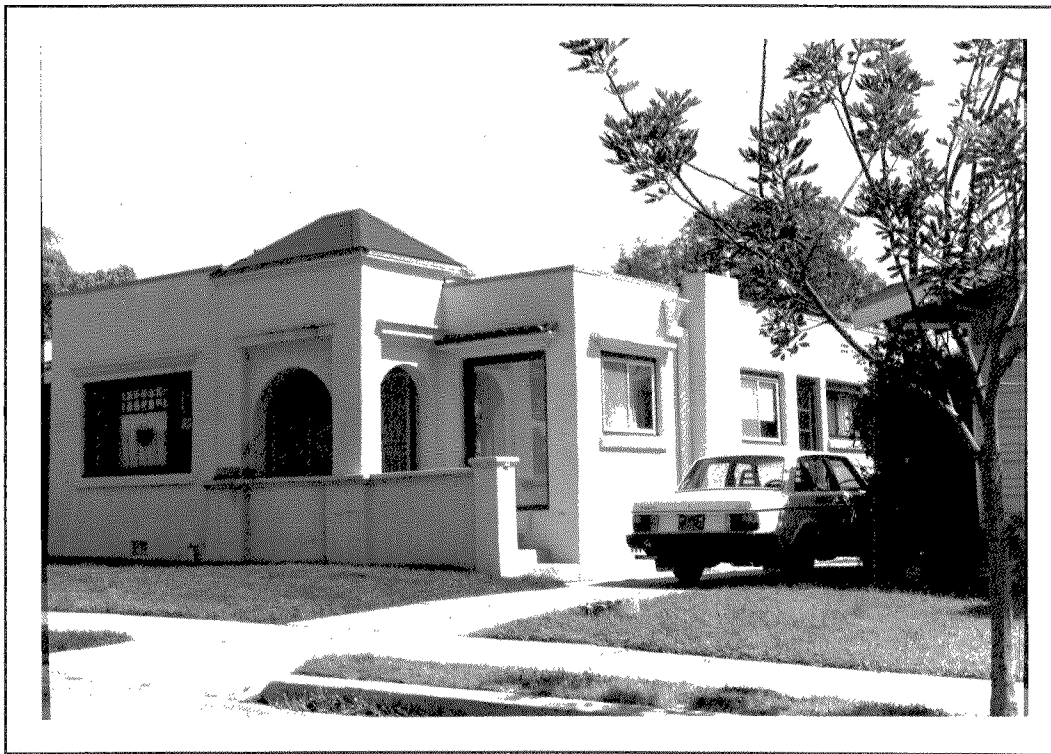


104. UTM:
3630 28th Street
Legal Description:

Assessor Parcel Number #453-232-22
Construction Date: 1910's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.

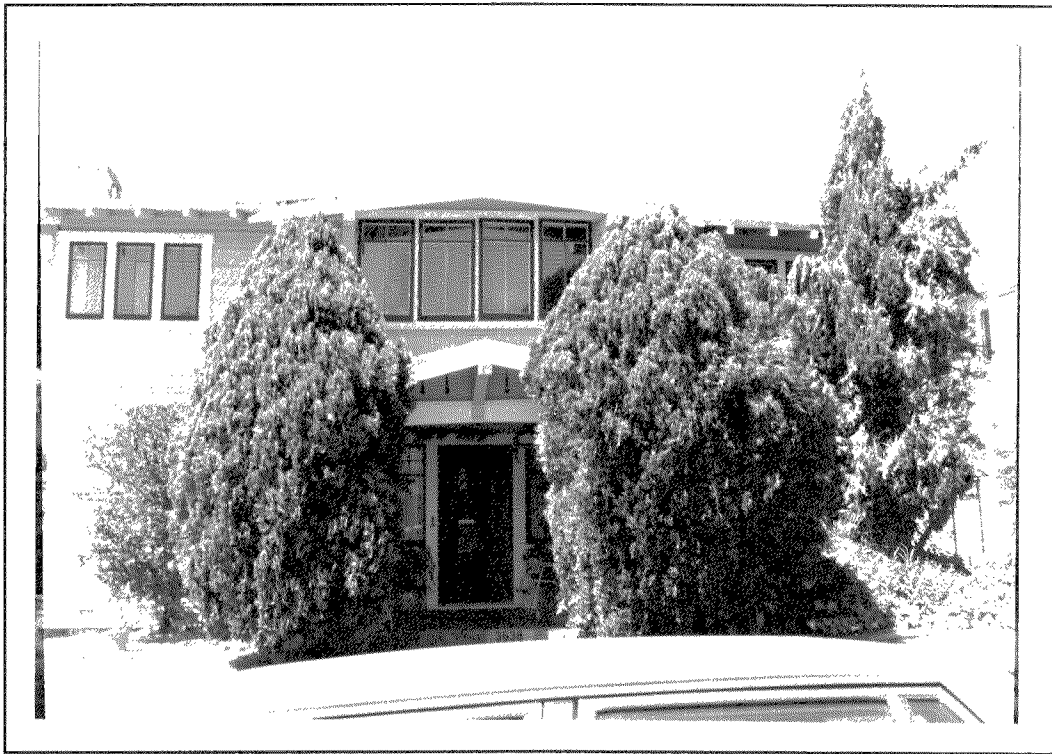


84. UTM:
3635 28th Street
Legal Description:

Assessor Parcel Number #453-241-11
Construction Date: 1920's

Zoning:
Present Owner:

Spanish colonial revival single family residence, one story. Contributing resource to district.

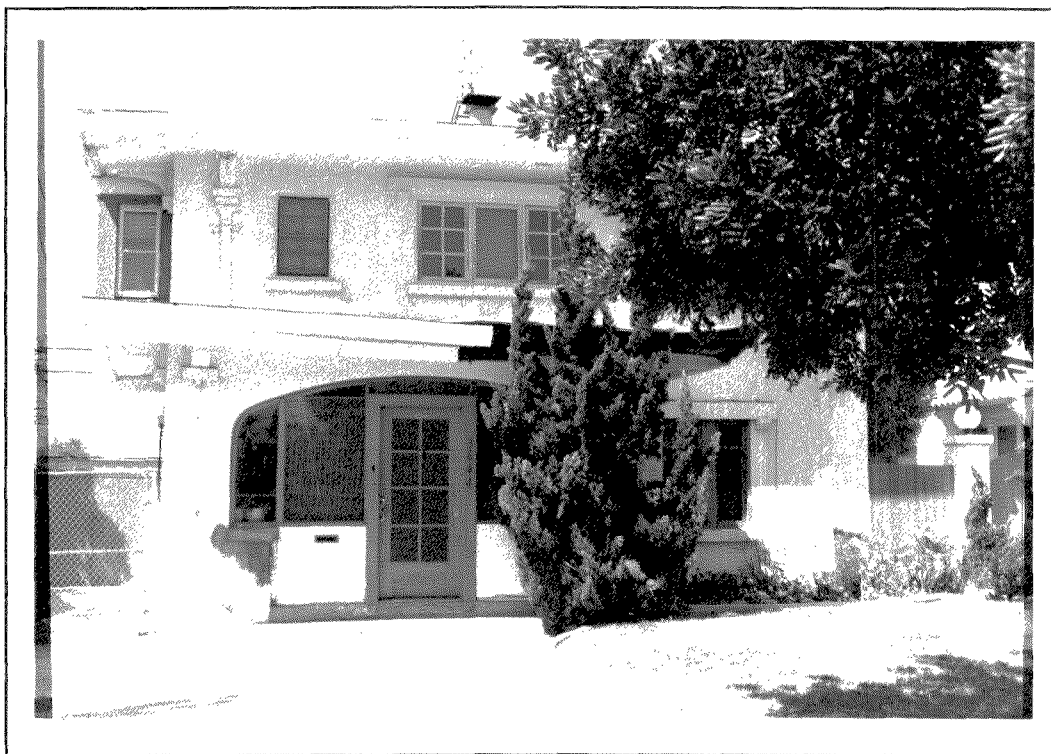


103. UTM:
3638 28th Street
Legal Description:

Assessor Parcel Number #453-232-21
Construction Date: 1910's

Zoning:
Present Owner:

California bungalow single family residence, one story. Individually
significant resource to district.

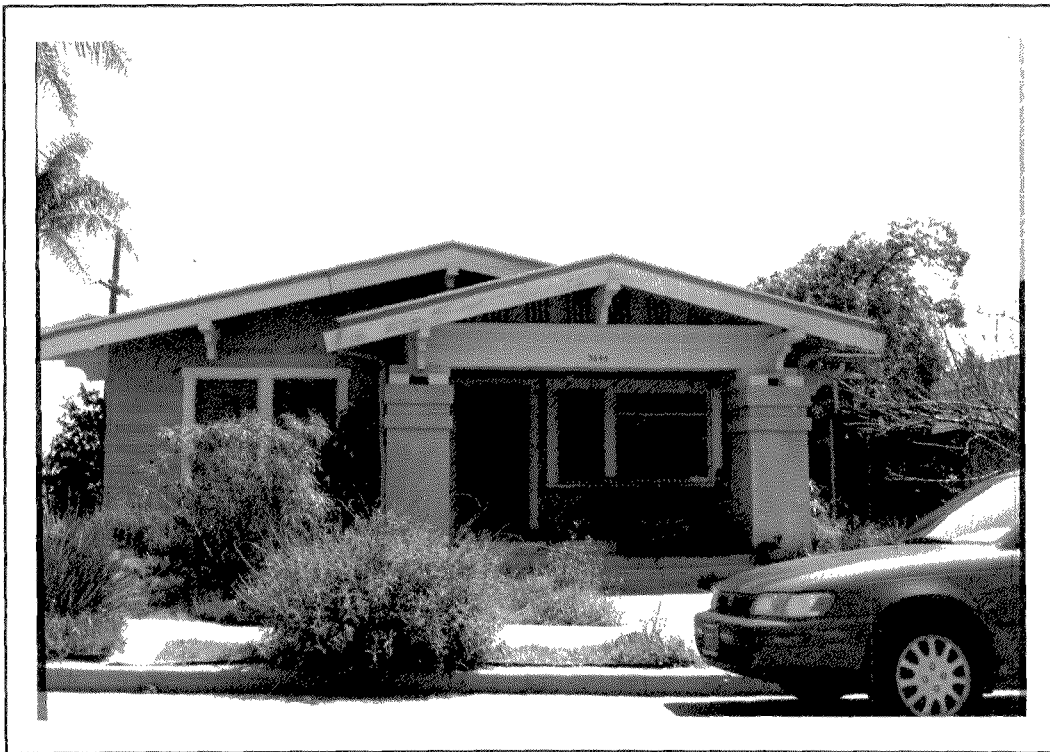


102. UTM:
3644 28th Street
Legal Description:

Assessor Parcel Number #453-232-20
Construction Date: 1910's

Zoning:
Present Owner:

Prairie style single family residence, two story. Individually significant resource to district. 3563 28th Street is the twin structure of this resource.

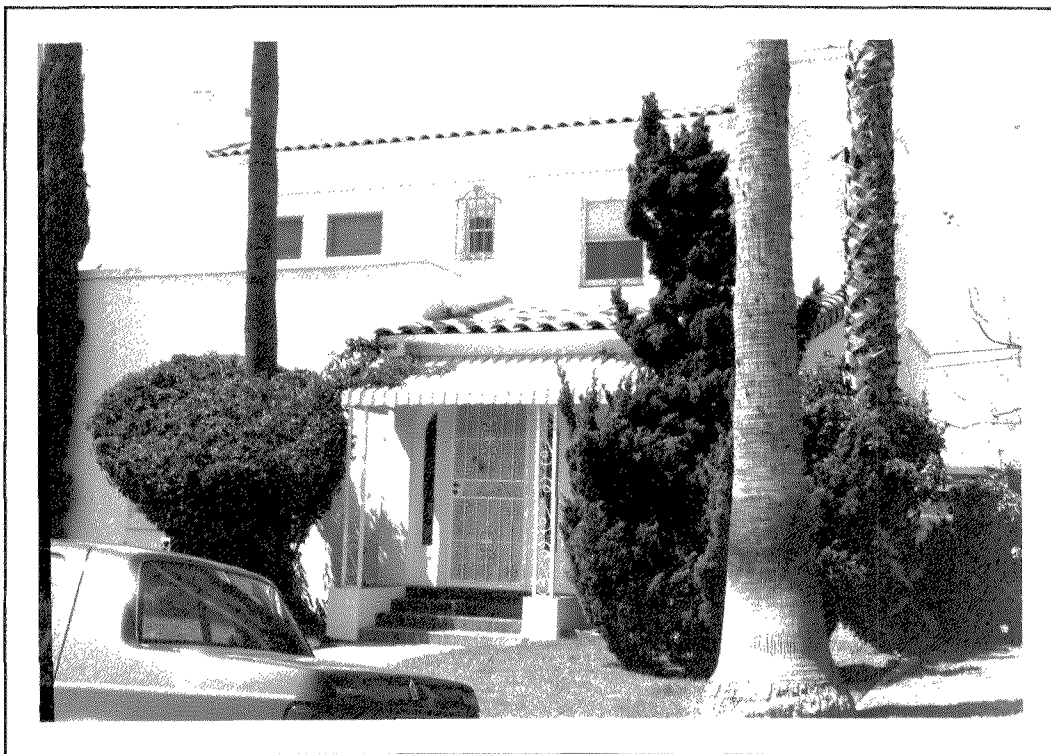


85. UTM:
3645 28th Street
Legal Description:

Assessor Parcel Number #453-241-12
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



101. UTM:
3650 28th Street
Legal Description:

Assessor Parcel Number #453-232-19
Construction Date: 1920's

Zoning:
Present Owner:

Mission revival single family residence, one story. Contributing resource to district.



100. UTM:
3660 28th Street
Legal Description:

Assessor Parcel Number #453-232-18
Construction Date: 1910's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



99. UTM:
3668 28th Street
Legal Description:

Assessor Parcel Number #453-232-17
Construction Date: 1920's

Zoning:
Present Owner:

California Bungalow single family residence, one story. Contributing resource to the district.



98. UTM:
3676 28th Street
Legal Description:

Assessor Parcel Number #453-232-16
Construction Date: 1910's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



97. UTM:
3686 28th Street
Legal Description:

Assessor Parcel Number #453-232-15
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



96. UTM:
3696 28th Street
Legal Description:

Assessor Parcel Number #453-232-14
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



86. UTM:
3705 28th Street
Legal Description:

Assessor Parcel Number #453-104-06
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



92. UTM:
3706 28th Street
Legal Description:

Assessor Parcel Number #453-092-27
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Individually significant resource to district.



87. UTM:
3711 28th Street
Legal Description:

Assessor Parcel Number #453-104-05
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



88. UTM:
3715 28th Street
Legal Description:

Assessor Parcel Number #453-104-04
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



89. UTM:
3727 28th Street
Legal Description:

Assessor Parcel Number #453-104-03
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



90. UTM:
3737 28th Street
Legal Description:

Assessor Parcel Number #453-104-02
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



91. UTM:
3741-43 28th Street
Legal Description:

Assessor Parcel Number #453-104-01
Construction Date: 1920's

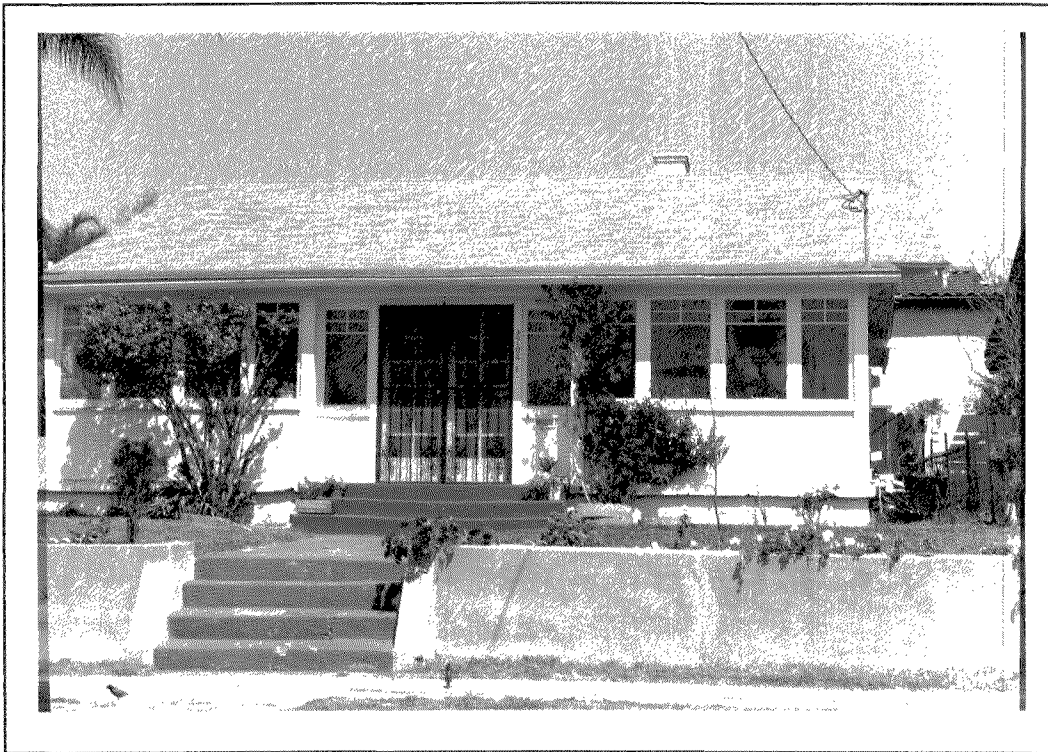
Zoning:
Present Owner:

California bungalow duplex family residence, one story. Contributing resource to district.



28. UTM: 11/487580/3622562 Parcel #453-401-16
2801 Capps Street (2104-5-28) Construction Date: 1913
Legal Description: Blk 26, Lots 11 7 12 (Ex St. Op & E 40
Ft), West End Addition
Zoning: R1-5000
Present Owner: Lougy-Bruce Maxine G.
2803 Capps Street
San Diego, CA 92104

This two-story, rectangular Craftsman style suburban house was one of the few in the immediate neighborhoods situated along a north/south axis. Its substantial and dignified form highlights the SE corner of Capps and 28th Streets. The house pushes its mass straight up from ground level, augmented by twin full-length canted bays along the western elevation, and caps it off with its hipped roof. Attention is drawn back to the lower levels through the use of horizontal clapboard siding, an ashlar block foundation and in the long, low gabled roof of the front porch. One of the earliest homes in the area, it was completed in 1913 by carpenter George W. Houser for Dr. Orlando S. Wright. The following year, Houser, a resident of East San Diego, became superintendent of streets for that city. Dr. Wright lived in this house until 1916, when it was occupied by deputy County auditor Harry W. Omo, and his wife Grace.

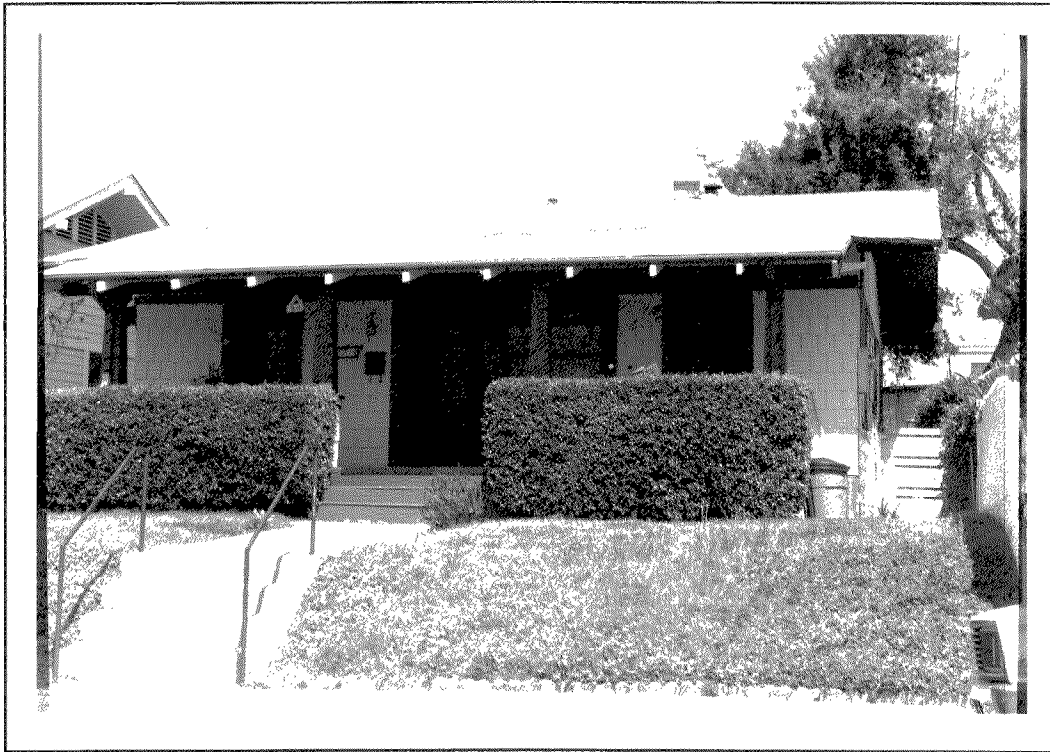


94. UTM:
2704 Landis Street
Legal Description:

Assessor Parcel Number #453-092-12
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.

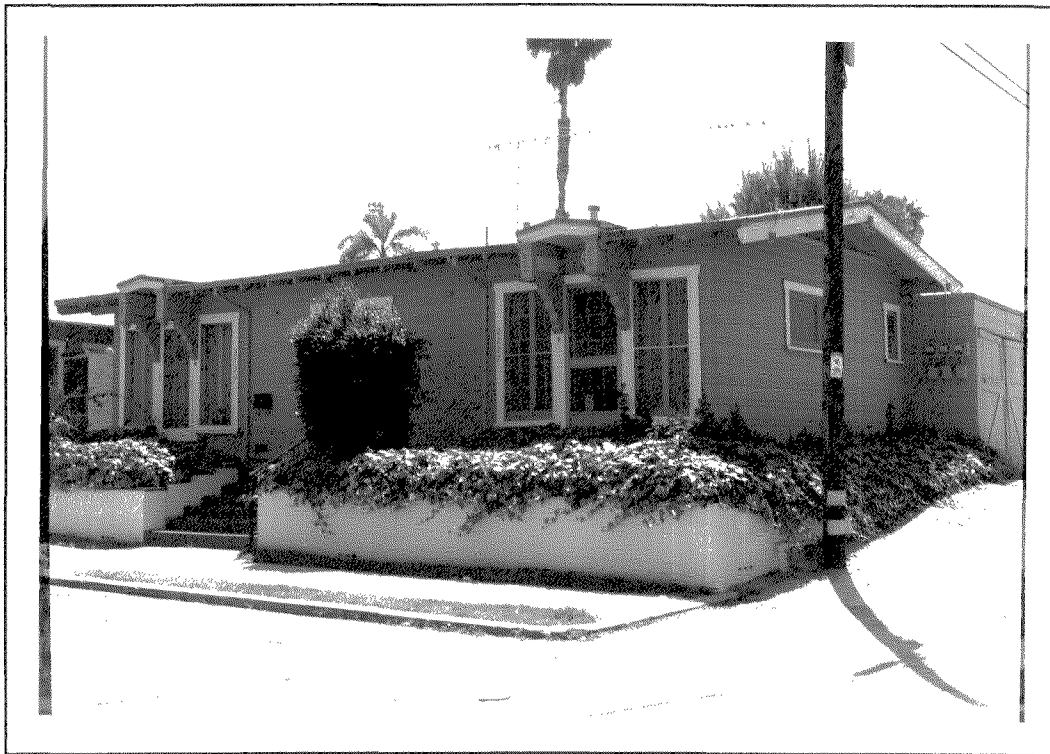


93. UTM:
2710 Landis Street
Legal Description:

Assessor Parcel Number #453-092-13
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



95. UTM:
2727-29 Landis Street
Legal Description:

Assessor Parcel Number #453-232-14
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow duplex family residence, one story. Contributing resource to district.



29. UTM: 11/487455/3622500 Parcel #453-332-16
2638 Myrtle Avenue (2104-5-29) Construction Date: ca. 1940
Legal Description: Blk 70, Lots 47-48, Park Villas Addition
Zoning: R1-5000
Present Owner: Resh, William F. & Shirley, TRS
2632 Myrtle Avenue
San Diego, CA 92104

This California Ranch style bungalow court was built ca. 1940 for Mrs. Ruth Lewis by L.A. Henderson. During the late early 1940s a good number of vacant lots within the older suburban communities of San Diego were developed into multi-unit bungalow courts in order to meet a severe demand for defense-related factory workers. The style and type of house became very popular in post WWII suburban tract developments.



70. UTM:
3404 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-391-14
Construction Date: 1920's

Zoning:
Present Owner:

Spanish revival single family residence, one story. Contributing resource to district. Hurlburt and Tifal House.



69. UTM:
3410 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-391-15
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, two story. Contributing resource to district.

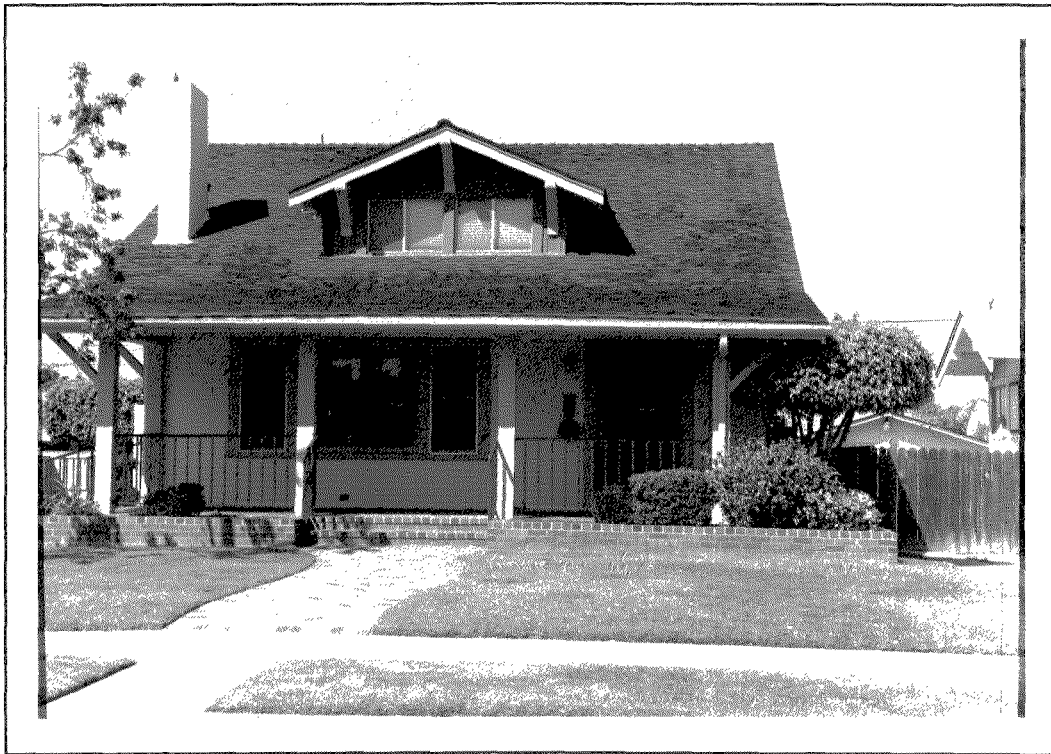


33. UTM:
3415 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-392-04
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



68. UTM:
3420 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-391-16
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, two story. Contributing resource to district.



67. UTM:
3424 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-391-17
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



34. UTM:
3425 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-392-03
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



66. UTM:
3432 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-391-18
Construction Date: 1920's

Zoning:
Present Owner:

Colonial revival single family residence, two story. Contributing resource to district.



65. UTM:
3444 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-391-19
Construction Date: 1920's

Zoning:
Present Owner:

Spanish revival single family residence, one story. Contributing resource to district.

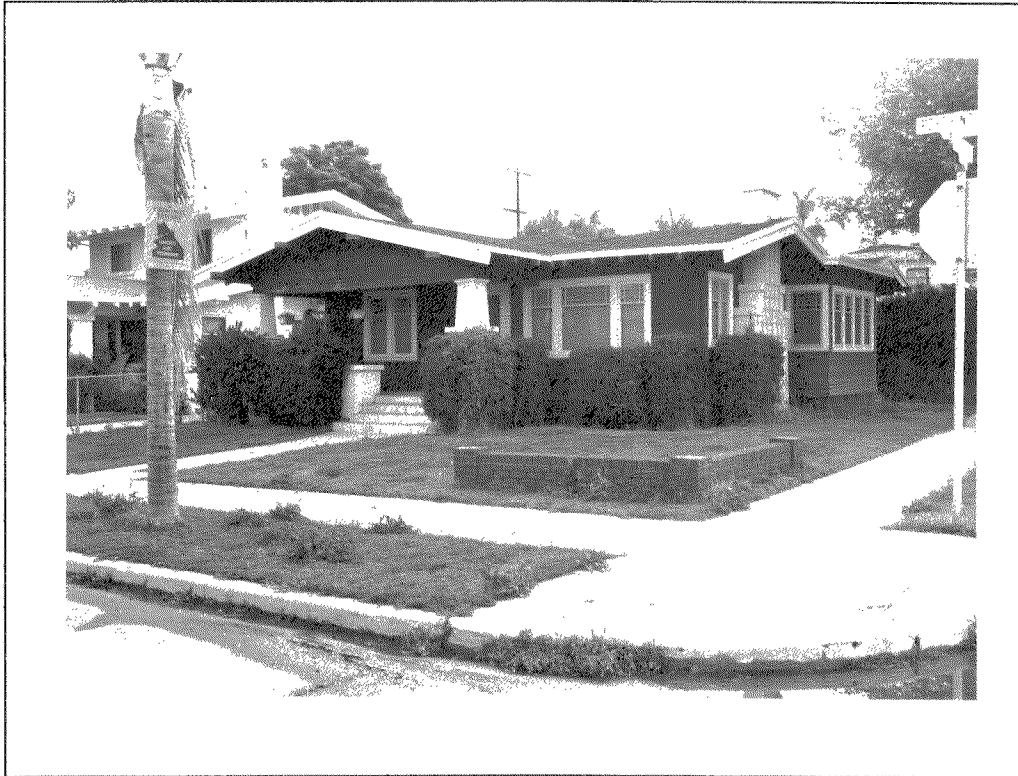


64. UTM:
3448 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-391-20
Construction Date: 1920's

Zoning:
Present Owner:

Spanish colonial revival single family residence, one story. Contributing resource to district.



30. UTM: 11/487475/3622500 Parcel #453-333-12
3503 Pershing Avenue (2104-5-30) Construction Date: 1917
Legal Description: Blk 65, Lots 23-24, Park Villa Addition
Zoning: R1-5000
Present Owner: Victoria, Edward J., Jr. & Janice K.
3503 Pershing Avenue
San Diego, CA 92104

Occupying the NE corner of the intersection of Pershing and Myrtle Avenues, this cross-gabled Craftsman bungalow was built for Addie McGill in 1917 by craftsman/builder David O. Dryden. The entire bungalow is sheathed in clapboard siding. Typical of the style, a large offset, front-gabled porch, supported by elephantine columns on rectangular, stuccoed brick piers, presents itself to the street.



32. UTM: 11/487455/3622512 Parcel #453-332-17
3510-12 Pershing Avenue (2104-5-32) Construction Date: 1916
Legal Description: Blk 65, Lots 21-22, Park Villa Addition
Zoning: R1-5000
Present Owner: Fleming, Robert B. & Kristine B.
Fleming, Michael
c/o San Diego Property Management
P.O. Box 6746
San Diego, CA 92166

This large, two-story clapboard-sided Craftsman style duplex was built by craftsman/builder Edward F. Bryans for Effie P. Campbell in 1916. Its main architectural features include a broadly overhanging Jenkins headed second-story unit, along a north/south axis, and a single-story Jenkins headed wing facing the street. Fenestration consists of wood frame casement windows. The Campbell house was one of four Craftsman style homes built by Bryans contiguous to each other along Pershing Avenue (then known as Oregon Street) by Bryans in 1916.



31. UTM: 11/487475/3622512 Parcel #453-333-11
3511 Pershing Avenue (2104-5-31) Construction Date: 1916
Legal Description: Blk 65, Lots 21-22, Park Villa Addition
Zoning: R1-5000
Present Owner: Dolores De La Cruz Living Trust
3511 Pershing Avenue
San Diego, CA 92104

This two-story, Craftsman style house was built by David O. Dryden for Clara L. Laih in 1916. Mrs. Laih was associated with the Boston Store, a dry goods store in downtown San Diego which specialized in ladies furnishings. The house consists of a stucco-clad structural clay tile constructed cross-gable roofed ground floor, with a wood-framed side-gabled second-story unit above. Supported by two tapered stucco-clad columns, a front-gable roofed porch extends off the center of the ground floor towards the street. Alterations, such as aluminum framed windows, have occurred on the second-story side-gabled unit. A large, mature rubber tree, while almost obscuring the NW corner of the house, provides shade and character.



33. UTM: 11/487455/3622524 Parcel #453-332-18
3520 Pershing Avenue (2104-5-33) Construction Date: 1916
Legal Description: Blk 70, Lots 43-44, Park Villa Addition
Zoning: R1-5000
Present Owner: Mele, Geraldine M.
2934 Helix Street
Spring Valley, CA 92077

This single-story front gabled, shingle-sided Craftsman style bungalow was built by craftsman/builder Edward F. Bryans for Charles F. Nader, assistant sanitary inspector of the city's Health Department, and his wife, Lan Donia. One of four contiguous bungalows built along Pershing Drive by Bryans in 1916, it features a slightly off-centered gable-roofed front porch on its SE corner, with thick rectangular piers supporting its open-trussed gable.



34. UTM: 11/487475/3622524 Parcel #453-333-10
3521 Pershing Avenue (2104-5-34) Construction Date: 1922
Legal Description: Blk 65, Lots 19-20, Park Villa Addition
Zoning: R1-5000
Present Owner: Gonzales, Antonio & Teresa S.
3521 Pershing Avenue
San Diego, CA 92104

In 1922, Pershing Drive was completed from downtown San Diego up through the eastern section of Balboa Park to Upas Street. As a result, Oregon Street was changed to Pershing Avenue and used as a connecting road to University Avenue's business district. This precipitated a second wave of residential development throughout the area. This single-story, front-gabled California Bungalow was one of several built along Pershing Avenue in 1922. Constructed by A.M. Drew for William F. and Cora Ikins, it is typical of hundreds of such carpenter-built bungalows built in the suburban areas of San Diego during the 1920s. Its front-gabled porch is supported by elephantine columns on rectangular piers. Siding consists of batten-walled clapboard-sided upper elevation, supported by a shingled foundation. Fenestration consists of tripartite windows with altered, aluminum framed louvered side lights.



35. UTM: 11/487475/3622538 Parcel #453-333-09
3527 Pershing Avenue (2104-5-35) Construction Date: 1918
Legal Description: Blk 65, Lots 17-19, Park Villa Addition
Zoning: R1-5000
Present Owner: Barnes, Peter K.
3527 Pershing Avenue
San Diego, CA 92104

This two-story Craftsman style house was designed by David O. Dryden for Mary C. Perkins in 1918. Like many of Dryden's two-story homes, it exemplifies his use of angular views, creating a dynamic visual effect where any two sides of the house are viewed in a contrapuntal relationship. Asymmetrical balance is also observed in the planning of the exteriors of this house by a fine proportional use of parts and surface details. In this case Dryden used different siding materials for both the lower and upper stories and various projecting bays, gables and pergolas to achieve this asymmetrical balance.



36. UTM: 11/487455/3622538 Parcel #453-332-20
3530 Pershing Avenue (2104-5-36) Construction Date: 1916
Legal Description: Blk 70, Lots 41-42, Park Villa Addition
Zoning: R1-5000
Present Owner: Gordon, David F. & Jeanette L.
3530 Pershing Avenue
San Diego, CA 92104

This single-story front gabled Craftsman style bungalow was built by craftsman/builder Edward F. Bryans for R. Brama Zehner in 1916. One of four contiguous bungalows built along Pershing Drive by Bryans in 1916, it features a full front-gabled porch, supported by twin rectangular wood posts on brick piers, and square-cut wood shingle wall cladding.



37. UTM: 11/487475/3622550 Parcel #453-333-08
3535 Pershing Avenue (2104-5-37) Construction Date: 1925
Legal Description: Blk 65, Lots 15-16, Park Villa Addition
Zoning: R1-5000
Present Owner: Billings, Robert E. & Jacqueline M.
3535 Pershing Avenue
San Diego, CA 92104

This single-story, flat-roofed Spanish Colonial Revival style Bungalow was built in 1925 for Albert A. and Mary Krienke. It represents the shifting of architectural tastes of the mid-1920s away from the Craftsman movement towards a more regional Southern California style based on Spanish Colonial architecture. Characteristic variations of the basic Spanish Colonial Revival bungalow include stucco-clad walls, a curving raised parapet and a centrally located red tile roofed rectangular shaped porch sitting behind a raised stoop. Other common features of the genre include fabric window awnings and drought-resisting foundation plants.



37. UTM:
3536 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-332-19
Construction Date: 1910's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



38. UTM: 11/487475/3622562 Parcel #453-333-07
3543 Pershing Avenue (2104-5-38) Construction Date: 1917
Legal Description: Blk 65, Lots 13-14, Park Villa Addition
Zoning: R1-5000
Present Owner: Camberos, Macario & Maria D.
3543 Pershing Avenue
San Diego, CA 92104

This two-story Craftsman home was built in 1917 for dentist Lloyd B. Waggoner and his wife, Lucy, by David O. Dryden. Like the other two-story Dryden-built homes within the neighborhood, the house exemplifies his use of angular views, creating a dynamic visual effect where any two sides of the house are viewed in a contrapuntal relationship. Asymmetrical balance is also observed in the planning of the exteriors of this house by a fine proportional use of parts and surface details. In this case Dryden contrasts the use of square-cut wood shingle siding with exposed brick columns and piers supporting the house's projecting, single-story gabled southwestern corner porch.



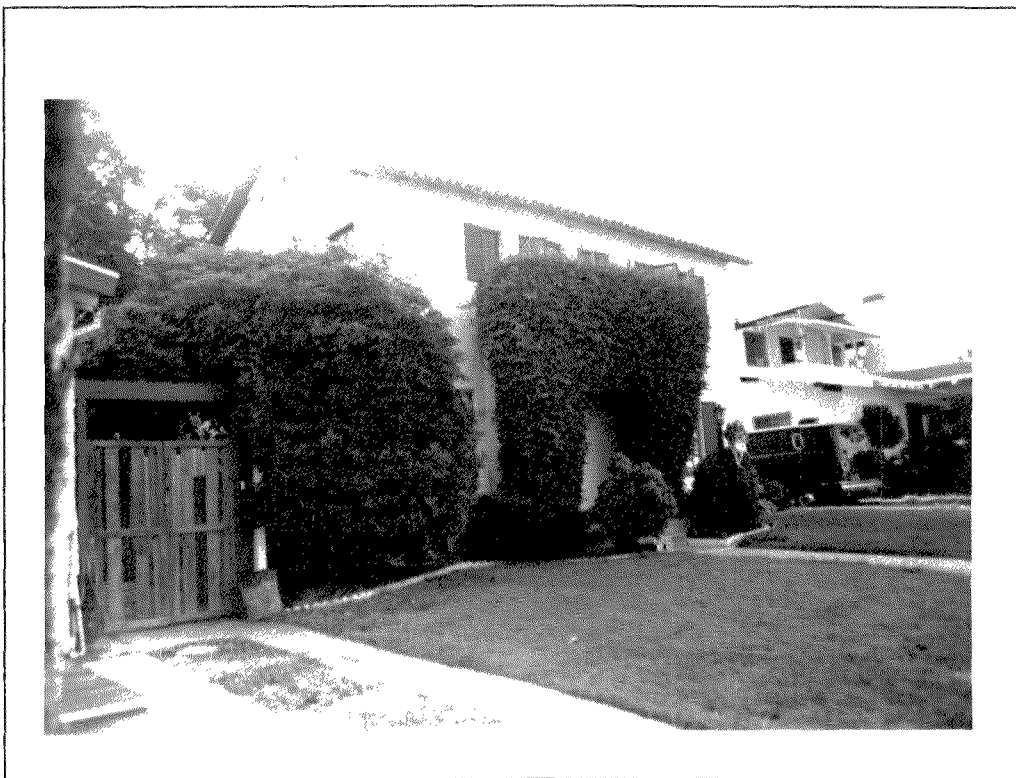
39. UTM: 11/487455/3622562 Parcel #453-332-21
3544 Pershing Avenue (2104-5-39) Construction Date: 1913
Legal Description: Blk 70, Lots 37-38, Park Villa Addition
Zoning: R1-5000
Present Owner: Cody, Raymond C. & Herd, Dorothea A. H.
1983 Trust 3/21/83
3544 Pershing Avenue
San Diego, CA 92104

This single-story cross-gabled Craftsman style bungalow was built by Edward F. Bryans in 1913. The house was occupied by Bryans while he was occupied building a number of like homes in the surrounding neighborhoods. After completing four additional bungalows, contiguous to this one, south along the western side of Pershing Avenue, Bryans sold this bungalow in 1916 to Ralph D. & Harry C. Donald. The home features a front-gabled porch, supported by twin rectangular wood posts on stuccoed brick piers and square-cut wood shingle wall cladding. Modern additions include full-length iron security bars along the entire porch area.



40. UTM: 11/487455/3622572 Parcel #453-332-22
3552 Pershing Avenue (2104-5-40) Construction Date: 1922
Legal Description: Blk 70, Lots 35-36, Park Villa Addition
Zoning: R1-5000
Present Owner: Mann, Andrew W. & Ester L. Family Trust
3552 Pershing Avenue
San Diego, CA 92104

In 1922, Pershing Drive was completed from downtown San Diego up through the eastern section of Balboa Park to Upas Street. As a result, Oregon Street was changed to Pershing Avenue and used as a connecting road to University Avenue's business district. This precipitated a second wave of residential development throughout the area. In 1922, this bungalow was one of several built along Pershing Avenue at the time. It was occupied by recently widowed Mrs. Elnora Dunn. Typical of hundreds of such carpenter-built bungalows built in the suburban areas of San Diego during the 1920s, its front-gabled porch is supported by elephantine columns on cobblestone piers. Cobblestones were also incorporated into the bungalow's foundation and chimney.



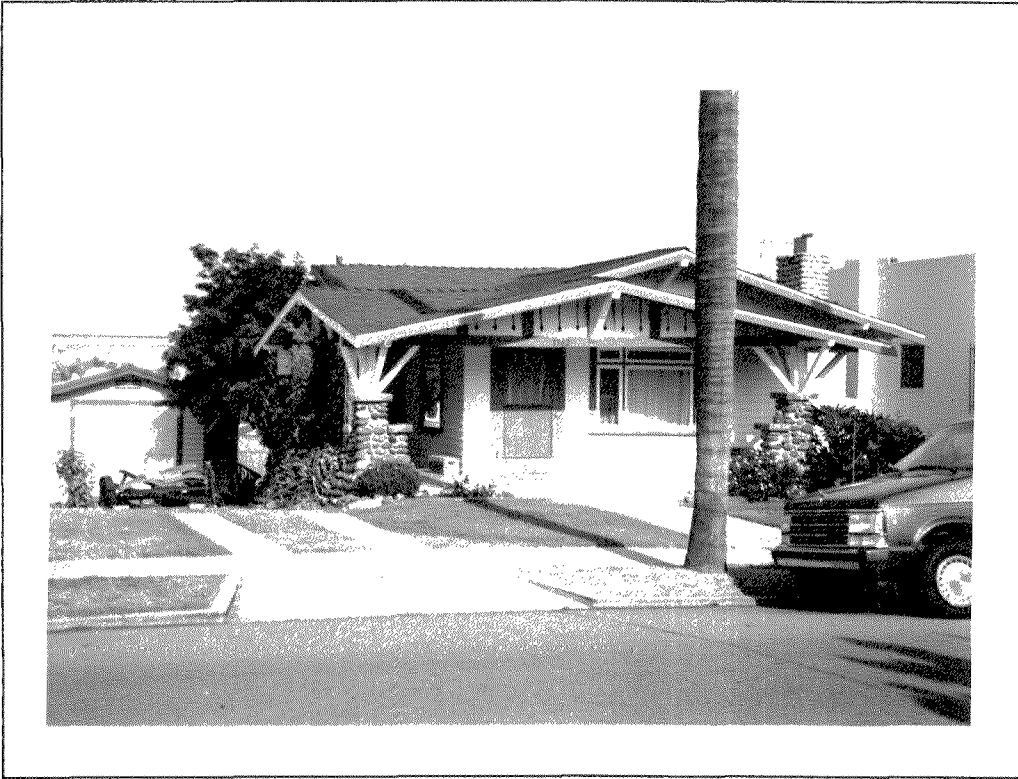
41. UTM: 11/487475/3622572 Parcel #453-333-06
3553 Pershing Avenue (2104-5-41) Construction Date: 1922
Legal Description: Blk 65, Lots 11-12, Park Villa Addition
Zoning: R1-5000
Present Owner: Madison, Donald K. & Beatrice E.
3553 Pershing Avenue
San Diego, CA 92104

In 1922, this impressive Spanish Colonial Revival side-gabled house was built by local building contractor Walter Trepte for Ulrie Welstead, president of the Welstead Oil Company. Mr. Welstead leased the bungalow to recently widowed Mrs. Mary H. Deisher. Typical of many such Spanish Colonial Revival homes in Southern California during the 1920s, Trepte incorporated elements of Spanish Colonial vernacular architecture, such as stucco-clad walls, red tile roofs, false-shuttered wood frame casement windows and a recessed central entry threshold, into the final composition. Other typical Spanish Colonial Revival design features includes the use of drought tolerant foundation plantings, such as the mature vine bordering the front threshold.



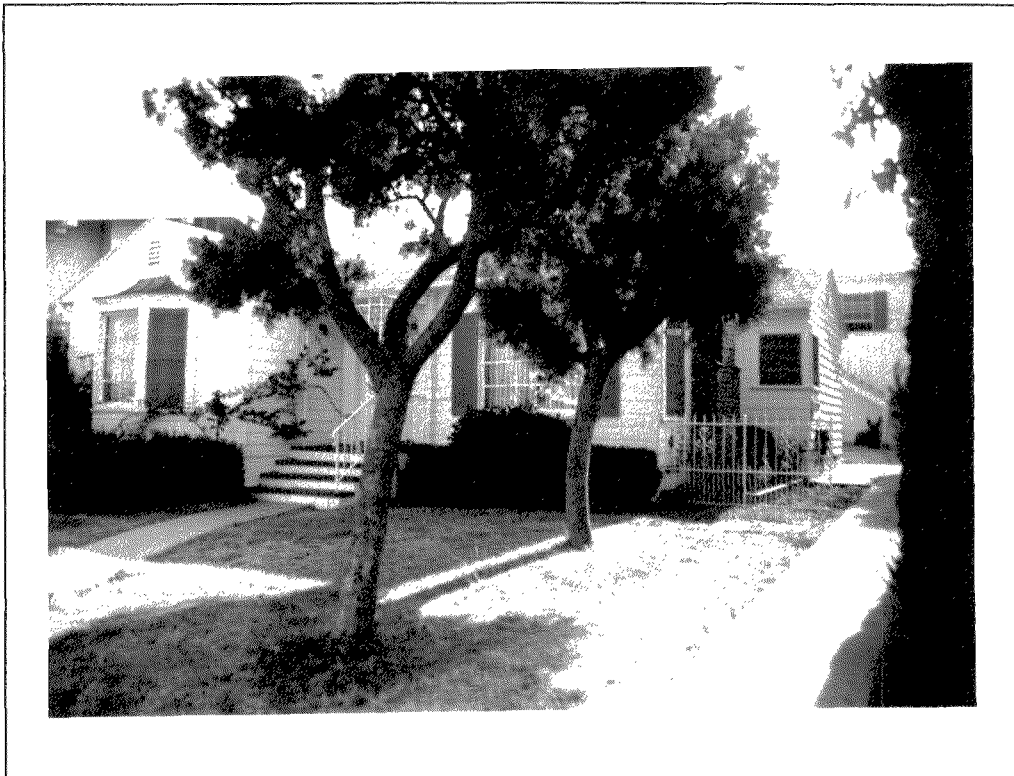
42. UTM: 11/487475/3622584 Parcel #453-333-05
3559 Pershing Avenue (2104-5-42) Construction Date: 1917
Legal Description: Blk 65, Lots 9-10, Park Villa Addition
Zoning: R1-5000
Present Owner: Hirsch, Robert E.
3559 Pershing Avenue
San Diego, CA 92104

In 1919, Lloyd B. Waggoner, and his wife Lucy, moved from their home at 3543 Pershing into this two-story Craftsman home. Research suggests that this house was designed by David O. Dryden, but completed by Waggoner after Dryden left San Diego in 1918. Like the other two-story Dryden-built homes within the neighborhood, the house exemplifies his use of angular views, creating a dynamic visual effect where any two sides of the house are viewed in a contrapuntal relationship. Asymmetrical balance is also observed in the planning of the exteriors of this house by a fine proportional use of parts and surface details. In this case Dryden contrasts the use of square-cut wood shingle siding with exposed brick columns and piers supporting the house's projecting, single-story gabled southwestern corner porch.



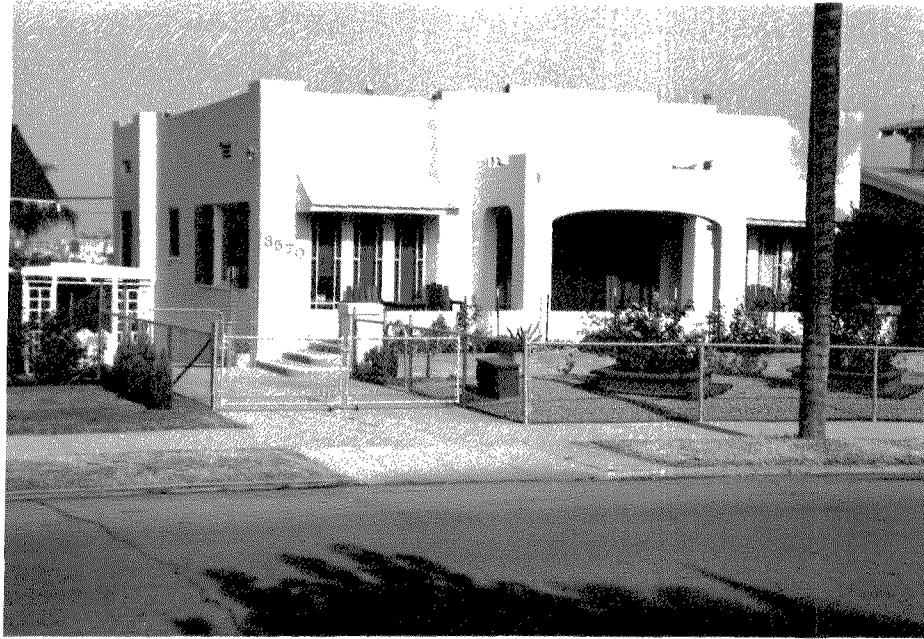
43. UTM: 11/487455/3622584 Parcel #453-332-23
3562 Pershing Avenue (2104-5-43) Construction Date: 1917
Legal Description: Blk 70, Lots 33-34, Park Villa Addition
Zoning: R1-5000
Present Owner: Carr. Matthew R. & Hazelleona
3562 Pershing Avenue
San Diego, CA 92104

In 1927, this cross-gabled Craftsman style bungalow was built for John A. Held, who operated a grocery store at 2447 Park Boulevard. Typical of many such suburban Craftsman bungalows built prior to America's entry into WWI, individual detailing shows in its unique Swiss Chalet styling. Multi-bracketed posts, supporting a cross-gabled porch and veranda along the southwestern corner of the bungalow, are themselves supported by cobblestone piers. Additional use of cobblestones as a building material can also be found incorporated into the bungalow's chimney.



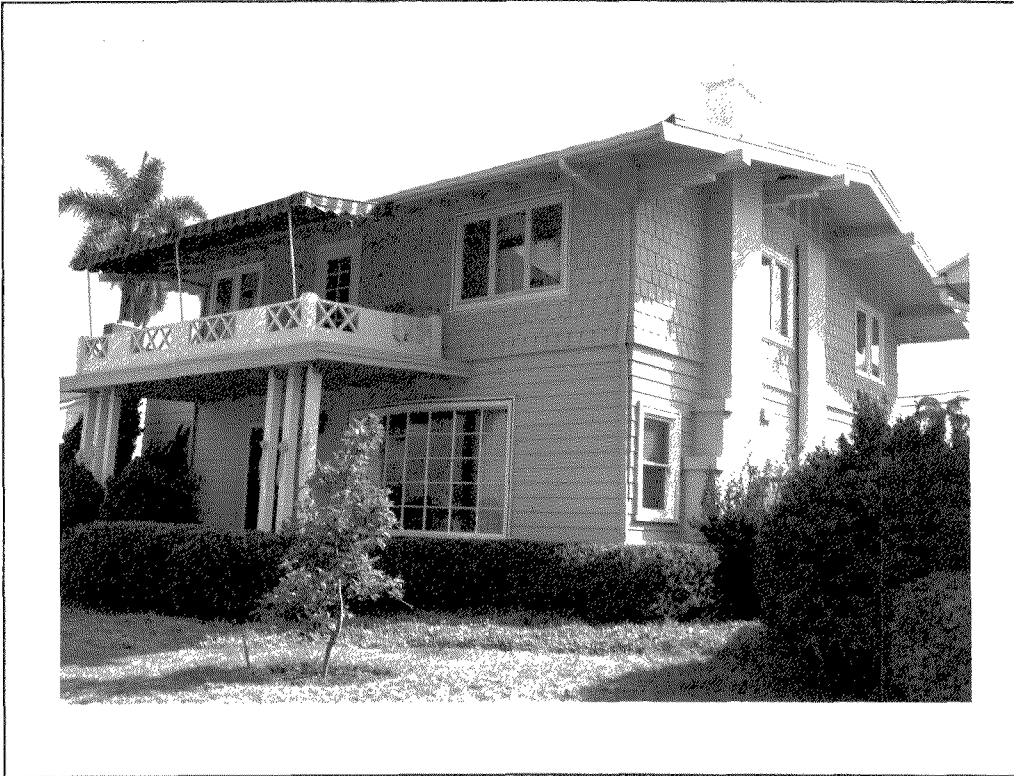
44. UTM: 11/487475/3622596 Parcel #453-333-04
3567 Pershing Avenue (2104-5-44) Construction Date: 1941
Legal Description: Blk 65, Lots 7-8, Park Villa Addition
Zoning: R1-5000
Present Owner: Seid, Arnold S. & Roberta
3567 Pershing Avenue
San Diego, CA 92104

This L-shaped, cross-gabled, clapboard-sided California Ranch style house was built in 1941 by building contractor Robert R. West. The following year West sold the house to San Diego Police Department Inspector Ralph E. Whitney and his wife, Edna. This is one of several such houses interspersed throughout the area during the late 1930s and early 1940s. A good number of these houses were built on vacant lots throughout the older suburban communities of San Diego in order to meet a severe demand for defense-related factory workers. The style and type of house became very popular in post WWII suburban tract developments and represents the development of architectural styles and trends throughout the neighborhood.



45. UTM: 11/487455/3622596 Parcel #453-332-24
3570 Pershing Avenue (2104-5-45) Construction Date: 1923
Legal Description: Blk 70, Lots 31-32, Park Villa Addition
Zoning: R1-5000
Present Owner: Arnold, David C. & Arnold, Eva J. TRS
3570 Pershing Avenue
San Diego, CA 92104

This flat-roofed single-story Spanish Colonial Revival style Bungalow was built in 1923 for Hugo and Emma Hemman. It represents the shifting of architectural tastes of the mid-1920s away from the Craftsman movement towards a more regional Southern California style based on Spanish Colonial architecture. Characteristic variations of the basic Spanish Colonial Revival bungalow include stucco-clad walls, a stepped raised parapet and a centrally located flat-roofed rectangular shaped porch with arched openings. Alterations include aluminum awnings and a galvanized fence surrounding a re-landscaped front yard.



46. UTM: 11/487475/3622608 Parcel #453-333-03
3575 Pershing Avenue (2104-5-46) Construction Date: 1917
Legal Description: Blk 65, Lots 5-6, Park Villa Addition
Zoning: R1-5000
Present Owner: New Entra Casa Corp.
3575 Pershing Avenue
San Diego, CA 92104

This two-story, side-gable roofed Craftsman style house was completed in 1917 by David O. Dryden for Stenard R. and Selma S. Jensen. Like the other two-story Dryden-built homes within the neighborhood, the house exemplifies his use of angular views, creating a dynamic visual effect where any two sides of the house are viewed in a contrapuntal relationship. Asymmetrical balance is also observed in the planning of the exteriors of this house by a fine proportional use of parts and surface details. In this case Dryden contrasts the use of square-cut wood shingle siding along the upper story against a clapboard sided ground floor. According to Sanborn insurance maps printed in 1921, the house had an entry porch located where the present multi-paned window is now. This feature, plus the Classic-looking portico, were added at a later date.



47. UTM: 11/487455/3622608 Parcel #453-332-25
3578 Pershing Avenue (2104-5-47) Construction Date: 1917
Legal Description: Blk 70, Lots 29-30, Park Villa Addition
Zoning: R1-5000
Present Owner: Gauquelin, Marie F.S.
3578 Pershing Avenue
San Diego, CA 92104

This one- to two-story, Craftsman style house was completed in 1917 for local painter Rob Roy Bruce and his wife Sarah. Its designer and builder has yet to be determined. It has architectural features found in houses built by both David O. Dryden and Edward F. Bryans. Like several of the other two-story Dryden-built homes within the neighborhood, the house has a smaller second-story gabled unit above a larger ground-level main structure. Elements of Japanese detailing, such as its pagoda-like gable apexes, might also reflect Dryden's handiwork. However, the thick piers supporting wooden block posts, also suggests Bryans' handiwork. The square-cut wooden shingle siding was used by both builders on houses credited to them. A large room addition appears adjacent to the SW corner of the house.



48. UTM: 11/487455/3622620 Parcel #453-332-26
3584 Pershing Avenue (2104-5-48) Construction Date: 1921
Legal Description: Blk 70, Lots 27-28, Park Villa Addition
Zoning: R1-5000
Present Owner: Heyman, Neil & Brenda B.
3584 Pershing Avenue
San Diego, CA 92104

In anticipation to the extending of Pershing Drive up to Upas Street and connecting through Oregon Street to University Avenue in 1922, the area between Upas Street and University Avenue was wide open to speculative housing development. Built for Robert C. and Minnie G. Easton in 1921, this front-gabled, clapboard-sided California Bungalow was one of several built along Pershing Avenue in the early 1920s in response to this growth and is typical of hundreds of such carpenter-built bungalows built in the suburban areas of San Diego during the 1920s. Unique architectural features are the exceptionally heavy-looking cylindrical piers holding up the wide curving lintel of the full-length porch and a canted window on the bungalow's northeastern corner.



49. UTM: 11/487475/3622620 Parcel #453-333-02
3585 Pershing Avenue (2104-5-49) Construction Date: 1941
Legal Description: Blk 65, Lots 3-4, Park Villa Addition
Zoning: R1-5000
Present Owner: Deaton, Alec D., Jr. & Merilyn S.; Willie,
James H. TR
2266 5th Avenue
San Diego, CA 92101

This L-shaped, cross-gabled California Ranch style house was built in 1941 by the general contracting firm of Cooley & Grizzle. That year it was occupied by J.C. Machamer, USMC. The following year it was occupied by recently widowed Mrs. Orphra R. Rummel. One of several such houses interspersed throughout San Diego's older suburban neighborhoods, it, and others like it, were built during the late 1930s and early 1940s in order to meet a severe demand for defense-related factory workers. The style and type of house became very popular in post WWII suburban tract developments and represents the development of architectural styles and trends throughout the neighborhood.



50. UTM: 11/487455/3622632 Parcel #453-332-28
3592 Pershing Avenue (2104-5-50) Construction Date: 1923
Legal Description: Blk 70, West 35 Ft of Lot 25 & 26, Park
Villa Addition
Zoning: R1-5000
Present Owner: Dare, Alan C. & Cecile T.
3592 Pershing Avenue
San Diego, CA 92104

In 1922, Pershing Drive was extended from downtown San Diego, up through Balboa Park's eastern section up to Upas Street. Here it connected to University Avenue by way of Oregon Street, which was then changed to Pershing Avenue. As a result, Pershing Drive opened the surrounding area to development. Built for Robert O. and Essie M. Zumwalt in 1923, this California Bungalow was one of several built along Pershing Avenue in the early 1920s in response to this growth and is typical of hundreds of such carpenter-built bungalows built in the suburban areas of San Diego during the 1920s. Unique architectural features are the exceptionally heavy-looking cylindrical piers (similar to those of its neighbor's at 3584 Pershing) holding up the bungalow's central front-gabled porch. Mr. Zumwalt, who was a bookkeeper at the Benson Lumber Company at the time of the bungalow's construction, rose to the position of credit manager at the firm.



51. UTM: 11/487475/3622632 Parcel #453-333-01
3593 Pershing Avenue (2104-5-51) Construction Date: 1923
Legal Description: Blk 65, Lots 1-2, Park Villa Addition
Zoning: R1-5000
Present Owner: Flores, Jose M. & Catalina R.
3593 Pershing Avenue
San Diego, CA 92104

This rectangular-shaped, two-story, flat-roofed house has elements of Prairie and Italian villa styling. It was completed in 1922 for assistant cashier of the Bank of Italy Charles S. Ranney and his wife Ida. Like the other two-story homes within the neighborhood, differentiation exists between the use of exterior wall cladding in the ground and upper stories. The former having narrow clapboard siding, while the latter has rectangular-cut wooden shingling. Fenestration consists of multiple 2x2 wood frame windows. A flat-roofed porch extends out along the front elevation towards the street. It is divided into two sections: enclosed on the south and open on the north. Thick piers and cross beam wooden supports, similar to the house across the street at 3578 Pershing Avenue, support the porch's roof.



63. UTM:
3604 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-231-17
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



38. UTM:
3607 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-232-13
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.

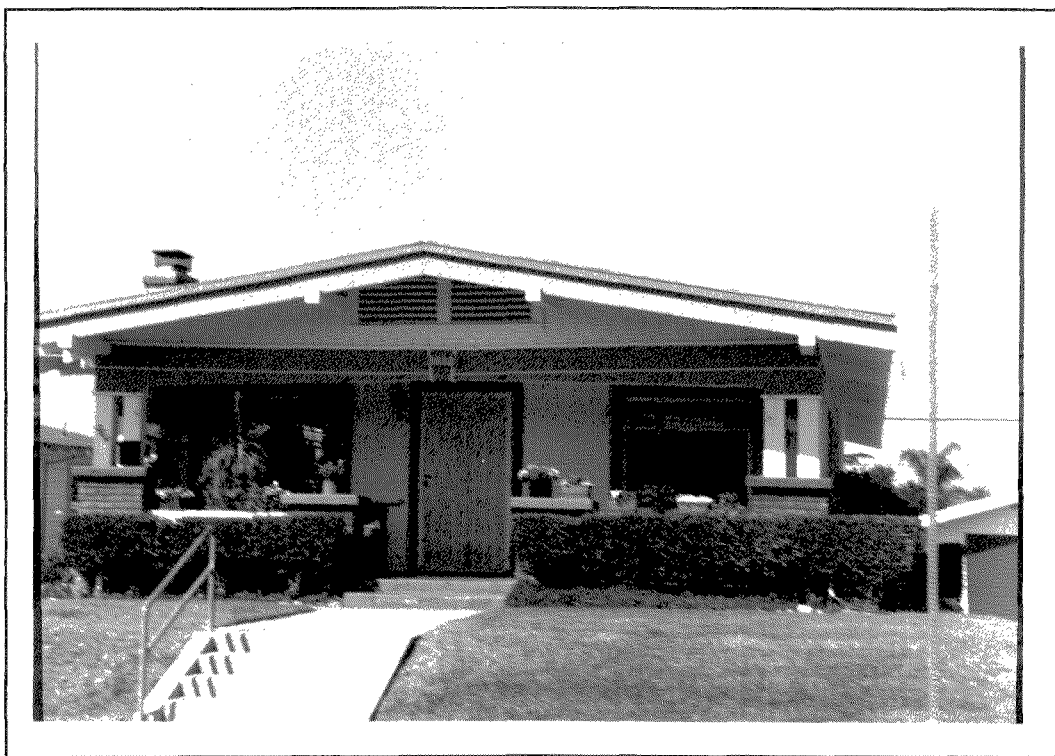


39. UTM:
3611 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-232-12
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



62. UTM:
3612-14 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-231-18
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow duplex family residence, one story. Contributing resource to district.



40. UTM:
3619 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-232-11
Construction Date: 1920's

Zoning:
Present Owner:

Colonial revival single family residence, one story. Contributing resource to district.



61. UTM:
3620 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-231-19
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



41. UTM:
3629 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-232-10
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.

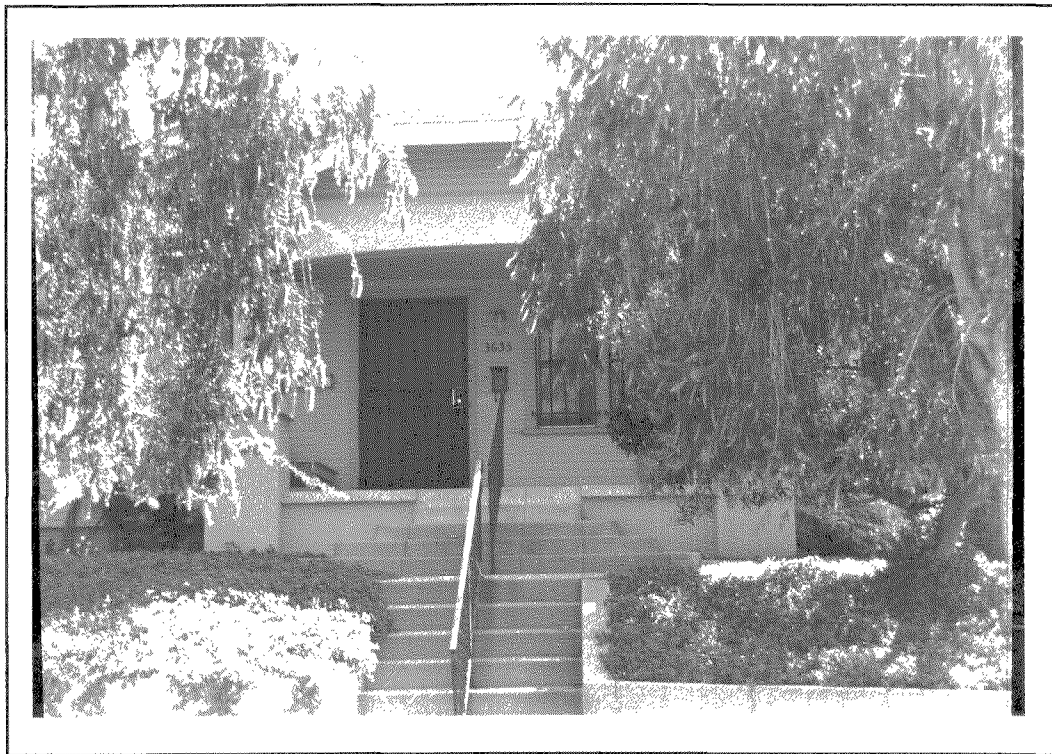


60. UTM:
3630 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-231-20
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



42. UTM:
3635 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-232-09
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing
resource to district.



59. UTM:
3638 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-231-21
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.

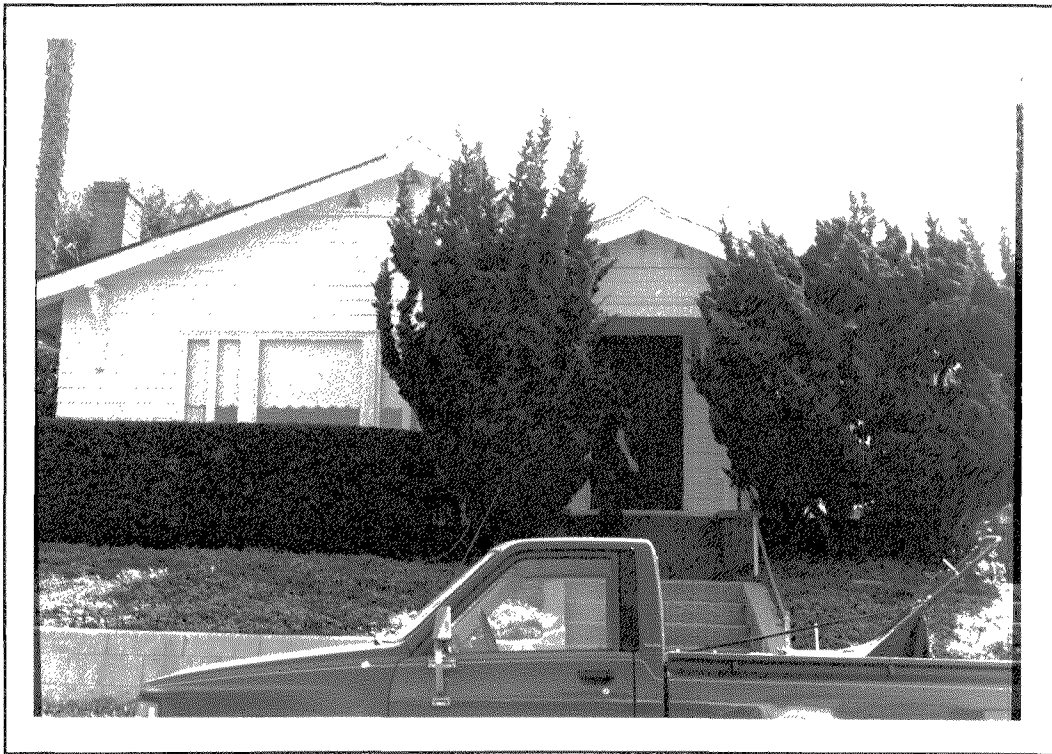


58. UTM:
3644 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-231-22
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



43. UTM:
3645 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-232-08
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.

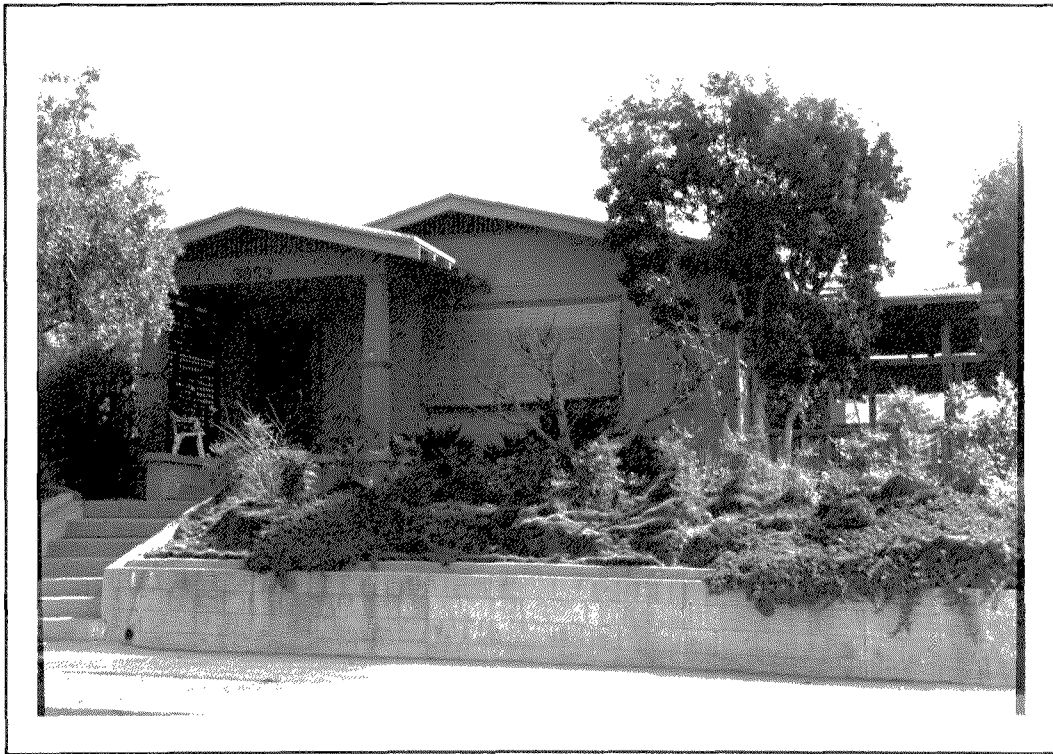


57. UTM:
3650 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-231-23
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



44. UTM:
3653 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-232-07
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



45. UTM:
3361 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-232-06
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



56. UTM:
3660 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-231-24
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, two story. Individually significant resource to district.

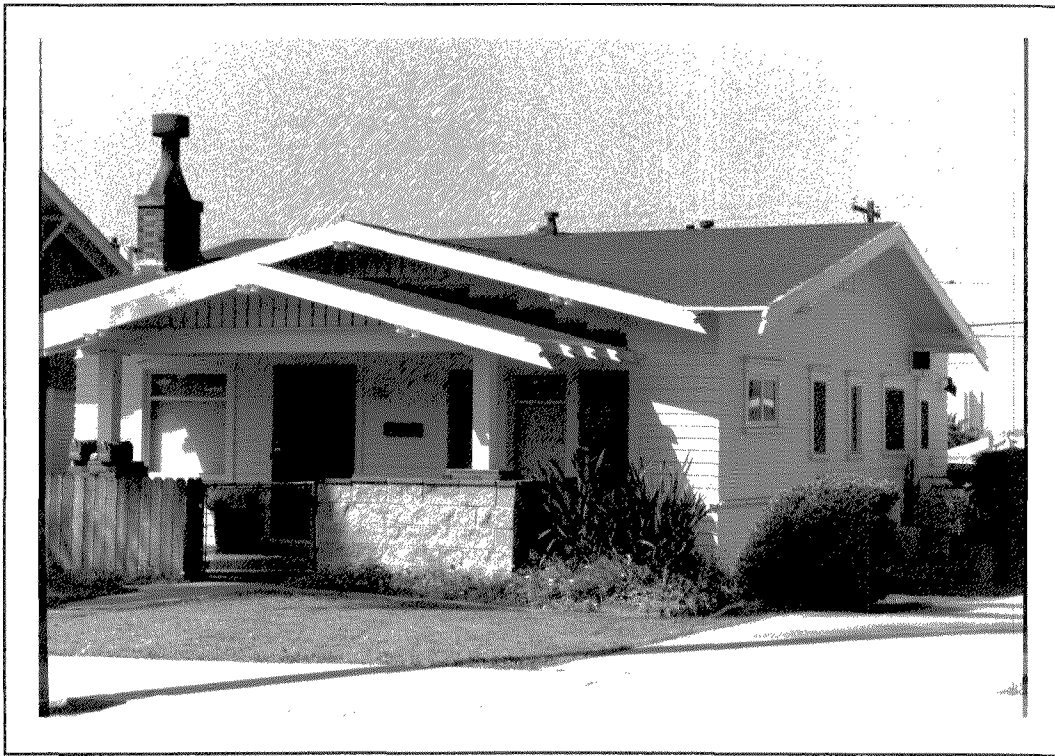


46. UTM:
3667 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-232-05
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



55. UTM:
3668 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-231-25
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing
resource to district.

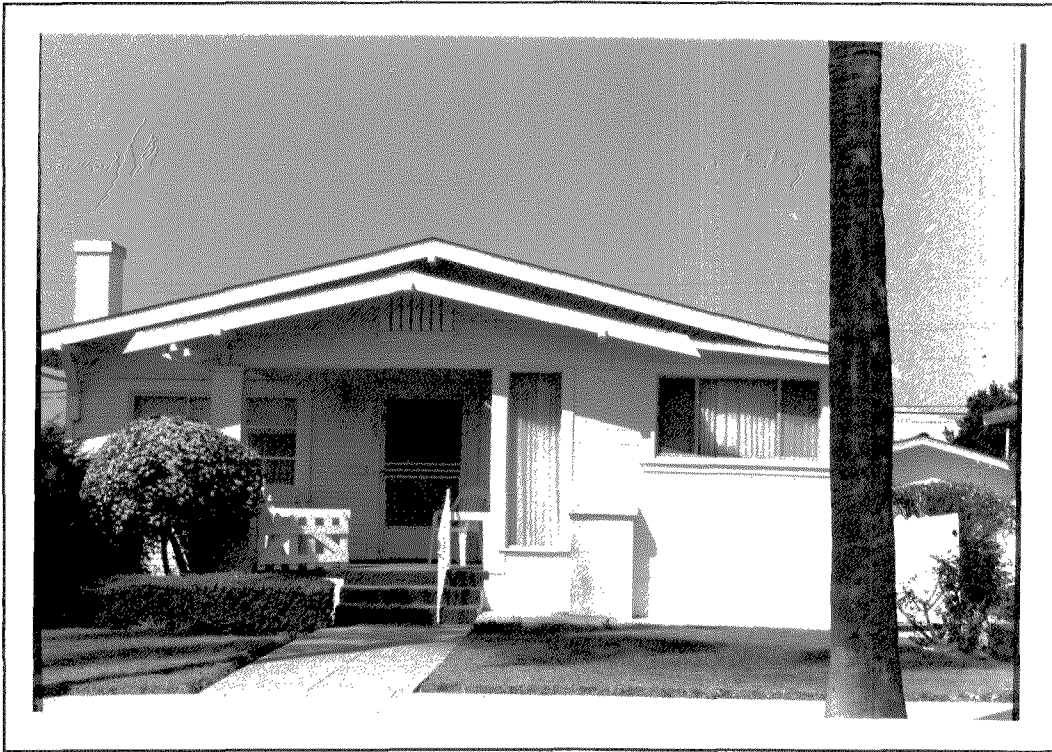


47. UTM:
3675 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-232-04
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.

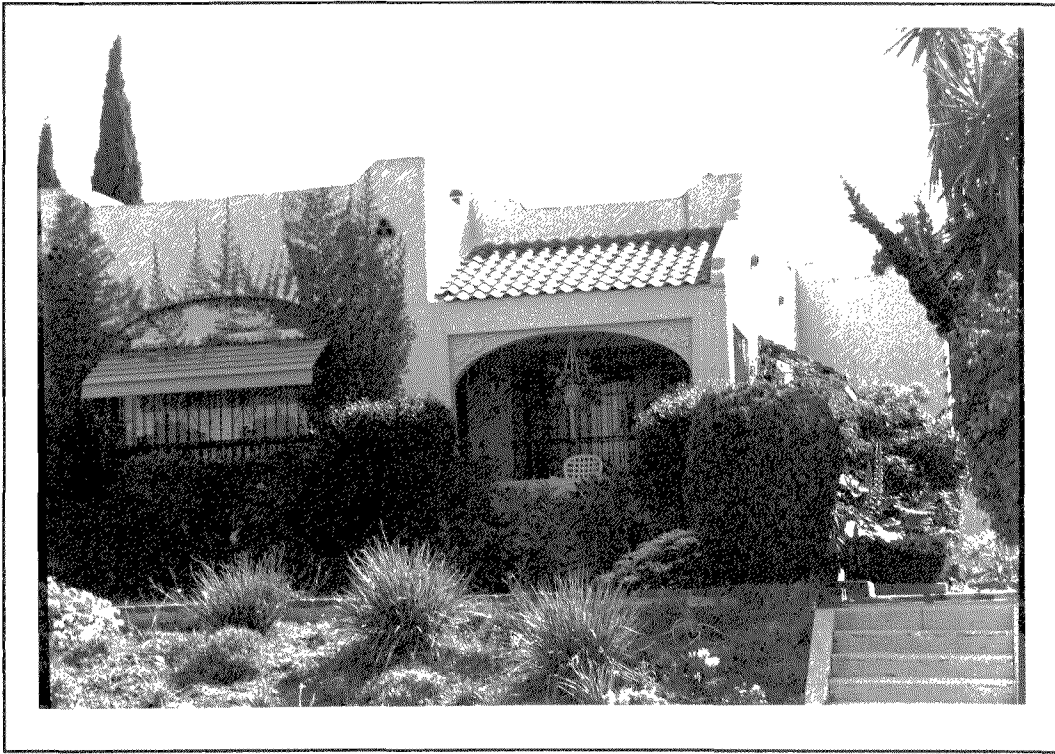


54. UTM:
3676 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-231-26
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



48. UTM:
3685 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-232-03
Construction Date: 1920's

Zoning:
Present Owner:

Spanish colonial revival single family residence, one story. Contributing resource to district.

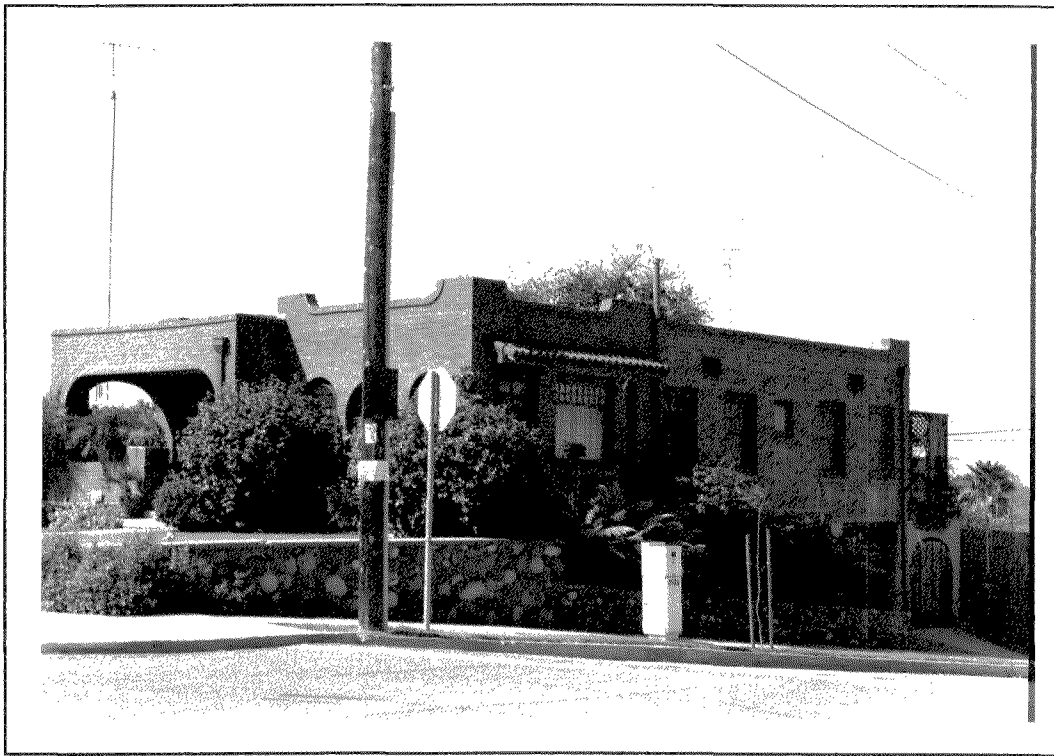


53. UTM:
3686 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-231-27
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



52. UTM:
3696 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-231-28
Construction Date: 1920's

Zoning:
Present Owner:

Mission revival California bungalow with brick single family residence, one story. Contributing resource to district.



49. UTM:
3691 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-232-02
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.

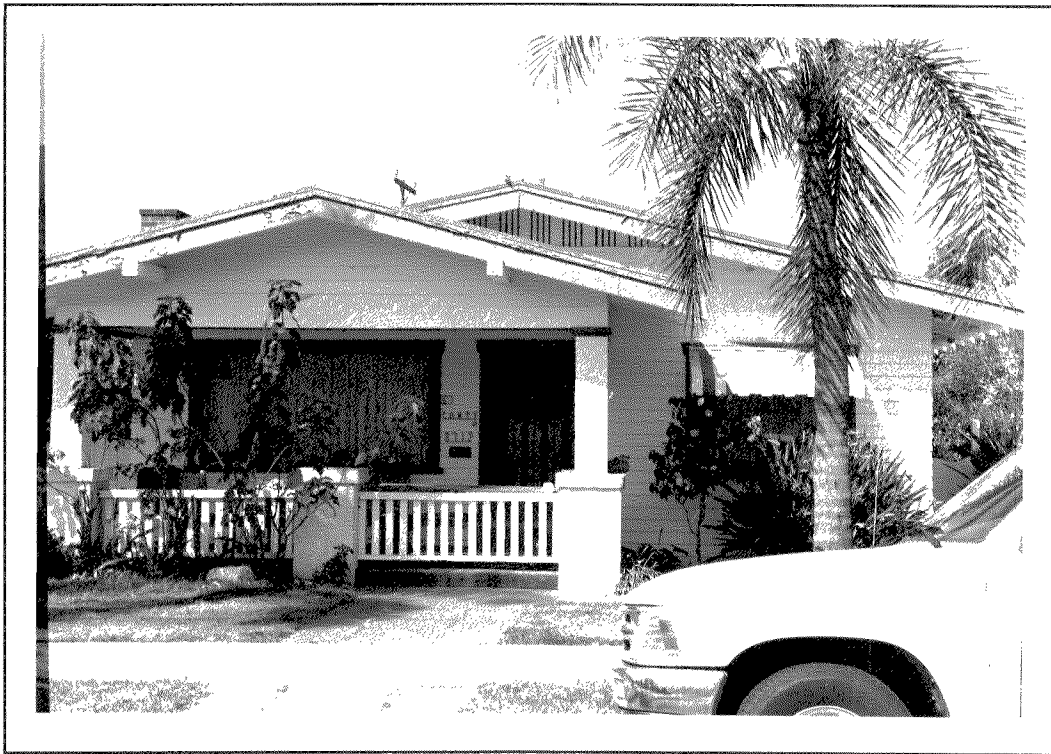


51. UTM:
3706 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-091-15
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



50. UTM:
3712 Pershing Avenue
Legal Description:

Assessor Parcel Number #453-091-16
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



77. UTM:
2704 Upas Street
Legal Description:

Assessor Parcel Number #453-392-05
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, two story. Contributing resource to district.

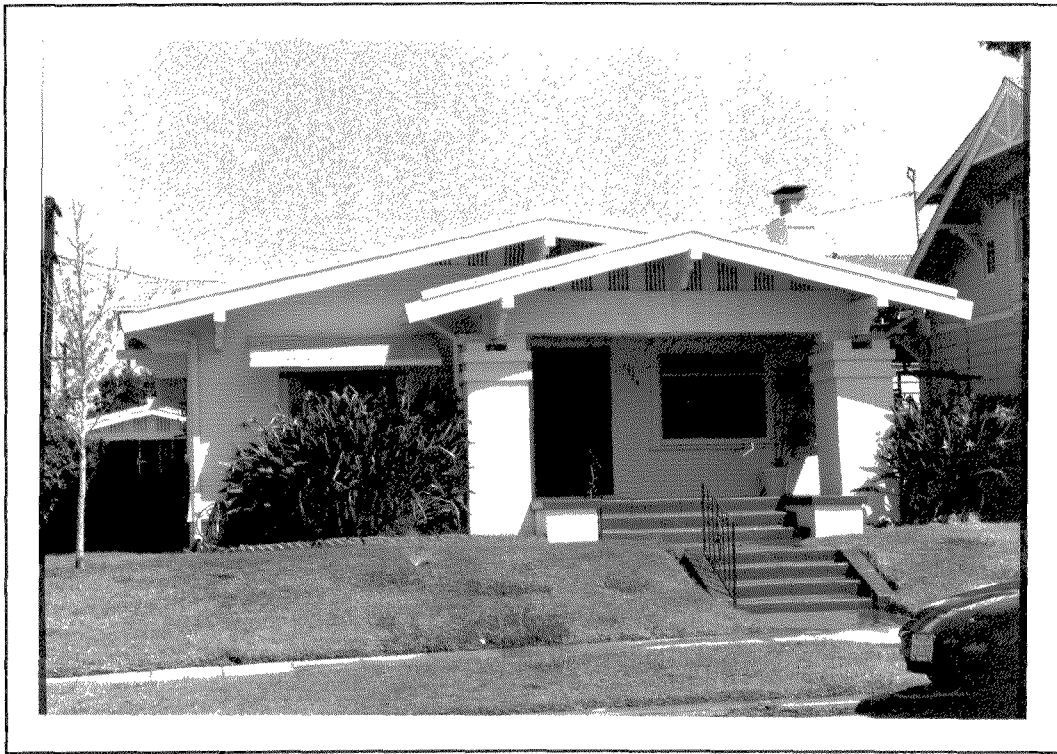


78. UTM:
2718 Upas Street
Legal Description:

Assessor Parcel Number #453-392-06
Construction Date: 1920's

Zoning:
Present Owner:

Mission revival single family residence, one story. Contributing resource to district.



79. UTM:
2728 Upas Street
Legal Description:

Assessor Parcel Number #453-392-13
Construction Date: 1920's

Zoning:
Present Owner:

California bungalow single family residence, one story. Contributing resource to district.



52. UTM: 11/487560/3622400 Parcel #453-392-14
2738 Upas Street (2104-5-52) Construction Date: 1916
Legal Description: Blk 66, Lots 35 & 36 / Ex w 50 Ft / & /
Ex St. / Park Villa Addition
Zoning: R1-5000
Present Owner: The Assistance League of San Diego
2738 Upas Street
San Diego, CA 92104

In 1916, this large, two-story, side-gabled Craftsman style residence was built on the northwestern corner of Upas and 28th Streets. From its second-story dormer windows, its owners, Owen K. and Olive Wilson could look out over the northeastern corner of Balboa Park. Although the house has undergone some alteration over the years, such as composition shingle siding, aluminum frame windows in the dormer and the addition of a concrete handicap access ramp along the east elevation, there are still some elements which reflect its Craftsman heritage. For example, the recessed porch on its southeastern corner still has elephantine columns on cobblestone piers. A decorative "X" pattern is inlaid on the cobblestone piers by the use of different colored stones.

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: 4724 Panorama Drive
City San Diego Zip 92116 County San Diego
4. Parcel number: 438-150-11
5. Present Owner: Rosemary & Robert Ford Address: 7845 Highgate Lane
City La Mesa Zip 91942 Ownership is: Public ☒ Private _____
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: lot IIV VL 371 Por

This one-story asymmetrical Craftsman structure has a low pitched roof with front and side gables. The house has a horizontal emphasis with most of the home visible from the street. A front gable extends out over a small open porch. Wide overhanging eaves are supported by square brackets that are present on each side of the structure. Located on the front facade are two large tripartite windows with fixed center panes and casement side panels. The garage is connected to the house on the west side. A pair of casement windows are visible on the north side of the garage. Both the house and the garage are covered by asbestos siding. A brick wall located just off the main entrance extends west and encloses the rear yard.



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: 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.

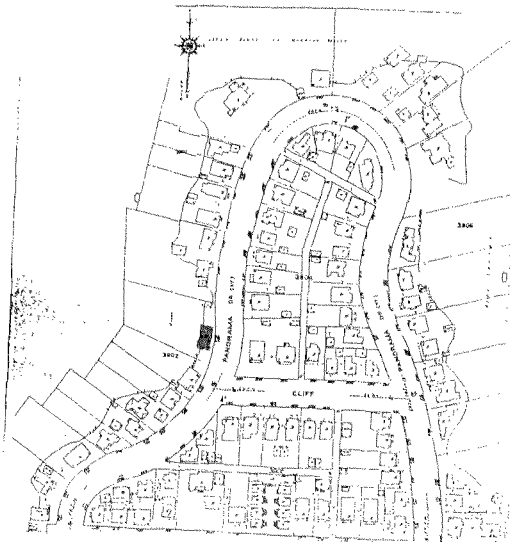
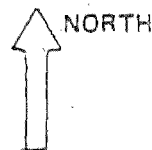
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

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

1) City Directories 1912-1926
2) Water & Sewer Permits
3) Covington, Donal "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 City Architect 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: 4780 Panorama Drive
City San Diego, CA Zip 92116 County San Diego
4. Parcel number: 438-150-30
5. Present Owner: Albert & Versa Bolan Address: 4780 Panorama Drive
City San Diego, CA Zip 92116 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: VL 380

This two-story Craftsman home has a low pitched gable roof with wide overhanging eaves and exposed rafters at the gable ends. The second story is covered by shingles while the first story is clapboard siding. The windows are wood hinged tri-part on the second floor while the first floor windows are large pane with multi-paned transoms above. The porch which surrounds the front of the house turns into a carport to the south. The carport as well as the porch are covered with a trellised porch roof also with exposed rafters. The porch is open with steps running up to the roof. The door is wood with bevelled panels. No alterations are apparent.



8. Construction date:
Estimated _____ Factual 1914
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 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: 2203 Cliff Street
City San Diego, CA Zip 92116 County San Diego
4. Parcel number: 438-162-03
5. Present Owner: Emmy L. Jansen Address: 2203 Cliff St.
City San Diego, CA Zip 92116 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 0, Lots 2 & 3

This one-story asymmetrical Craftsman structure has a low pitch roof with front and side gables. Wide overhanging eaves are supported by triangular brackets. Exposed rafter ends are visible on the shed roof that shelters the open porch. The structure is covered entirely with shingled siding. A front gable located just north of the shed roof extends out from the roof and shields a tripartite window with a fixed center pane and louvre side panels. An exposed red brick chimney is located in the center of the porch. Located just south of the chimney is a fixed window with a multipaned transom. Two side gables are located on the south facade. Between the two gables a small pent roof extends out to shelter an open porch that leads to a recessed entry. Beneath each gable are a pair of adjoining casement windows with multipaned transoms. This pattern is repeated on the north facade with the exception of the entry. A brick walkway has been added to the north side of the property and extends from the front yard all the way to the back. A small garage is located on the north side of the structure. A wire fence encloses the entire property.



8. Construction date:
Estimated 1913 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: Louvre windows, wire fencing, and brick walkway.

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

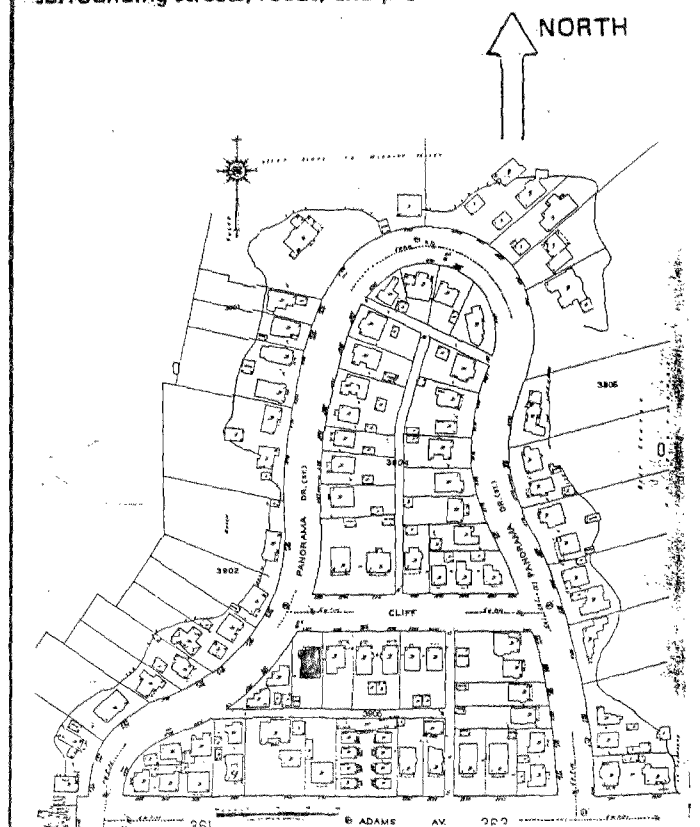
21. Sources (List books, documents, surveys, personal interviews and their dates).

1. City Directories 1912-1926.
2. Water & Sewer Permits.
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 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: _____
3. Street or rural address: 2242 Adams Avenue
City San Diego, CA Zip 92116 County San Diego
4. Parcel number: 438-162-14
5. Present Owner: Jerome & Kennedy Wanetick Address: 2242 Adams Avenue
City San Diego, CA Zip 92116 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: LEG DESC: Blk 0 Lots 18-21 E 50

This one-story Craftsman home has a low pitched gable roof with overhanging eaves and exposed rafters. The roof extends out over an open stepped porch. The house is covered by white patterned clapboard siding. There are four windows on the facade of the house. They are hinged with wood frames and multi-paned uppers. The porch is supported by two columns with sloping sides. The door is wood with glass panels.



8. Construction date:
Estimated 1914 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 St. During that 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.

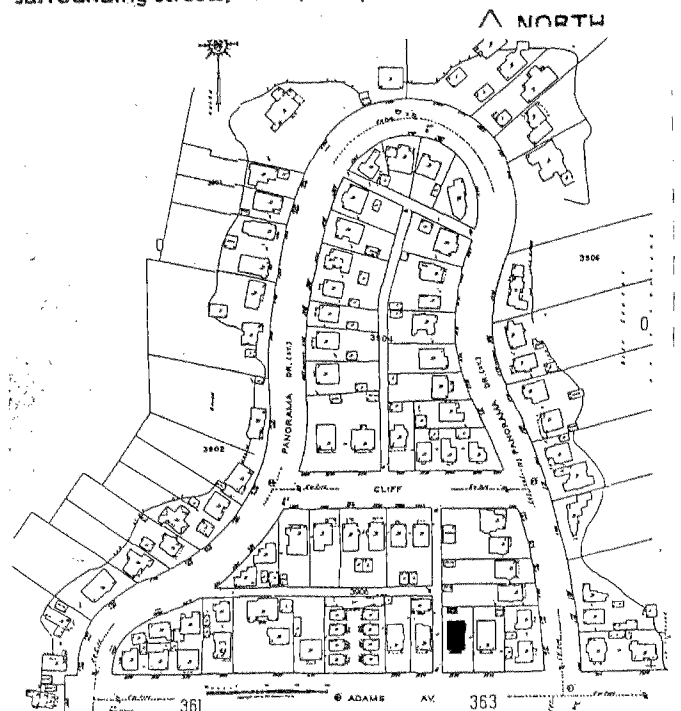
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

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 8/91
By (name) Office of the City Architect
Organization Office of the City Architect
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

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

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 2230-32 Adams Avenue
City San Diego, CA Zip 92116 County San Diego
4. Parcel number: 438-162-15
5. Present Owner: Catherine Regin Address: 525 W. Vista Way
City San Diego, CA Zip 92083 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 0 Lots 18-21.

This one-story Craftsman home has a low pitched gable roof with overhanging eaves and exposed rafters which extend out over the porch. The siding is made up of patterned clapboard. The windows are hinged with wood frames and multi-paned uppers. An open stepped porch extends out from the house. The porch is supported by two columns with sloping sides. The door for the main entrance is wood frame with glass panels. The eastern portion of the property appears to be an addition with a separate entrance and mailbox.



8. Construction date:
Estimated 1914 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: Side 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? ☒ 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 in 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 that 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 _____

Office of the City Architect

By (name) San Diego Planning Dept.

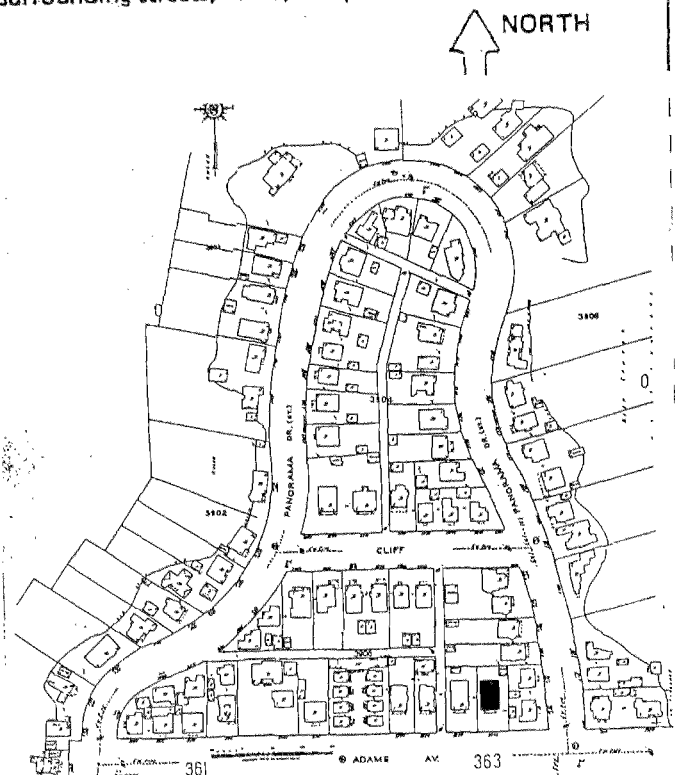
Organization _____

Address: 525 "B" St., Ste. 2200

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: 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 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: _____

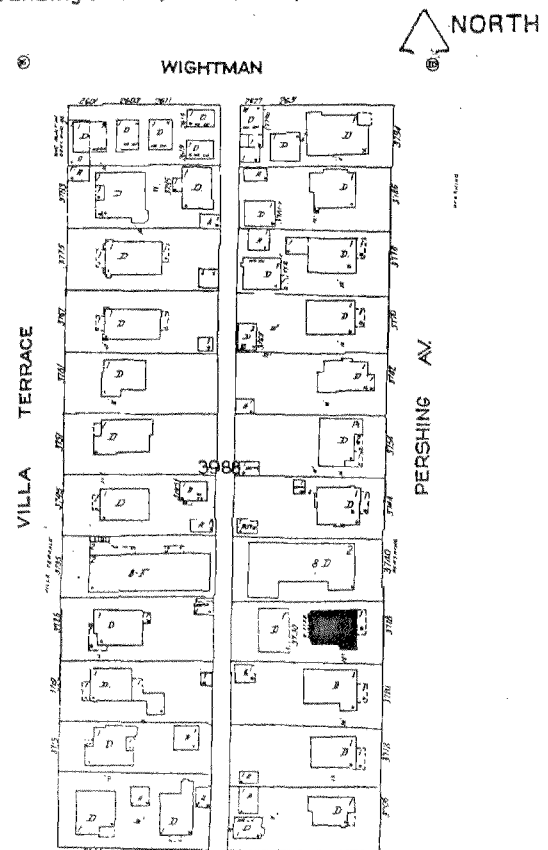
SIGNIFICANCE

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

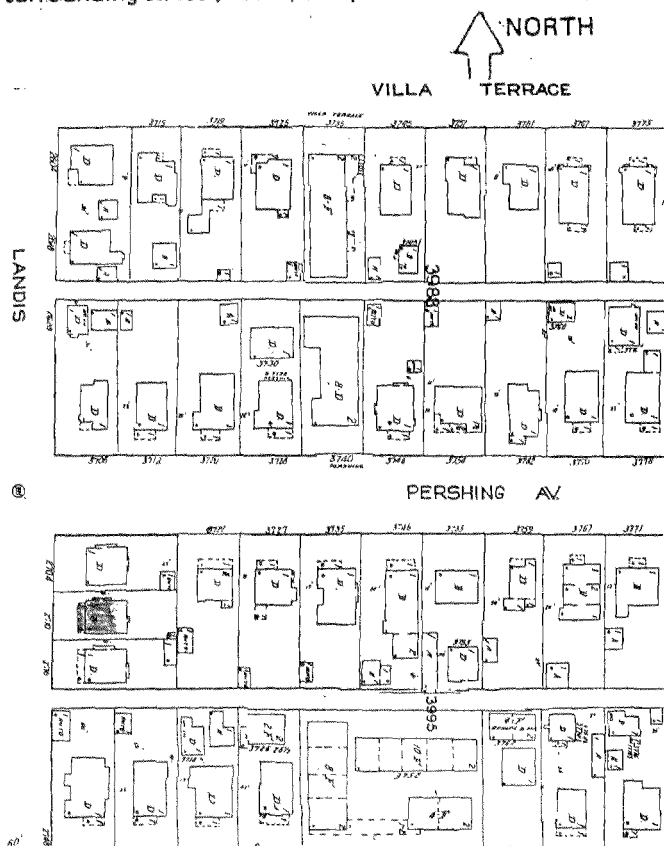
Between 1911 and 1919, local building designer and contractor David Owen Dryden built over fifty homes in the area north of Balboa Park, giving great attention to detail and fine craftsmanship. Dryden moved from Oregon where, presumably, he received building arts training. He completed his first home 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):



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

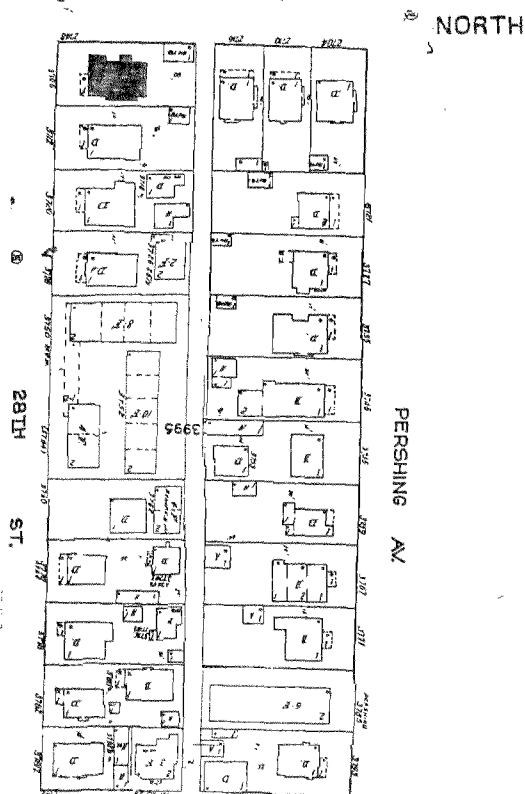
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention 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):



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 descripton

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: _____

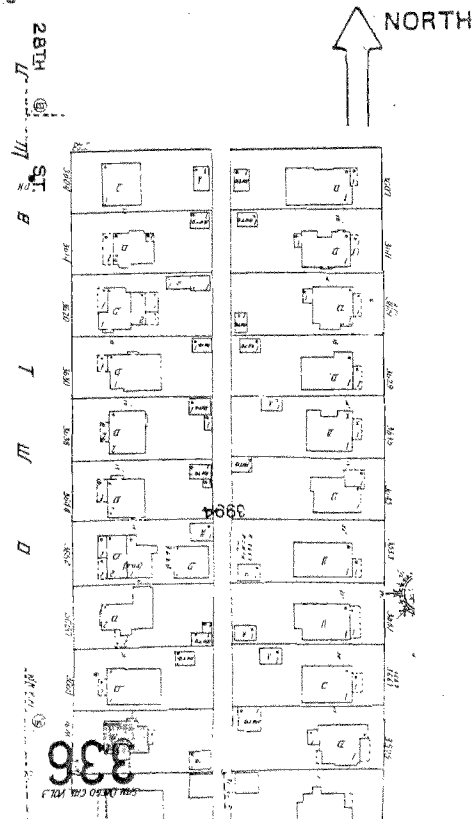
SIGNIFICANCE

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):



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 Ficus 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 ☒ 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.)

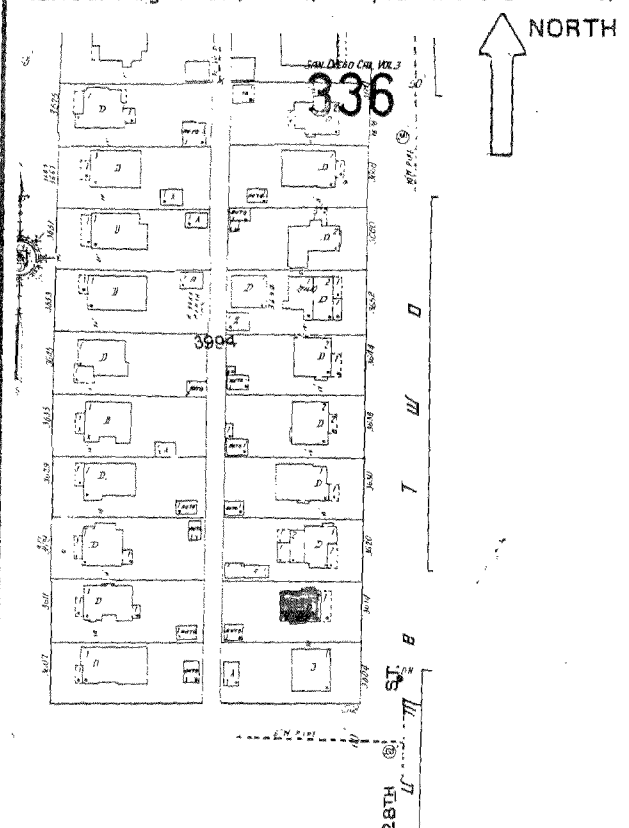
David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his 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 _____

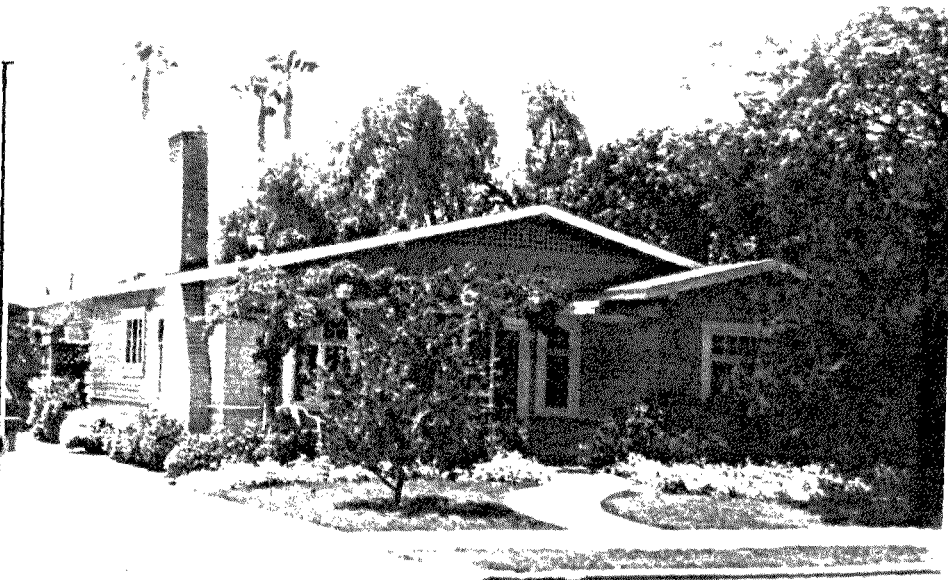
IDENTIFICATION

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 19
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.)

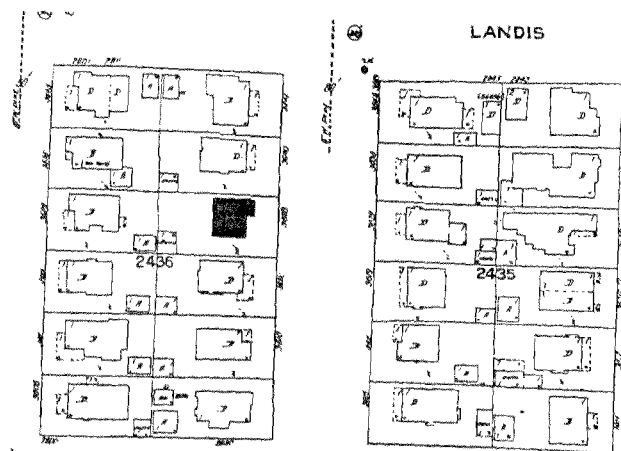
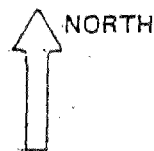
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

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):



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.

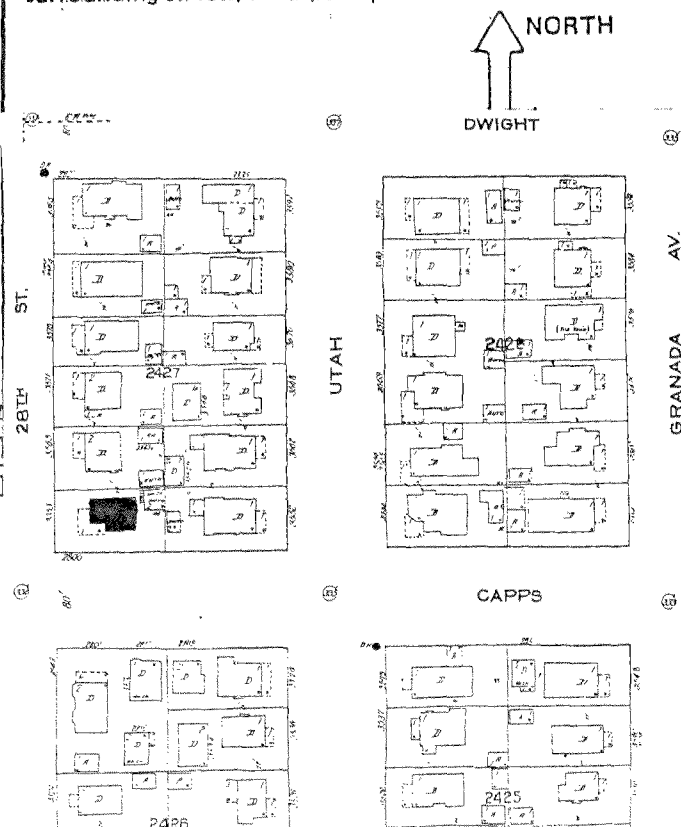
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

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):



HISTORIC RESOURCES INVENTORY

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

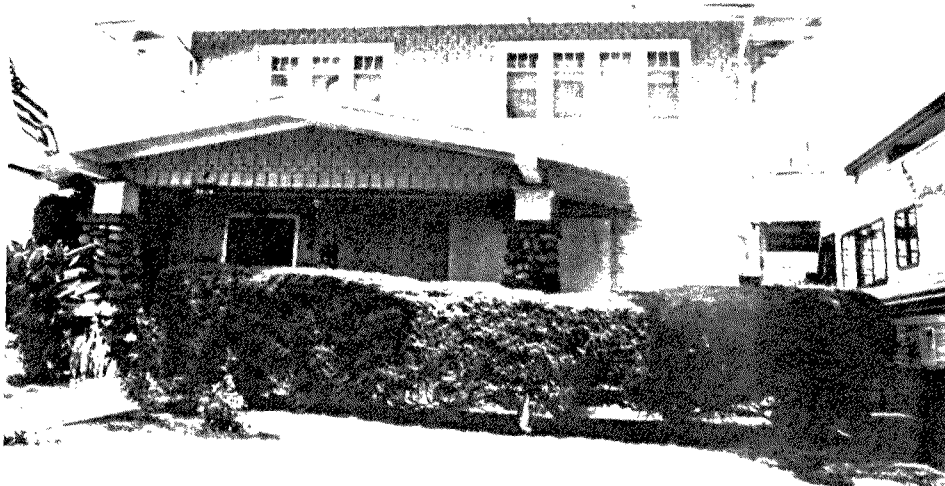
IDENTIFICATION

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.

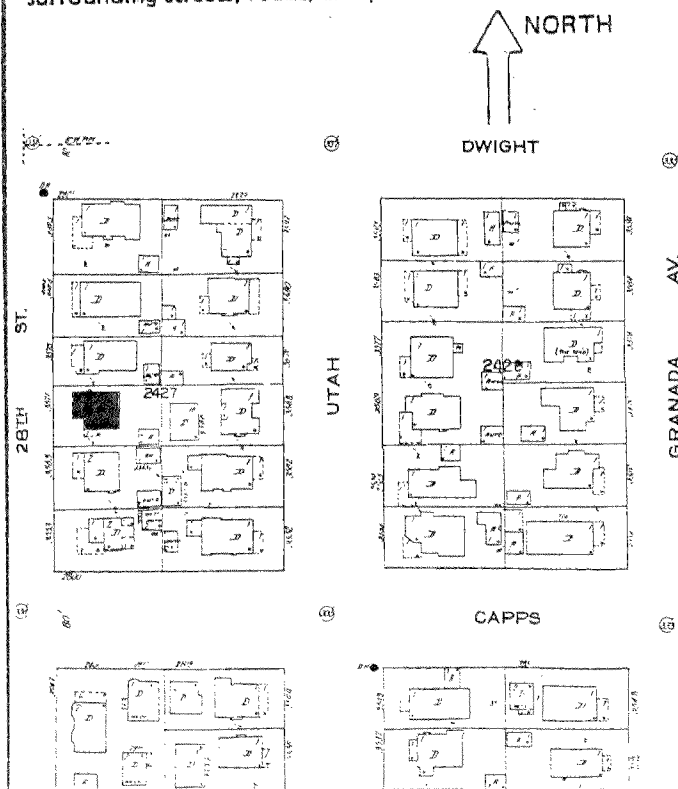
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

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):



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 br 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

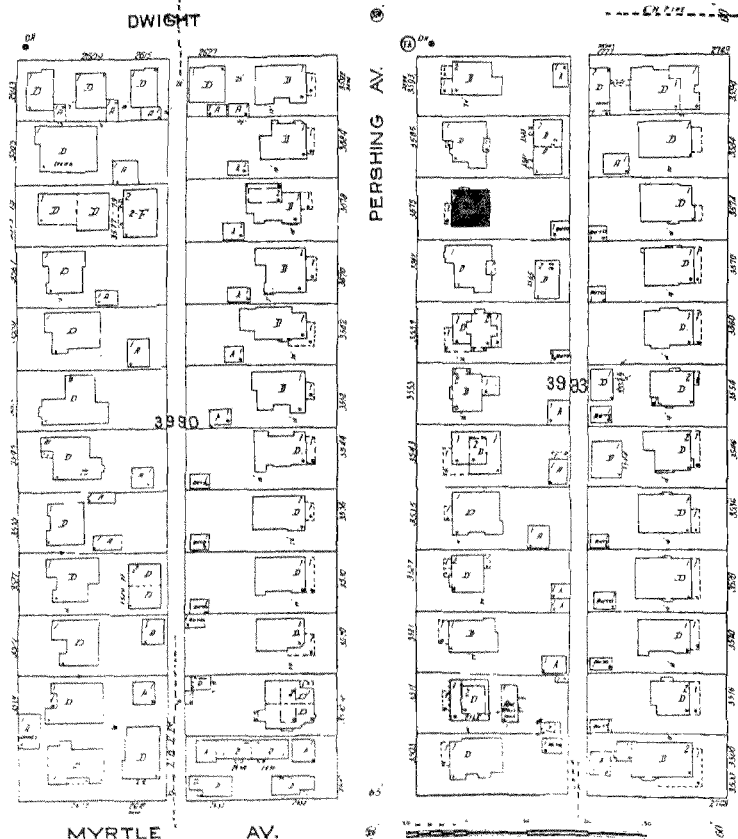
13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: NONE KNOWN
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
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.

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: 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.

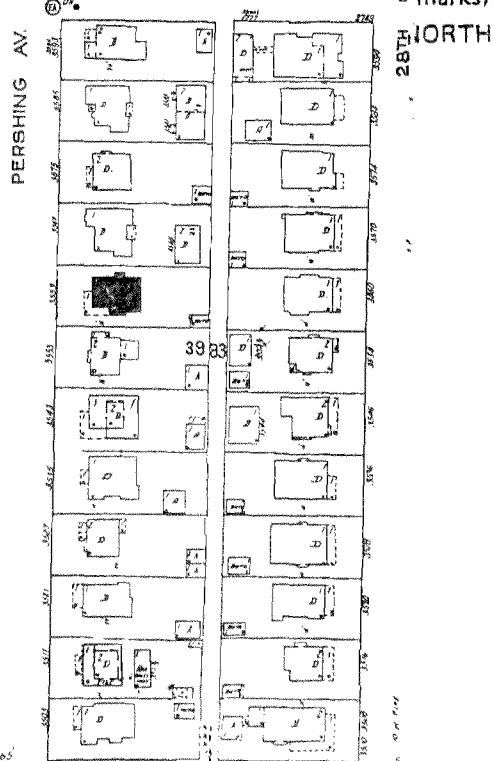
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

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 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 surround @ marks):



HISTORIC RESOURCES INVENTORY

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

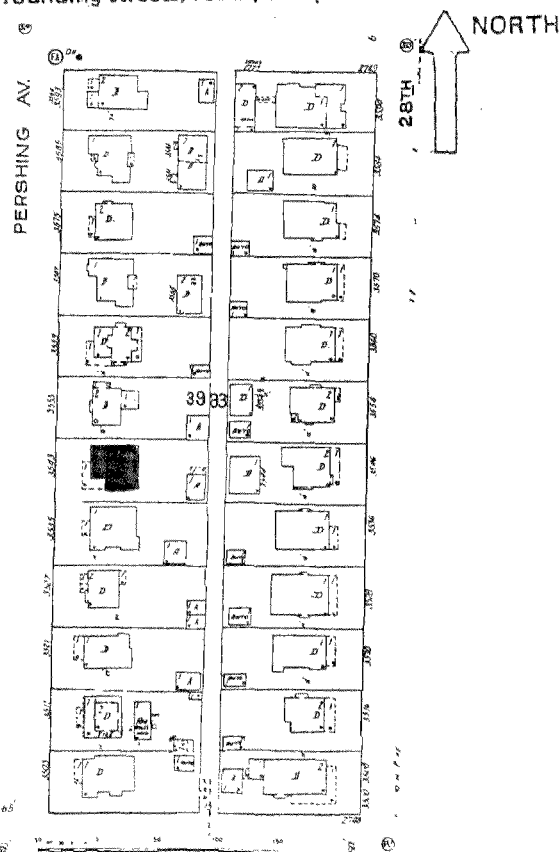
SIGNIFICANCE

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: 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.)

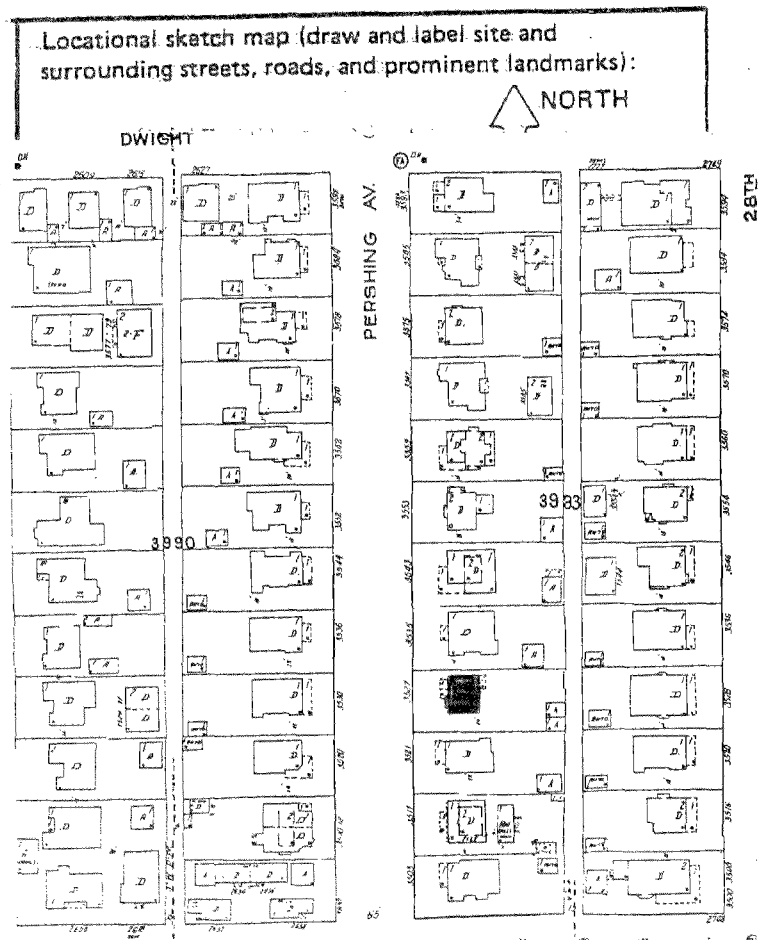
David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Dryden received his training in the building arts in Oregon, his 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



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 ☒ 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 ☒ 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.

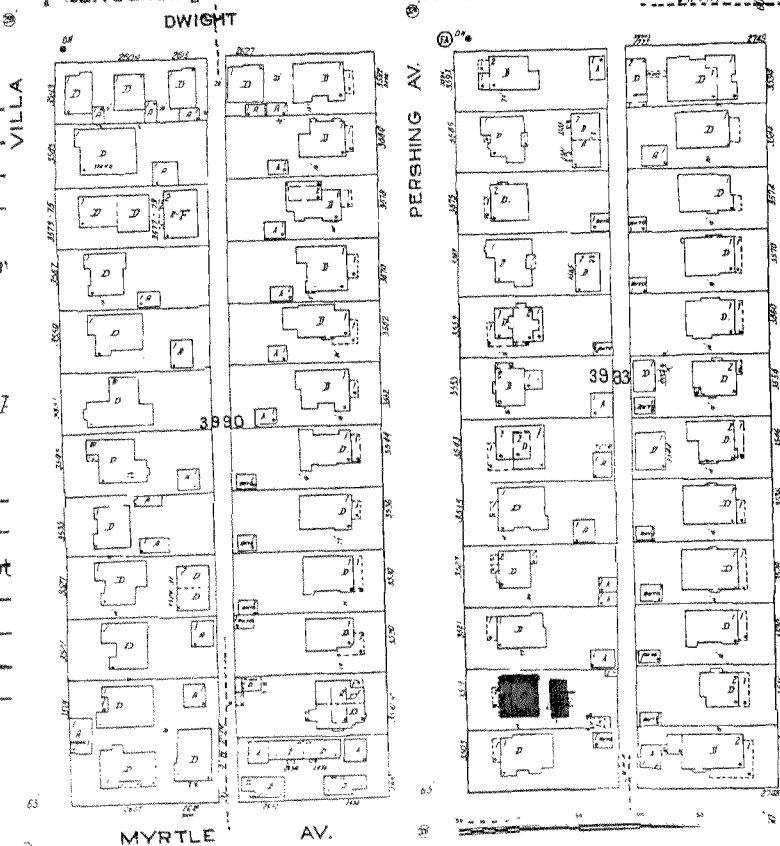
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal 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

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 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.

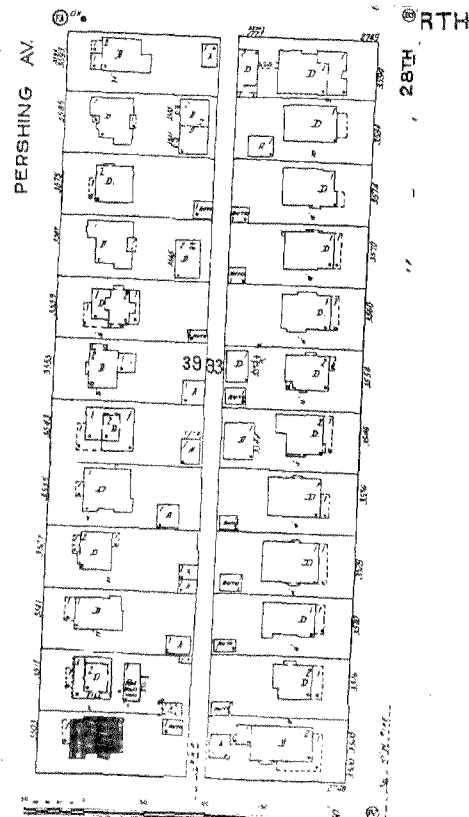
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

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):



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

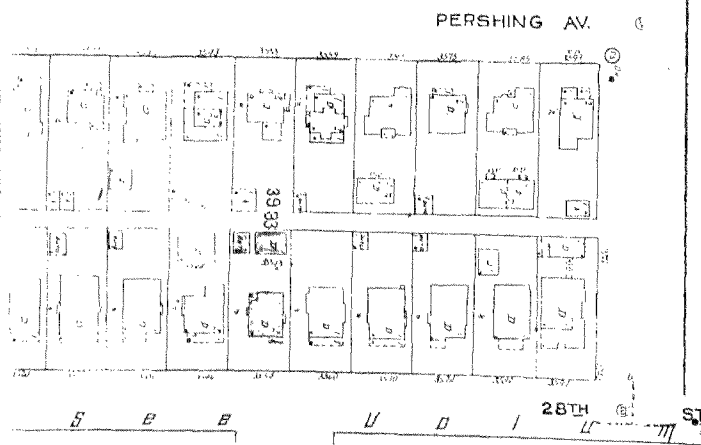
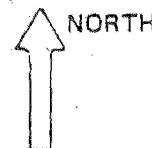
13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No/longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. 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

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

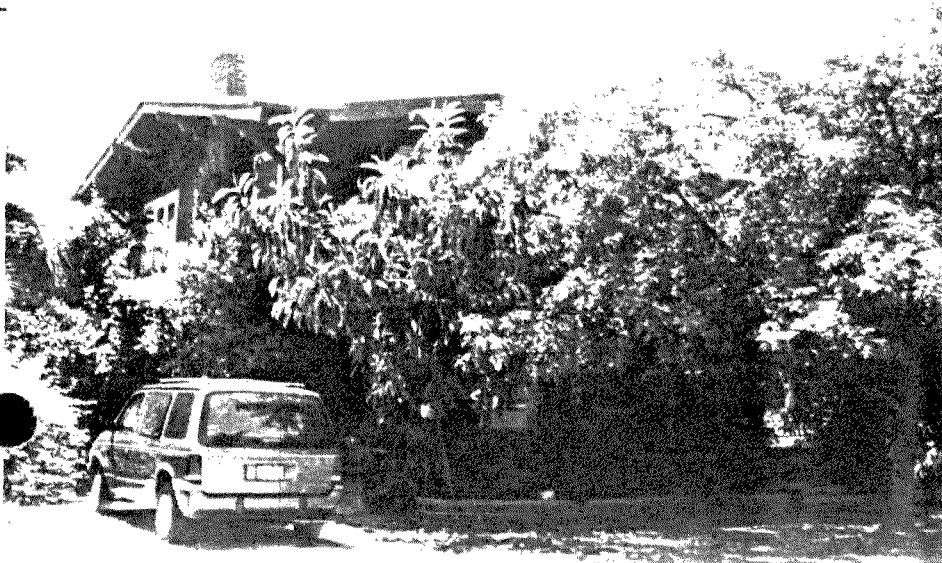
1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3546 28th Street
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-333-19
5. Present Owner: Russel and Kathy Romano Address: 3546 28th Street
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present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

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

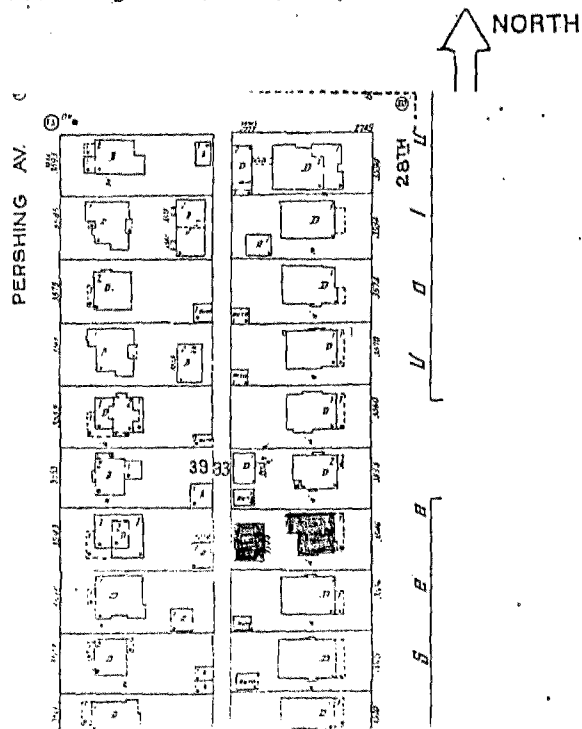
21. Sources (List books, documents, surveys, personal interviews and their dates).

- 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):



HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	Ser. No.	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 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

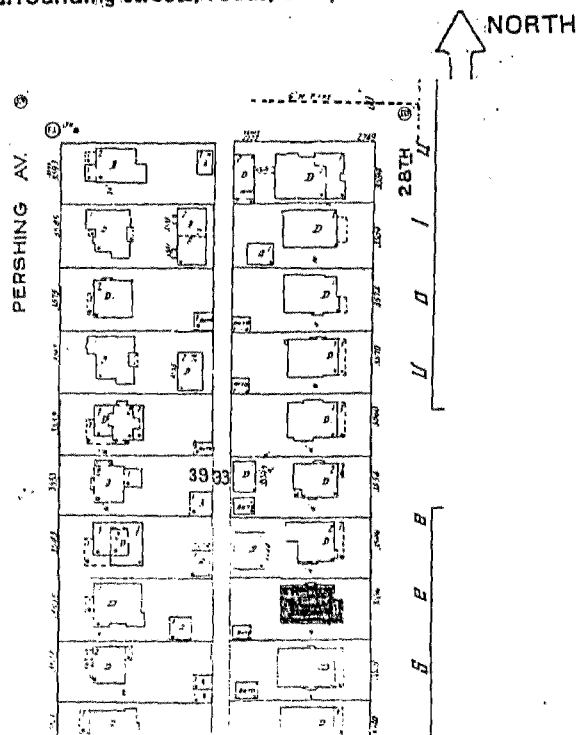
Organization Office of the City Architect

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.

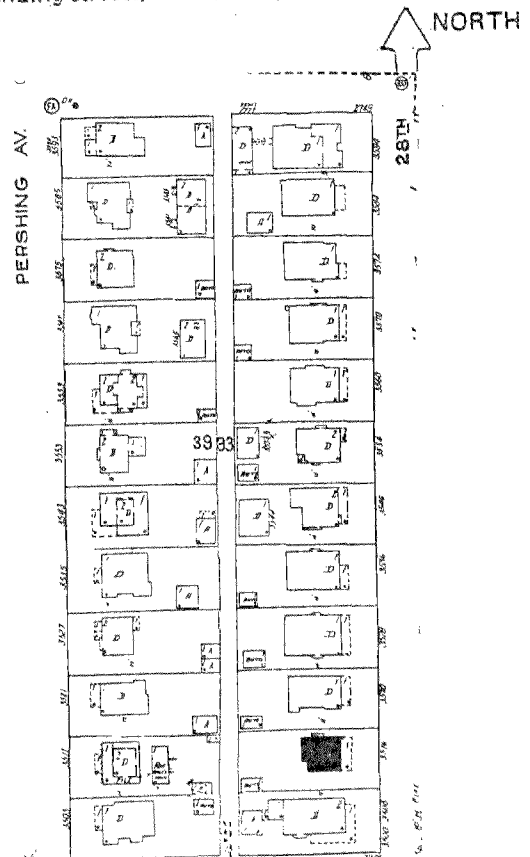
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

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

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.

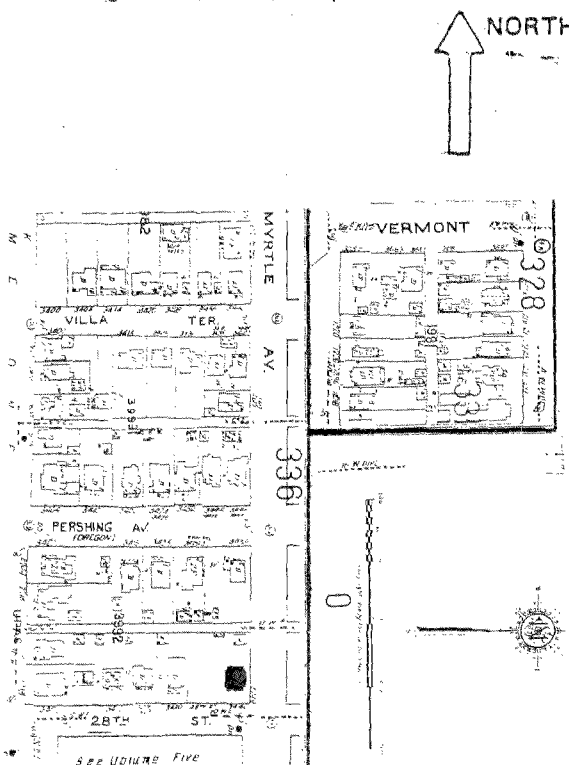
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

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):



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 ☒ 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. 1917, represents one of the many unique examples of Dryden's work in San Diego.

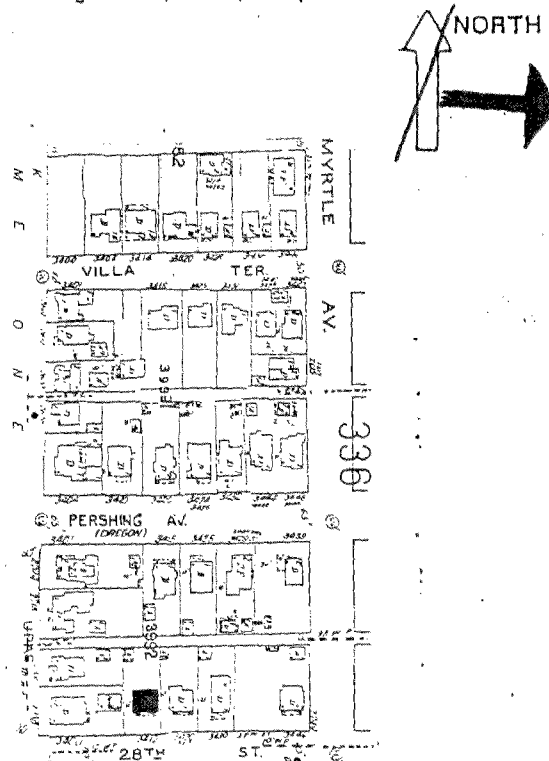
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education ☒ 2

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. Data 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.)

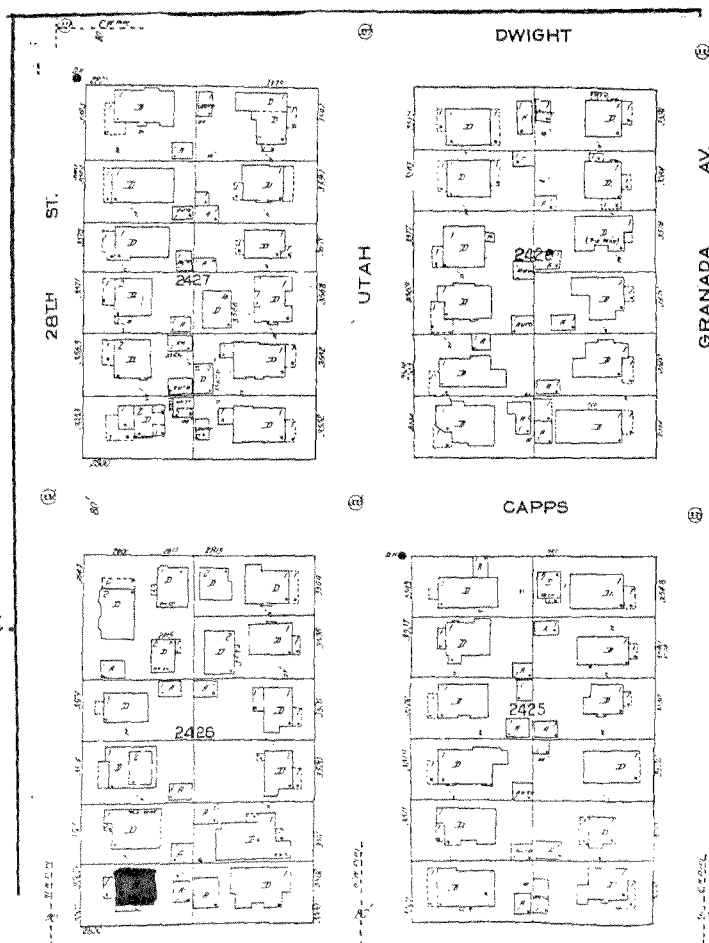
Between 1911 and 1919, local building designer and contractor David Owen Dryden built over fifty homes in the area north of Balboa Park, giving great attention to detail and fine craftsmanship. Dryden moved from Oregon where, presumably, he received building arts training. He completed his first home 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



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 7/1/91

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

Loc ☒ DWIGHT
surr ☒

site and landmarks):
NORTH

UTAH GRANADA AV.

CAPPS

2028

2425

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. Gommel 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 X 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 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.)

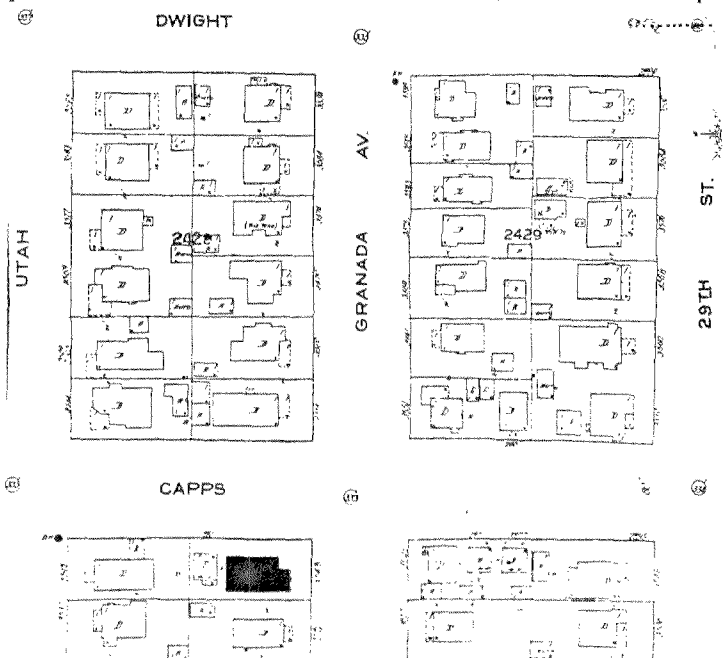
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

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: 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.

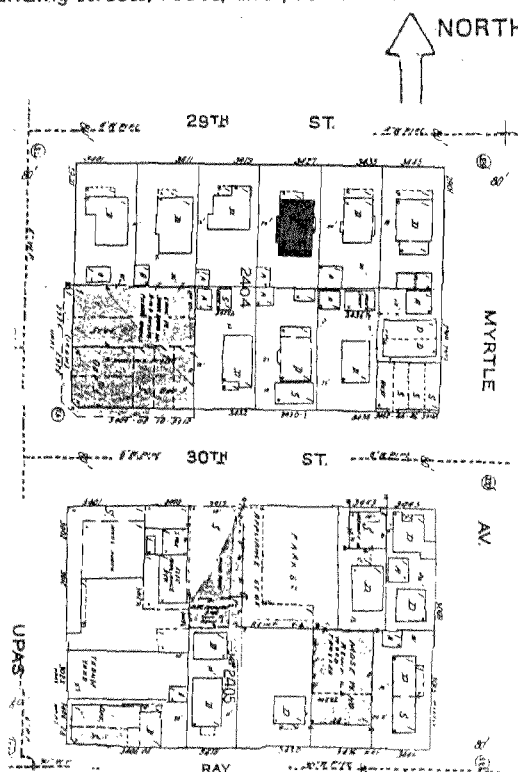
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education 2

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):



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

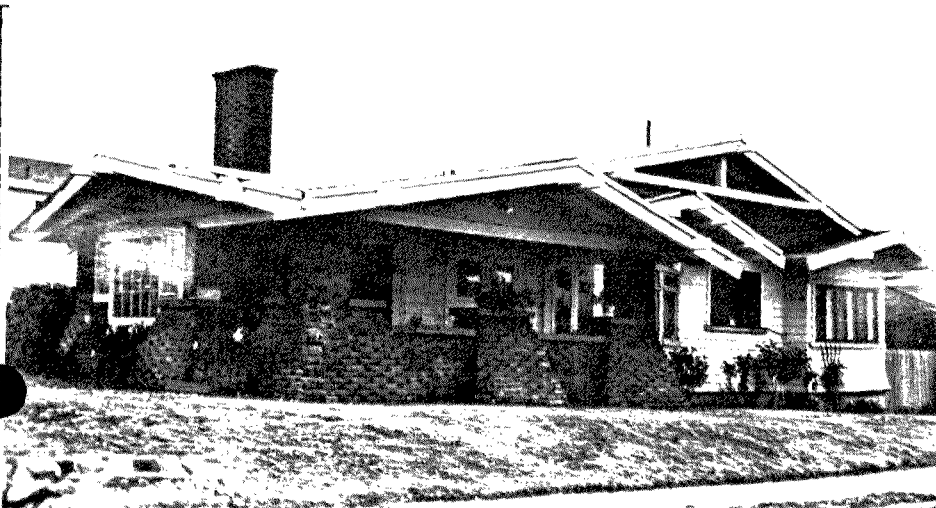
1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3503 Ray Street
City San Diego, CA Zip 92104 County San Diego
4. Parcel number: 453-421-13
5. Present Owner: Meryl Cap Address: 3503 Ray St.
City San Diego, CA Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential 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.

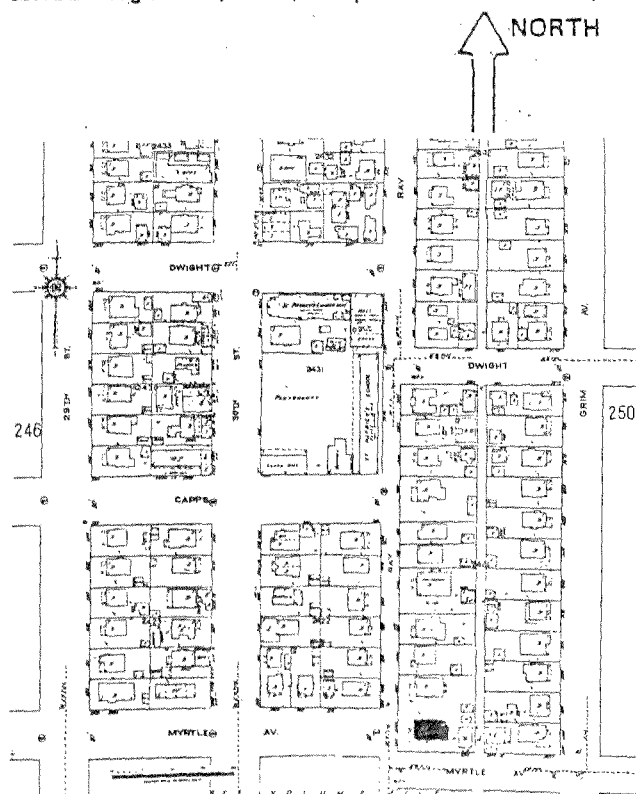
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

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):



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

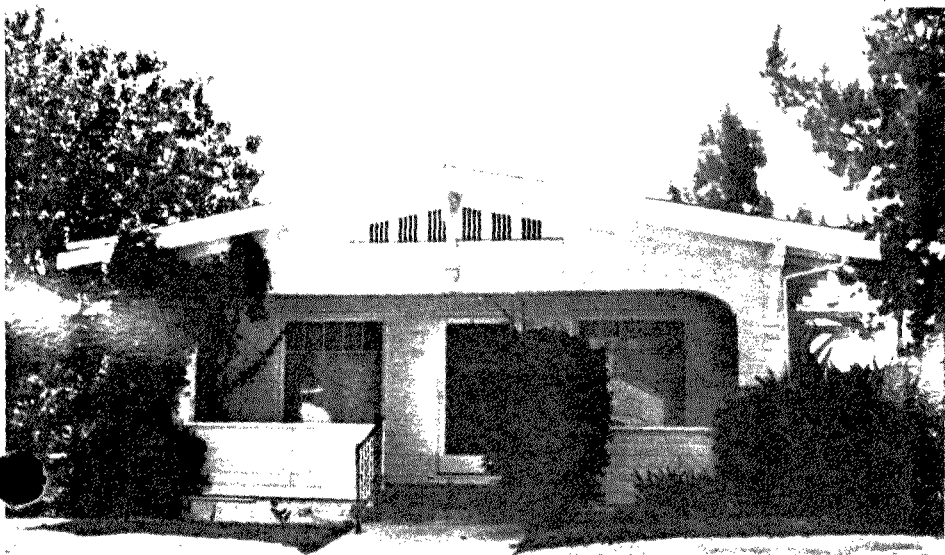
1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3388 Granada Avenue
City San Diego, CA Zip 92104 County San Diego
4. Parcel number: 453-471-12
5. Present Owner: Raymond & Virginia Baksh Address: 3396 Granada Avenue
City San Diego, CA Zip 92104 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

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 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 gable shields the veranda which is partially enclosed by a low wall and curved overhang. A small side gable on the south facade extends out from the wall and shelters a double hung window. The north facade features a oriel window. A side gable is located just west of the oriel and shelters a double hung window. An open raised porch with an entry has been added to the north facade. The yard is neatly landscaped with a concrete walkway leading up to the veranda.



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

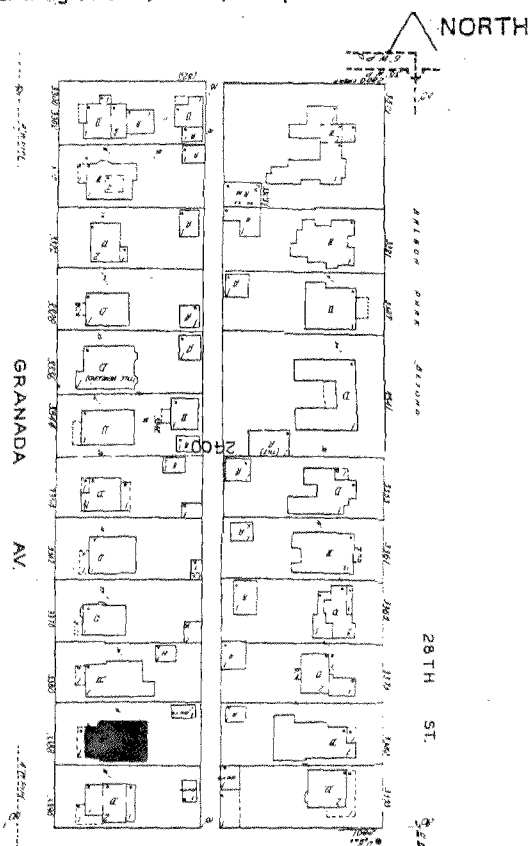
13. Condition: Excellent X Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: None known
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____
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.

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 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

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

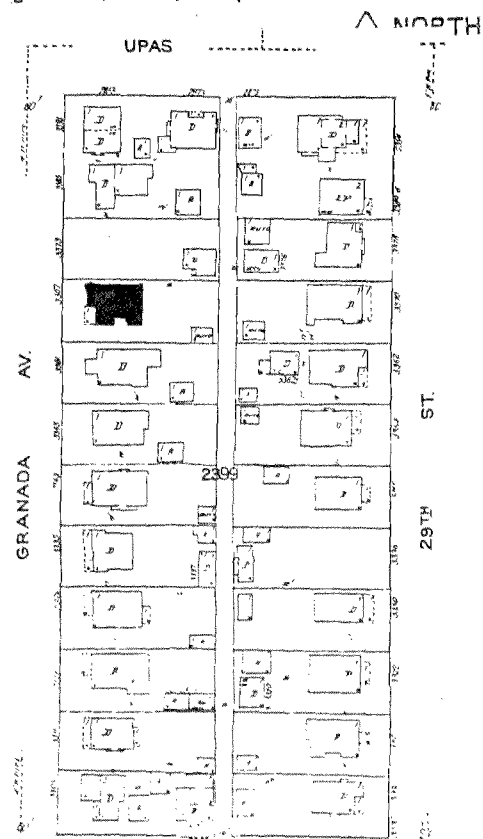
13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Aluminum sliding windows/ stucco siding
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ 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. 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.

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 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

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

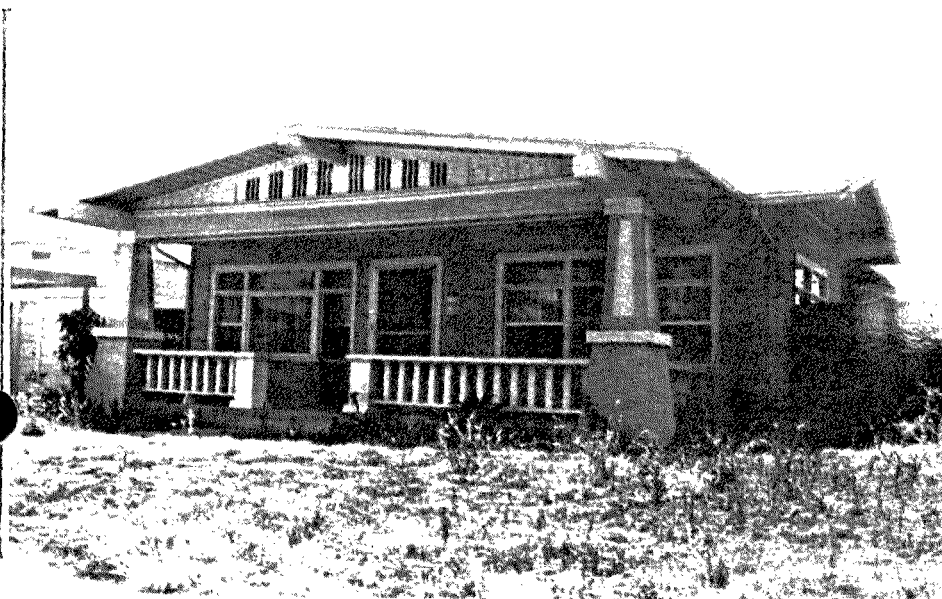
1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3120 Granada Avenue
City San Diego Zip 92104 County San Diego
4. Parcel number: 453-520-15
5. Present Owner: Janice R. Pribyl Address: 3120 Granada Avenue
City San Diego Zip _____ Ownership is: Public _____ Private X
6. Present 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 greenhouse 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
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.)

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.)

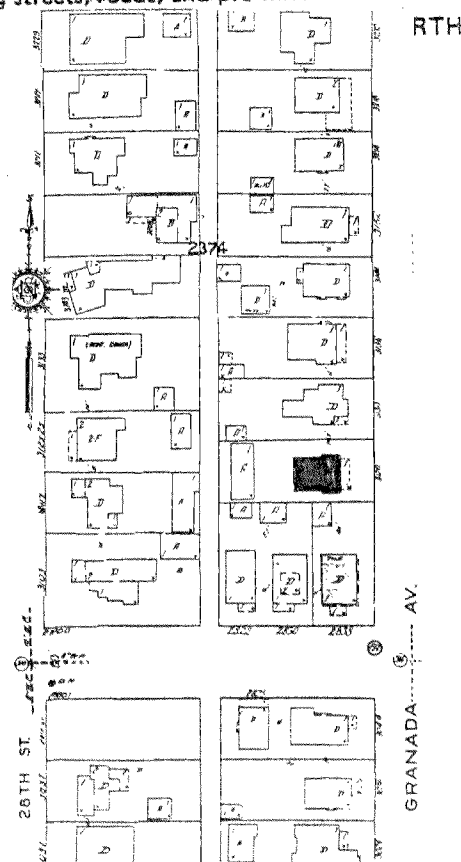
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

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

HABS	HAER	Loc	Ser. No.	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 Dryer
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph
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.

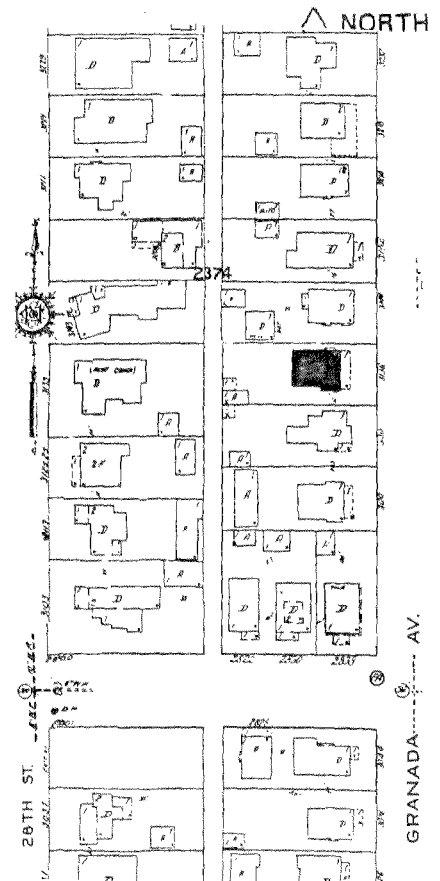
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2

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):



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: 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 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. Dryder
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 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
2. Journal of S.D. History. Winter 1991.

22. Date form prepared 8/91

By (name) Office of the City Architect

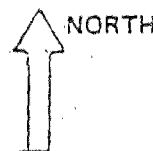
Organization San Diego Planning Department

Address: 525 "B" St., Ste. 2002

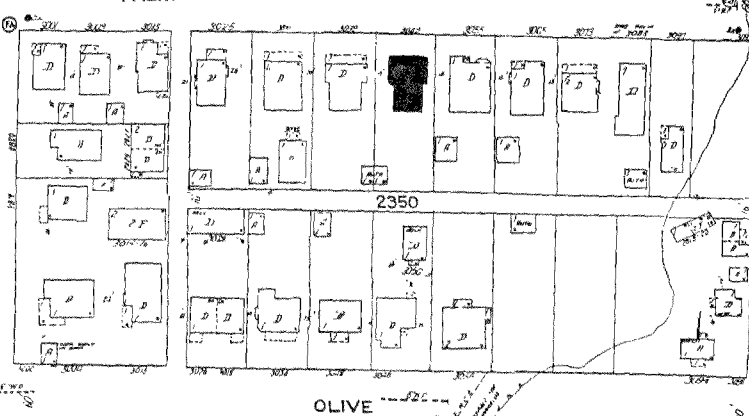
City San Diego, CA Zip 92101

Phone: (619) 533-4500

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



PALM



HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

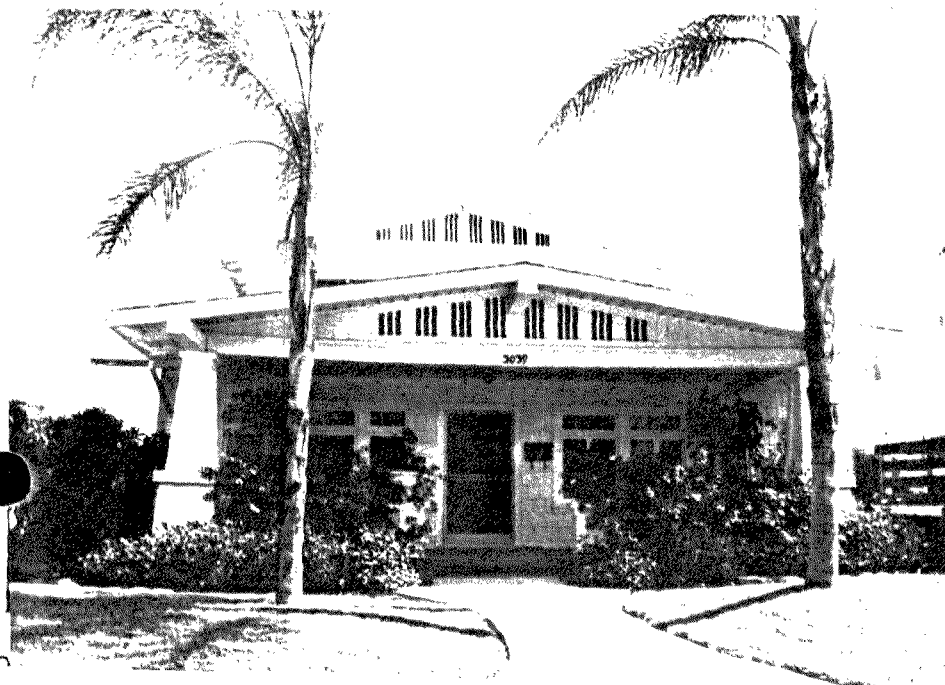
1. Common name: _____
2. Historic name: _____
3. Street or rural address: 3039 Palm St.
City San Diego, CA Zip 92104 County San Diego
4. Parcel number: 453-651-20
5. Present Owner: Mary F. Sorrentino Address: 3039 Palm St.
City San Diego Zip 92104 Ownership is: Public _____ Private X
6. Present Use: 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 Dryde
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph:
May 1991

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 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

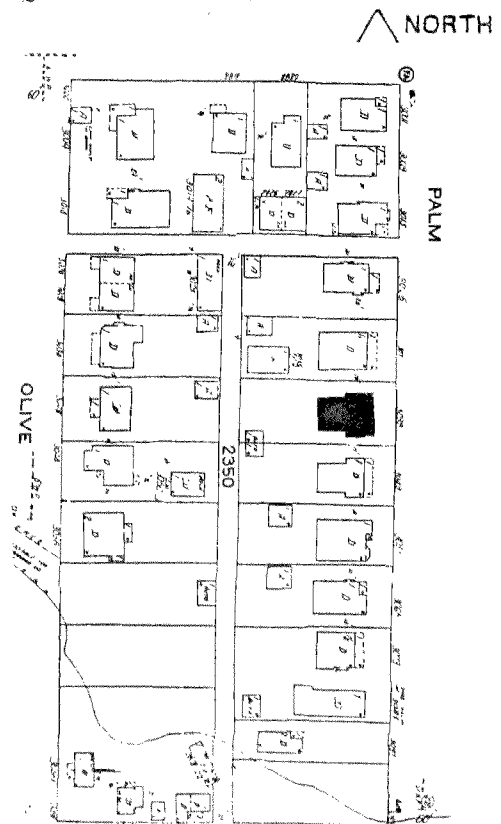
21. Sources (List books, documents, surveys, personal interviews and their dates).

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

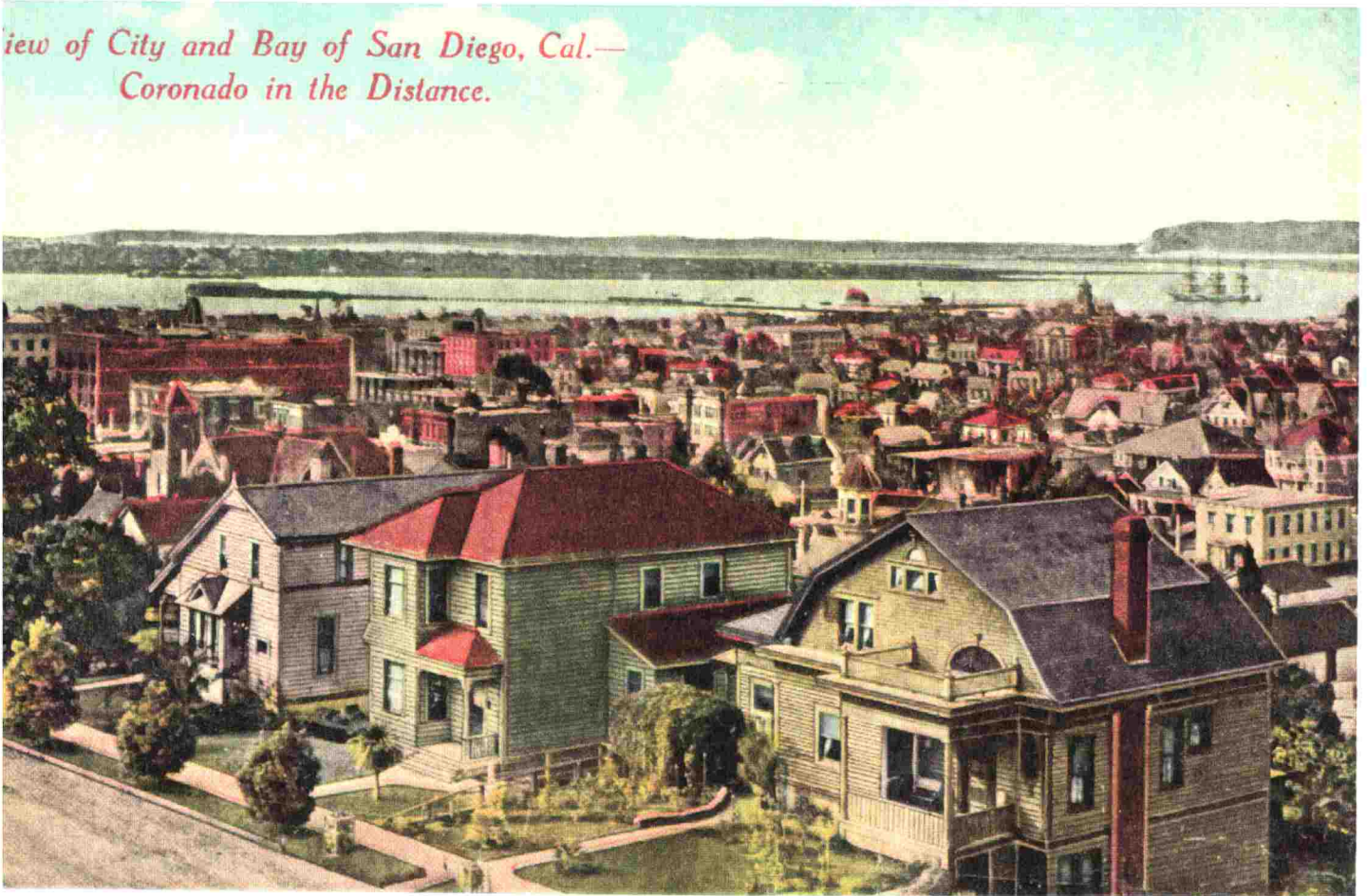
By (name) Office of the City Architect
Organization San Diego Planning Department
Address: 525 "B" St., Ste. 2002
City San Diego, CA Zip 92101
Phone: (619) 533-4500

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



HISTORICAL GREATER MID-CITY SAN DIEGO PRESERVATION STRATEGY

*View of City and Bay of San Diego, Cal.—
Coronado in the Distance.*



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.

HISTORICAL GREATER MID-CITY SAN DIEGO PRESERVATION STRATEGY



VOLUME 3

POTENTIAL HISTORIC DISTRICTS

MARSTON HILLS HISTORIC DISTRICT

PARK BOULEVARD APARTMENT ROW HISTORIC DISTRICT

PARK BOULEVARD REVIVAL/MODERNE HISTORIC DISTRICT

SHIRLEY ANN PLACE HISTORIC DISTRICT



TABLE OF CONTENTS

VOLUME 3

I. **POTENTIAL HISTORIC DISTRICTS**

A. Potential Historic Districts Identified during the Greater North Park Survey 1988-1991

1.	Burlingame Historic District	Binder 9
2.	Carteri Center Historic District	Binder 9
3.	David O. Dryden Historic District	Binder 9
4.	Marston Hills Historic District	Binder 10
5.	Park Boulevard Apartment Row Historic District	Binder 10
6.	Park Boulevard Revival/Moderne Historic District	Binder 10
7.	Shirley Ann Place Historic District	Binder 10

B. Potential Historic Districts Identified during the Historical Greater Mid-City San Diego Preservation Survey 1995-1996

1.	Bankers Hill Historic District	Binder 11
2.	Golden Hill Expansion Historic District	Binder 11
3.	Kensington & Talmadge Historic District	Binder 12
4.	Marston Family Historic District	Binder 12
5.	Southpark Historic District	Binder 12

4. MARSTON HILLS
HISTORIC
DISTRICT

CONTENTS

4. Marston Hills Historic District

- a. Boundary Description
- b. Boundary Justification
- c. District Map
- d. Statement of Significance
- e. Historical Significance from the Greater North Park Survey
- f. Architectural Significance from the Greater North Park Survey
- g. State of California the Resources Agency Department of Parks and Recreation, Primary Record
- h. Tabular List of Contributing and Individually Significant Structures within the District
- i. District Forms prepared for the Greater North Park Survey

4. Marston Hills Historic District

a. Boundary Description

The proposed district for the Marston Hills District begins at the east side of the Cal Trans easement for Scenic Highway 163 immediately north of Balboa Park and runs north to Pennsylvania Avenue as the western boundary. Turning east and continuing along Pennsylvania it crosses the dead end of Tenth Avenue to Vermont Street as it's northern edge. The boundary then turns south at Vermont continuing one block to Cypress Avenue then travels east on Cypress to Richmond Street. Again turning south around a small subdivision bisected by a cul-de-sac of Brookes Avenue, the boundary then runs south again to Upas Street. The southern boundary runs west until it terminates at the starting point at #163.

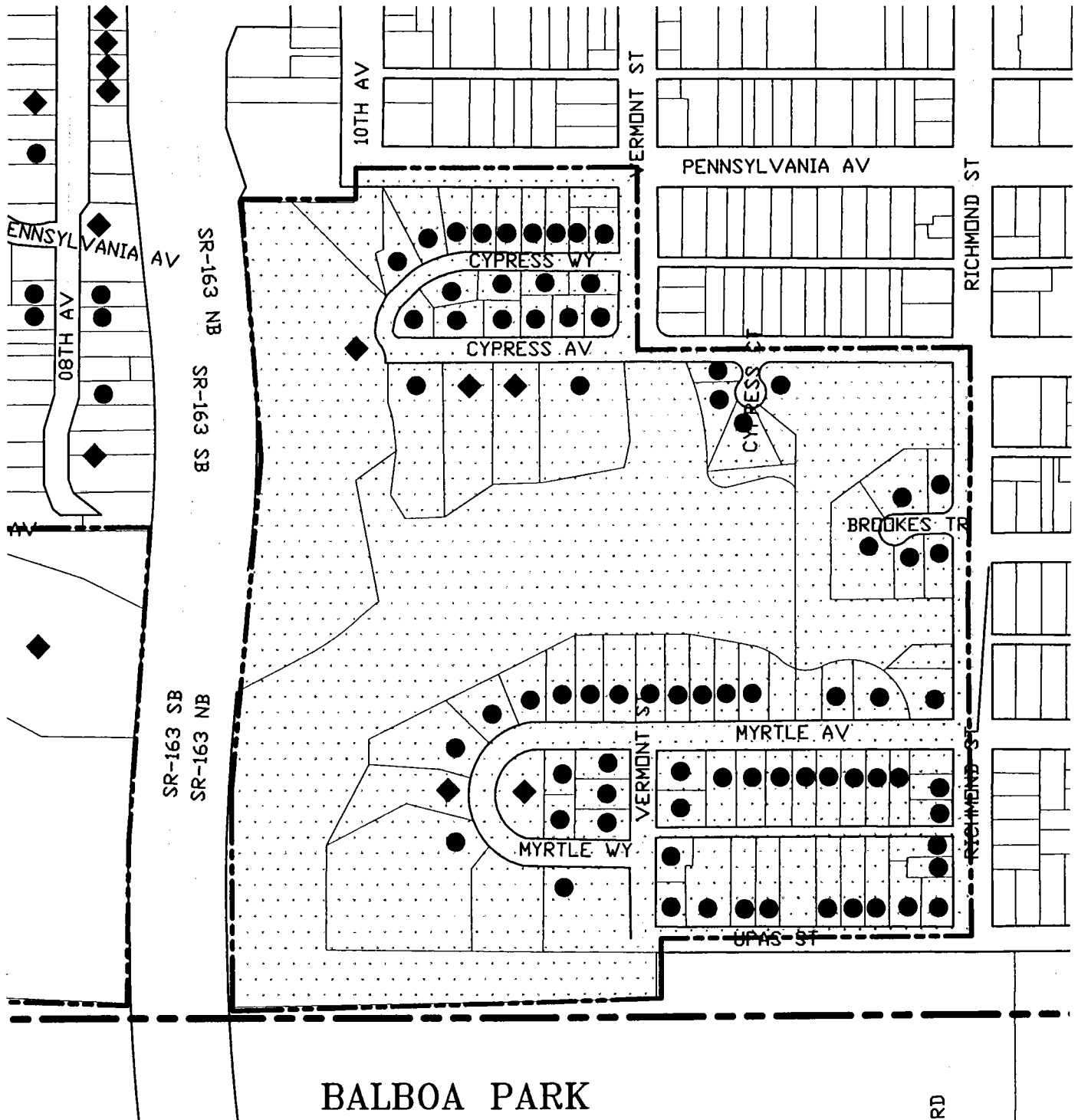
b. Boundary Justification

The proposed boundaries encompass the original subdivision that George Marston initially purchased and developed in the 1920's, with more recent minor encroachments.

The original residences of that circa are very much intact and areas such as the half block along Upas Street that built out afterwards is sympathetic to the area. The small cul-de-sac on the eastern boundary at Brookes Avenue has been excluded for reasons of architectural incompatibility but does not compromise the district because of it's relative remoteness.

The canyon that bifurcates this subdivision is an annexed parcel of open space that has been incorporated into the Balboa Park acreage and is included as part of the district. This small canyon and originally the larger Cabrillo Canyon (#163) added to the character of this well sited subdivision Marston had envisioned. The streets were laid out to capitalize on the view shed and Marston had a pergola constructed at the western end of Myrtle Drive to provide an ambient gathering spot for the immediate community.

c. District Map



Boundaries of the potential Marston Hills Historic District.

d. Statement of Significance from the Greater North Park Survey

MARSTON HILLS

STATEMENT OF SIGNIFICANCE

Marston Hills consists of seventy (70) single- to two-story homes laid-out along two bluff tops jutting out over open parkland near the northern-most limits of Balboa Park. Bordered on the north, roughly, by Pennsylvania Avenue; on the east, by Richmond Street; on the west by Cabrillo Canyon and the freeway; and on the south, by Balboa Park, Marston Hills was developed between 1923 to 1936. Marston Hills was a re-subdivision of Blocks 216 to 222 (inclusive) of University Heights, in the City of San Diego, according to the amended map made by G.A. D'Hemmecourt. Included are parts of Blocks 11, 12, 19 and 20 of Crittenden's Addition. Also included were all of Lot 1, Block 8, Lot 1, Block 9 and Block 18 of La Canyada Villa Tract.

Although averaging over sixty-years old, the homes in Marston Hills were built in a time of traditional building materials and high-quality construction methods. High-quality woods were used in suspended hardwood floors, framing, built-ins, and doors. Lath and plaster walls with hand troweled stucco exterior surfaces were the norm, offering a variety of color and texture. Hand-laid tile was common in bathrooms and kitchens, with beveled mirrors and glass cabinet doors. Mission-or Spanish-style terra cotta clay roofing tiles were produced locally and used throughout the subdivision. Other romantic details, like vaulted ceilings, arched windows, hand-worked wood trim and detailing, built-in bookshelves, fireplaces, and chimneys, were standard features of these custom-built homes.

Albeit most houses built over sixty years ago often have to have their electrical wiring and plumbing updated, they are essentially modern in concept. The houses of this period were built after a major technological leap in the building and outfitting of single-family housing in America. Unlike their Victorian forebears, homes built after the turn of the century had indoor plumbing, showers, electric lights and sockets, functional kitchens and either floor or wall mounted heating units. Semi-private front porches and private patios provide shade and extra space. Before domestic air conditioning, these features were essential in Southern California.

These houses were also the first to allow space for the family automobile. Builders usually placed the garage (often in the same style as the house) at the end of a long driveway, or along a back alleyway (A small number of houses in Marston Hills can be found with built-in garages, primarily those built after 1930). This allowed for ample off-street parking and didn't compromise the design of the house's facade. By the late 1950s an increase in the size and number of the family car, coupled with a reduction in building lot size, led to the garage-dominant L house. Much of the front lawn and facade of these houses were devoted to a built-in garage with direct access to the street.

Although convenient, this arrangement compromised the house's aesthetics, giving it a "cookie cutter" feeling of mass production. The small single-family house of this, period, with its semi-hidden detached garage, allowed space for the automobile (which again are getting smaller) without the dominance of the built-in garage.

Because the area was developed by a single individual--San Diego businessman and civic leader, George W. Marston, its homes all contain a consistency of style and plan. Marston, through his background as a park commissioner and pioneer real estate speculator, was recognized as an authority on landscape gardening and community development. While park commissioner in 1905, he was the principle promoter of the initial improvement of Balboa Park, and one of the initial developers of Mission Hills in 1908. In 1903, Marston had bought and developed a ten-acre site to the west of Marston Hills where he erected a magnificent home for himself and his family, and sold off the remaining lots to friends and relatives for a tidy profit.

In 1923, Marston, his wife Anna, and his sister Lilla Burnham, all planned to develop the land east of their homes along 7th Avenue which overlooked a broad canyon known as Cabrillo Canyon. Originally named the Park Side Hill Addition, the name was changed to Marston Hills the following year. Marston hired Los Angeles landscape architect and urban planner, Ralph D. Cornell, and his partner, Theodore Payne, a noted nurseryman and horticulturalist, to subdivide over fifteen-acres of land he owned across from his home on 7th Avenue. Cornell and Payne worked with civil engineer, David A. Loebenstein, to lay-out and develop Marston Hills. Loebenstein, who came to San Diego in 1908 from Hilo, Hawaii, had been involved in the surveying and platting of many subdivisions in San Diego (Loebenstein, himself, had a house built at 1087 Myrtle Way ca. 1927).

Cornell had met Marston through his position as advising landscape architect of Pomona College (Marston was a trustee). In 1922, through the insistence of Marston, Miss Ellen Browning Scripps (another trustee) had employed Cornell to work with Guy Flemming, the custodian of the park, to develop a master plan for the preservation of Torrey Pines Park. Cornell, along with his partner, Payne, who was a specialist in native California flowers and plants, stressed the idea that the then city-owned park, and the surrounding land owned and held in trust by Miss Scripps, should be preserved in its natural state. It was this underlying philosophy which helped transform Torrey Pines from a city park to a state reserve in 1956.

Marston Hills was only eight minutes away from downtown San Diego by car via Park Boulevard, completed in 1924; yet, on account of its unique park-like setting, homesites were promoted as offering the quiet and seclusion of the country. It was the convenience

of access to the city and the planned park-like surroundings which attracted residents to the tract. Under the expert advice of Cornell and his associates, full advantage was taken of the tract's topography. While most of the homesites were laid on somewhat rectangular lots, others were of irregular dimensions for the best possible effect regarding landscape development and vistas.

In 1925, Marston deeded 15.85-acres of the arroyo and canyons within Marston Hills to the city, under the mandate that it be set aside solely as parkland. A redwood pergola was designed by Cornell, Payne and Loebenstein, and given to the city along with the land. Promotional ads for the sale of lots publicized the semi-rural park-like atmosphere of the tract, yet emphasized its nearness to downtown San Diego via Park Boulevard. That year, the first houses were being constructed in the tract along Myrtle Way.

The pace of construction in the 1920s has been categorized as being midway between the slow expansion of homes in the nineteenth century and the massive tract developments of the post-WWII era. In response to a major influx of new residents into the area, during the 1920s real estate speculators purchased and subdivided parcels of land in already platted additions. They installed the infrastructure--water and sewer hook-ups, street lighting, curbs, sidewalks, paving, and street trees. Several unique features of the area that reflect these plans are the tall Queen Palms lining the streets. Also, in the canyons leading into the wide arroyo, are introduced plant species integrated with native. Many of these introduced plant species were originally cultivated and introduced into the market by Payne at his nursery in Los Angeles. The open arroyo is interspersed with tall eucalypti, another species popularized by Payne. Other features of the tract are the deep setbacks, the absence of tall curbs and the use of red-tinted sidewalks and driveways (Local legend has it that the use of red-tinted sidewalks in San Diego was suggested by Kate Sessions in 1907, who hated the glare caused by natural concrete).

George M. Hawley was given exclusive rights to the sale of lots in Marston Hills. For many years prior, Hawley had experience developing real estate in the University Heights area. Since its original development in 1888, Hawley had been involved with the sale of real estate in University Heights, and later Normal Heights, which he and his partner, D.C. Collier, subdivided in 1906.

When Hawley was involved in the sale of land in University and Normal Heights, in 1906 he built for himself the first house of a planned tract of custom-built homes along Panorama Drive. In 1925, Hawley moved from his home on Panorama Drive into a custom-built home (one of the first) in Marston Hills (1048 Myrtle Way--

demolished). It stood on a bluff top similar to the one on Panorama Drive. Hawley lived in this home until his death in 1935. Another home (1092 Myrtle Way) was also built at this time and was the home of John K. Durrill. Mr. Durrill was Secretary-Treasurer of the George M. Hawley Investment Company.

As was the norm, Marston, as the principle property owner and subdivider, was not involved in the building of any homes, instead, through Hawley, lots were sold to individuals who either hired architects or builder/contractors to design and construct their houses based on designs found in formalized pattern books. These pattern books contained designs and plans of architect-designed houses which were shown to their clients. However, one house in the tract, the Frank Dames residence (1054 Myrtle Way), has been identified as having been designed by noted San Diego architectural firm of Richard Requa and Herbert Jackson.

Many of the other homes in the first unit of development--Myrtle Way and Avenues up to Richmond Street, including Vermont Street--have been identified as being designed and built by Ralph E. Hurlburt and Charles H. Tifal. The layout of Hurlburt and Tifal-designed homes resemble clusters of rustic Andalusian farmhouses. Other signature design features of this noted local building design and contracting firm are the use of multi-hued red tile roofing material, enclosed arched entry vestibules, vaulted ceilings and high semi-circular arched multi-pane windows.

The Spanish Colonial Revival architectural style was the dominant style used throughout Marston Hills at this time. From the highly decorative eclectic forms of the mid-1920s to the more austere Monterey Revival and California Ranch forms of the mid-to-late-1930s, Marston Hills is virtually a study guide to the style.

Having evolved from the previous Mission Revival Style, examples of Spanish Colonial Revival were built in Southern California as early as the 1890s. However, the widespread appeal of the revival has been attributed to the popularity of the 1915 Panama-California Exposition held in San Diego's Balboa Park. The buildings designed for the exposition by Bertram G. Goodhue and Carleton M. Winslow were interpretations of Spanish, Italian, Moorish and Spanish Colonial palaces, churches and gardens.

The term Spanish Colonial Revival actually involves a number of Mediterranean designs--including the Lombardic of Northern Italy, the Plateresque, Churrigueresque and neo-Classic of Spain and her American colonies, and the Islamic of North Africa and Moorish Spain. By the 1920s, Spanish Colonial Revival became the style for all of Southern California. Real estate developers utilized this romanticized vision of Hispanic California in their advertisements for new subdivision. Whole communities were laid-out and planned as Southern California versions of Andalusia or

Seville. Locally, the communities of Mission Hills and Kensington were developed with whole tracts of individually architect- or builder-designed Spanish Colonial Revival houses.

Richard Requa, one of the pioneers in the development of the Spanish Colonial Revival movement in residential architecture, wrote in the San Diego Union in 1925:

In its fullest sense, architecture is a logical, satisfying and sincere expression of its builders and the purpose for which the building is erected....Unquestionably the logical style for Southern California is a development of the mission architecture and the related styles of the Mediterranean countries. This is true because of similarity of climate, topography, verdure and other conditions. However, it is a great mistake to call the architecture of our buildings, designed in this style, Mission or Spanish architecture, as it is to refer to the architecture of Italy as Grecian because Italy's architecture was inspired by and their ornamentation taken from the style developed in Greece.

Requa went on to state:

A group of conscientious architects in Southern California have been endeavoring for a number of years to develop a southern California style. This style is inspired by and developed from the missions of California, the architecture of the Mediterranean countries, the colonial style of Mexico and even the humble Indian pueblos of the southwest. Their consistent endeavors...have now been recognized and praised throughout the United States. This splendid and beautiful architectural development in Southern California has been responsible for (the) rapid growth of the southwest. Architectural and homelike magazines throughout the country devote more space to the illustration of Southern California architecture than from any other section of the country.

After the 1915 Exposition, it was recognized by Requa and others that the Hispanic tradition could not be realized by a scattering of individual buildings. The character of the smaller cities of Andalusian Spain and the provincial regions of central and Northern Mexico was the result of the spaces between buildings, of the variations formed in the way these buildings related to each other and the street, and above all, in the importance and variety of their gardens.

All improvements, whether architectural or horticultural, had to have the approval of Marston to insure the beauty and harmony of the neighborhood (Requa may have been the consulting architect, but evidence of this fact has not revealed itself). Lots were only sold to those individuals who planned on erecting their own

homes. Prices for unimproved lots ranged from \$1,500 along Cypress Way, to \$8,500 for the arc-shaped lot along Myrtle Way. No lots were available for speculation. All construction had to start within one year from the date of purchase. Cost restrictions were also placed on the homes. Depending on the lot, costs ranged from \$6,500 to \$15,000. The use of these restrictive covenants conveyed Marston's, and other developers' paternalistic philosophy regarding the need for proper planning in order to prevent conflicting use of the land (and a benign form of elitism and exclusion). Until that time, few restrictions were placed on residential development in San Diego.

Historically, with the possible exception of the laying out of the Royal Spanish presidio on Presidio Hill, proper planning and development had never been initiated in San Diego by its local municipal government. Primarily a western boom town, San Diego had experienced haphazard development between 1870-1900 without consideration of the proper use of land in relationship to residential and commercial use. By 1925, houses in San Diego built during this time were already between 25- and 55-years old. Built before the advent of the servant-less household, indoor plumbing and electricity, or for that matter the garage and the lawnmower, most were considered obsolete. Parts of downtown San Diego and its older satellite subdivisions in which these homes were located, such as Golden Hills, Logan Heights and Middle Town, were being overrun by an ever-expanding financial and commercial center. Many homeowners converted these houses to multi-family rentals and deferred repairs. Their former residents were migrating out to the attractive, planned communities of Marston Hills, Kensington Manor, Mission Beach and La Jolla Hermosa. In their place were families of lower income levels--primarily Asians, Mexican-Americans, Blacks and others.

By 1925, the greater use and reliance upon the automobile, allowed for the placement of these subdivisions further and further away from the central business and commercial district. In addition, a well-developed electric streetcar system allowed greater access to the business and cultural activities available in downtown San Diego. Likewise, the streetcar, and later the automobile, stimulated commercial development along major streetcar lines and through streets, all located within short walking distance of new housing tracts.

Private developers, like Marston, Hawley and Collier, were strong advocates of architectural controls. These men realized that because of the tremendous growth that San Diego was experiencing in the 1920s, it was imperative that planning and architectural controls be established in the laying out of subdivisions.

John N.D. Griffith, Executive Secretary of the San Diego Realty Board, writing in San Diego Union, also in 1925, stressed that:

A subdivision, if properly laid out, is an asset to a city. On the other hand, if improperly laid out, it speedily becomes a great liability to the community. San Diego realtors...endeavoring to capitalize to the utmost the natural beauties of the city, realize(d) the value of careful planning of home tracts....The National Association of Real Estate boards has long realized the value of city planning which provides for future city needs and thus saves the economic waste of rectifying mistakes.

Through the writings in the popular press of Marston and respected architects and realtors like Regua and Griffith, the general public was well informed regarding the benefits of planned development. Developers and realtors then formulated specific proposals which could be sent before the City Council to serve as the basis for legislative action. They even persuaded the banks and lending agencies not to make loans except on approved plans (Most of the men who were involved in real estate development were also on the boards of these banks and lending agencies).

Phase two of the development of Marston Hills consisted of the development of the northern section of the subdivision. In 1926, construction began on a large U-shaped Spanish Colonial Revival style residence on a bluff top where Cypress Way and Avenue meet. Just like the earlier Hawley residence, this sprawling Mexican hacienda-style house was the anchor attraction of the tract. It was built for Dr. Harry M. Wegeforth, and his wife Rachel. Dr. Wegeforth was the principle founder of the San Diego Zoological Society and Zoo in 1916 and is credited with establishing one of the finest zoological and horticultural specimen collection in the world.

Between 1926-27 several medium-priced homes were built along Myrtle Way in a transitional style between the highly decorative Spanish Colonial Revival style of the early-to-mid-1920s, and the more austere California Ranch style of the late 1920s to early-1930s, whose historic progenitors were both the adobe and board and batten rural farm buildings of 19th century California. These were all spec houses built for Marston by local building contractor Robert P. Shields. One of these homes, 1008 Myrtle Ave, was owned by the Marston's daughter, Mary. The north side of Cypress Avenue was also developed, between 1929 to 1930, in the California Ranch style (Several more homes were built up to the corner of Cypress Avenue and Vermont Street, and a number of two-story mansions were built along the south side of Cypress Avenue after 1930).

In 1926, Marston re-subdivided a finger of land jutting out over the northeastern part of the arroyo east of Richmond Street, and south of Cypress Avenue, into Cypress Court. Again, civil engineer Loebenstein was the surveyor. Several impressive two-

story Spanish Colonial revival style homes were built here (The majority after 1930).

The ensuing Depression of the 1930s did little to slow down development in Marston Hills. Building continued into the mid-1930s. Of particular interest is the re-subdivision of several lots on another finger of land which jutted out into the eastern-most section of the arroyo. In 1933, Ralph E. Hurlburt, who had been involved in the original 1924 development of Marston Hills, and the design and building of a number of exceptional custom-built homes in the San Diego area, hired civil engineer David A. Loebenstein to re-subdivided this area. He and his partners, designer Ralph L. Frank and general contractor Jim C. Slaughter, and horticulturalist Milton P. Sessions, designed, built and landscaped five distinctive two-story homes in this area. The primary architectural style was Monterey Revival, a fusion of both Spanish and New England Colonial Revival, with Classic Revival and Adamesque detailing.

While not directly associated with the development of Marston Hills, adjacent to the southeast corner of the development is a two-story Monterey Revival style residence which needs to be included for its architectural and historical significance. Originally known as the "Casa de Tiempo, it was a model home designed by San Diego architect Sam Hamil for the 1935 California Pacific International Exposition in Balboa Park. It served as a showcase house to stimulate interest in the Federal Government's housing program set up to help jumpstart the nation's economy out of the Depression. The house blends vernacular Rancho architecture with imported early 19th century New England Adamesque and Classic Revival. This \$50,000 model home was visited by over 1,000 Expo visitors and given away when the first year of the Expo was over. The fully furnished home (with a brand new 1935 Auburn automobile in the garage) was given to Jorge Almada, the son-in-law of President Elias Callas of Mexico. Originally located near the present-day children's zoo in Balboa Park, it was relocated to its present location, 1212 Upas Street ca. 1938.

Around 1970, E.F. Weerts, a property owner in Marston Hills, filed an application for a permit to construct and operate a planned residential development on the east side of Cabrillo Canyon. It was to be located along the southwest line of Cypress Avenue and the northwest line of Cypress Way, more particularly in portions of Lots 1, 2, 8 and 9 of the northern section of Marston Hills. On January 5, 1972, the Planning Commission of the City of San Diego denied the permit and Mr. Weerts appealed the decision. On February 10, 1972, testimony was heard before the San Deigo City Council by Mr. Weerts and opposing residents who wished the area to remain undeveloped. The Council upheld the recommendations of the Planning Commission because it agreed that the proposed facility would not contribute to the general

well-being of the community. It also stated that the granting of the permit would have adversely affected the General Plan of the City of San Diego. Following this decision, the Planning Commission was directed to initiate public hearings on rezoning said portions of Lots 1, 2, 8 and 9, and any other appropriate property in and along both sides of the canyon straddling State Highway 163 in Cabrillo Canyon, as a Land Conservation Zone, thereby protecting it from further encroachment.

The decision to keep the area from further development was tempered by the homeowners appreciation of the relationship between their homes and the park-like surroundings as originally planned by Marston. It is this feeling of neighborhood which has kept Marston Hills a well-preserved representation of a pre-planned post-WWI housing development typical for its time and location, reflecting both the mores of the developers and the people who built their homes there. Through its historical continuity of development, its uniformity of architectural styles, setting, materials and craftsmanship, and its association with one of San Diego's most respected civic leaders and community developers, George W. Marston, Marston Hills conveys a sense of historic and architectural cohesiveness. It is also reflective of the work of master architects Richard Requa and Herbert Jackson, builder/ contractors Ralph E. Hurlburt and Charles H. Tifal, urban planner Ralph D. Cornell, civil engineer David A. Loebenstein and horticulturalists Theodore Payne and Milton P. Sessions. A great many of the houses are owner-occupied (some by their original owners), attesting to their appeal and longevity. While there are several noncontributing 1960s to 1980s-built residences located within the district, for the most part, they are still compatible in scale and setback to the original homes and still contribute to the sense of neighborhood.

Prepared by:
Alexander D. Bevil
Land Use Historian
July 12, 1992

REFERENCES

- Black, Jessie B. "Theodore Payne Wild Life Sanctuary Dedication." Golden Gardens. (Mar 1961): 9.
- "Bro. David Albert Loebenstein, P.M." (In Memoriam) The Master Mason, San Diego. Aug 1960. Biographical Files: San Diego Historical Society Research Archives.
- "Building Days Are Here Again; So Goodbye Blues Songs! San Diego Union. 24 Sept 1933, 1 (Building and Development Section).
- Christman, Florence. The Romance of Balboa Park. San Diego: San Diego Historical Society, 1985.
- City of San Diego. California Room, San Diego Public Library. Sanborn Fire Insurance Map Books, 1921-1970; San Diego City and County Directories, 1886-1984.
- _____. Department of Water Utilities. Sewer and Water Permits.
- _____. Department of Maps and Records. Map #1155: Mission Hills; Map #1790: Marston Hills. Sheets 2 of 2. 18 Apr 1924; Map #1889 Cypress Court. 20 Jan 1927; Map #1934 Presidio Hills. 12 Aug 1926; Map #2200: Brooks Terrace. 23 May 1933.
- _____. Office of the City Clerk. Records Center. Lot Books, 1873-1930: Books 1 through 178 of 178.
- _____. Office of the City Clerk. Resolution #20457. Planned Residential Development Permit No. 44. 10 Feb 1972.
- _____. Office of the City Clerk. Resolution # 204858. Initiation of Public Hearings on Rezoning...of Lots 1, 2, 8 and 9, Marston Hills, and any other Appropriate Property in the canyon along both Sides and in the General Area of State Highway 163 (Cabrillo Freeway). 10 Feb 1972."
- Dr. Doria Free on \$1500 Bond." San Diego Union. 5 May 1942, 3.
- "Dr. Russell, Sports Official, Dies at 45." San Diego Union. 3, Mar 1938, 9 (Section II).
- "Durrill, John K." (Obit.) San Diego Union. 9 Sept 1943, B5.
- "Each a Southland Palace an All to Cost \$114,000." San Diego Union. 10 Apr 1927, 1 (Development Section).
- Evarts, Bill. "A World Apart." Ranch & Coast. 26 (Feb 1990): 30-35; 75.

- _____. "Torrey Pines State Preserve." Environment West.
2 (Winter 1990): 22-25.
- Ford, Lawrence R. "The Enduring Romantic Cottage:
Rethinking Historic Preservation." Landscape. 29
(1986): 17-23.
- _____. "The Historical Evolution of the San Diego
Cityscape. As found in San Diego: an Introduction to the
Region. ed. Philip Pryde, 189-207. Dubuque: Kendall/
Hunt, 1984.
- Gebhard, David and Robert Winter. A Guide to Architecture in Los
Angeles & Southern California. Santa Barbara: Peregrine
Smith, Inc., 1977.
- George M. Hawley Investment Company. List of Lot Prices and
Building Restrictions, 8 Sept 1924. George M. Marston
Papers. Box 2 of 6. File #24: Marston Hills and Marston
Point. San Diego Historical Society Research Library.
- "George Hawley, S.D. Real Estate Broker, Expires." San
Diego Union. 18 Nov 1935, 1.
- George W. and Anna Marston to The Honorable Mayor and Common
Council, City of San Diego, 19 June 1924. George W. Marston
Papers. Box 2 of 6. File # 24: Marston Hills and Marston
Point. San Diego Historical Society Research Library.
- "H.M. Wegeforth, Zoo Founder, Physician, Dies." San Diego Union.
26 June 1941, n.p. Biographical File. San Diego Historical
Society Research Archives.
- Hamilton, Andrew. "Ralph Cornell: Land Sculptor." Westways. 68
(April 1976): 38-42; 86-87.
- Hennessey, Gregg R. "George White and Anna Gunn Marston: A
Sketch." Journal of San Diego History. 36 (Spring/Summer
1990): 96-105.
- "Homes Finished in Last Part of Tract Near Park." San Diego
Union. 28 Jan 1934, 2 (Home and Garden Forum).
- Hurlburt, R.E. and Tifal, C.H. Distinctive Homes. (Portfolio of
Hurlburt & Tifal-Designed Homes, ca. 1928) Info. Box 37.
Houses and Housing. San Diego Historical Society Research
Archives.
- "James Slaughter Dies." (Obit.) San Diego Union. 17 Jan 1975,
B7.

- "Just Completed--Marston Hills Homes." (Advertisement) San Diego Union. 28 Jan 1934, 3 (Building and Development Section).
- Kamerling, Bruce. "George White & Anna Gunn Marston House." Journal of San Diego History. 36 (Spring/Summer 1990): 130-143.
- _____. "Self-Guided Walking Tour of Seventh Avenue." Journal of San Diego History. 36 (Spring/Summer 1990): 144-161.
- "Kunzel Named Director of "Zoo Day" Committee." San Diego Union. 9 August 1950, n.p. Biographical Files. San Diego Historical Society Research Archives.
- "Lawson, I.N." (Obit.) San Diego Union. 17 Jul 1967, 1.
- McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1989.
- McGrew, Clarence A. City of San Diego and San Diego County. Vol 1 of 2. Chicago: The American Historical Society, 1922.
- Marston, George W. "Presidio Park: A Statement of George W. Marston in 1942." Journal of San Diego History. 32 (Spring 1986):103-115.
- "Marston Hills Homesites in Restricted District Are Placed on Market." San Deigo Union. 30 Mar 1925, 1 (Real Estate and Development).
- "Mrs. Nettie Hurlburt." (Obit.) San Diego Union. 3 July 1969, 15.
- "New Frank Residence Presents Many Attractive Interior Views." San Diego Union. 3 July 1938, 1 (Building and Development).
- Payne, Theodore. "Theodore Payne, Horticulturalist--a Brief History." Edited by Jessie B. Black. Golden Gardens. (Aug 1963): 5-9.
- _____. "Theodore Payne, Horticulturalist--a Brief History--Part 2." Edited by Jessie B. Black. Golden Gardens. (Sept 1963): 5-7.
- "Ralph E. Hurlburt, Ralph E." (Obit.) San Diego Union. 22 Nov 1942, 18.
- "Ralph L. Frank's Rites Scheduled." (Obit.) San Diego Union. 21 Apr 1964, A7.

- Requa, Richard S. "Andalusian, or It Could Be La Playan!" (California Architecture Series) San Diego Union. 21 Apr 1929, 7 (Home Builder's Forum).
- _____. "Old Seville Supplies Home Details." (California Architecture Series) San Diego Union. 12 May 1929, 5 (Home Builder's Forum).
- _____. "Spanish Disregard for Convention." (California Architecture Series) San Diego Union. 14 Apr 1929, 8 (Home Builder's Forum).
- Roletti, Agnes. "Mansion's Buyers Losing No Sleep Over Broderick Murders." San Diego Tribune. 20 August 1990, B1.
- Sanborn Map Company. Insurance Maps of San Diego: 1921-70. New York: Sanborn Map Company, 1921-1970.
- "Tablet Unveiled at Zoo in Honor of Dr. Wegeforth." San Diego Union. 21 July 1936, n.p. Biographical File. San Diego Historical Society Research Archives.
- Thrapp, Dan. "Theodore Payne--Plantsman." Westways. 53 (Aug 1961): 14-15.
- "Tifal, Charles H." (Obit.) San Diego Union. 14 Feb 1968, D4.
- Tishler, William H., ed. American Landscape Architecture Designers and Places. Washington, D.C.: National Trust for Historic Preservation, 1989.
- "2 Pioneer S.D. Firms to Merge Feb. 1." San Diego Union. 21 Jan 1966. B10.
- Union Title Insurance and Trust Company. Catalog of Recorded Plats in San Diego County, California. San Diego: Published by Author, 1948.
- _____. "Torrey Pines...Rare Trees Saved by Civic Leaders." Union Title and Trust. 10 (May/Jul 1956): 12-14.
- Weinberg, Nathan. "Historic Preservation and Tradition in California: The Restoration of Missions and the Spanish Colonial Revival." Ph.D. dis., University of California Davis, 1974.
- Who's Who Publication Company. Who's Who in California: 1942-43; Who's Who in California: 1957; Who's Who in California: 1961. Los Angeles: Who's Who Publishing Company.
- "Wilkinson, Dr. John." (Obit.) San Diego Union. 10 Apr 1947, 14.

Wright, Allen H., San Diego, to George W. Marston, 26 June 1924.
George W. Marston Papers. Box 2 of 6. File # 24: Marston
Hills and Marston Point. San Diego Historical Society
Research Archives.

"You Are Invited to Attend The Preview Showing of Homes of Charm
and Distinction Now Being Completed on Brooks Terrace in
Beautiful Marston Hills." (Advertisement) San Diego Union.
24 Sept 1933.

- e. Historical Significance from the Greater North Park Survey

MARSTON HILLS

Historical Significance

Marston Hills is a well-preserved representation of a pre-planned post-WWI housing development typical for its time and location, reflecting both the mores of the developers and the people who built their homes there. Through its historical continuity of development, its uniformity of architectural styles, setting, materials and craftsmanship, and its association with one of San Diego's most respected civic leaders and community developers, George W. Marston, Marston Hills conveys a sense of historic and architectural cohesiveness. It is also reflective of the work of master architects Richard Requa and Herbert Jackson, builder/contractors Ralph E. Hurlburt and Charles H. Tifal, urban planner Ralph D. Cornell, civil engineer David A. Loebenstein and horticulturalists Theodore Payne and Milton P. Sessions. A great many of the houses are owner-occupied (some by their original owners), attesting to their appeal and longevity.

f. Architectural Significance from the Greater North Park Survey

MARSTON HILLS

ARCHITECTURAL SIGNIFICANCE

Marston Hills consists of seventy (70) single- to two-story homes laid-out along two bluff tops jutting out over open parkland near the northern-most limits of Balboa Park, developed between 1923 to 1936. Although averaging over sixty-years old, the homes in Marston Hills were built in a time of traditional building materials and high-quality construction methods. Because the area was developed by a single individual--San Diego businessman and civic leader, George W. Marston, under the guidance of planners Ralph D. Cornell, Thodore Payne and David A. Loebenstein, its homes all contain a consistency of style and plan.

- g. State of California the Resources Agency Department of Parks and Recreation, Primary Record

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 #: Marston Hills

P1. Other Identifier: Marston Hills

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

b. USGS 7.5' Quad 112 Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address _____ City San Diego Zip 92103

d. UTM: (Give more than one for large and/or linear feature) Zone 11, _____ mE/ _____ mN

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

A 485560"3622400 B 485560"3625070 C 486900"3625070
D 486900"3622400

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

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

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

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

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1924-36F

*P7. Owner and Address:

See following forms

*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)

C

*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 #: Marston Hills

B1. Historic Name: Marston Hills

B2. Common Name: Marston Hills

B3. Original Use: _____ B4. Present Use: _____

*B5. Architectural Style: _____

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

Alterations: Some houses have aluminum-framed louvered windows.

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

*B8. Related Features:

Single family properties 02; plus landscape architecture-29 and urban open space-31

B9a. Architect: See following forms b. Builder: See following forms

*B10. Significance: Theme Residential Architecture Area University Heights

Period of Significance 1920's - 30's Property Type Residential Develop 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:

See following forms

(Sketch Map with north arrow required)

B13. Remarks:

*B14. Evaluator: Alex D. Bevil

Date of Evaluation: 7 / 18 92

(This space reserved for official comments.)

- h. Tabular List of Contributing and Individually Significant Structures within the District

HISTORICAL GREATER MID-CITY SAN DIEGO PRESERVATION STRATEGY

Page 1

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
452-132-02	1016			CYPRESS	WAY	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-132-03	1020			CYPRESS	WAY	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-132-04	1028			CYPRESS	WAY	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-132-05	1034			CYPRESS	WAY	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-132-06	1040			CYPRESS	WAY	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-132-07	1044			CYPRESS	WAY	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-132-08	1052			CYPRESS	WAY	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-132-10	1058			CYPRESS	WAY	1930'S		CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-132-11	1064			CYPRESS	WAY	1930'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-133-01	1008			CYPRESS	AVENUE	1930'S	CALIFORNIA RANCH	IS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD

Architect Milford Wayne Donaldson, FAIA, Inc.
 IS Architecture
 RNP/Roesling Nakamura Architects, Inc.

• 530 Sixth Avenue, San Diego, CA 92101 • (619) 239-7888
 • 4191 Stephens Street, San Diego, CA 92103 • (619) 296-1195
 • 363 Fifth Avenue, San Diego, CA 92101 • (619) 233-1023

HISTORICAL GREATER MID-CITY SAN DIEGO PRESERVATION STRATEGY

Page 2

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
452-133-02	1035			CYPRESS	WAY	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-133-03	1051			CYPRESS	WAY	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-133-04	1069			CYPRESS	WAY	1930'S	CALIFORNIA RANCH	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-133-05	1083			CYPRESS	WAY	1930'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-133-05	3692			VERMONT	STREET	1920'S	NEOCLASSICAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-133-05	3692			VERMONT	STREET	1920'S	NEOCLASSICAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-133-06	1050			CYPRESS	AVENUE	1930'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	NO PHOTO	RESIDENTIAL SF	GOOD
452-133-07	1050			CYPRESS	AVENUE	1930'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-133-08	1042			CYPRESS	AVENUE	1930'S	CALIFORNIA RANCH	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-133-09	1036			CYPRESS	AVENUE	1930'S	CALIFORNIA RANCH	IS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-133-10	1024			CYPRESS	AVENUE	1930'S	CALIFORNIA RANCH	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD

Architect Milford Wayne Donaldson, FAIA, Inc.
 IS Architecture
 RNP/Roesling Nakamura Architects, Inc.

• 530 Sixth Avenue, San Diego, CA 92101 • (619) 239-7888
 • 4191 Stephens Street, San Diego, CA 92103 • (619) 296-1195
 • 363 Fifth Avenue, San Diego, CA 92101 • (619) 233-1023

HISTORICAL GREATER MID-CITY SAN DIEGO PRESERVATION STRATEGY

Page 3

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
452-310-01	948			CYPRESS	WAY	1920'S	SPANISH COLONIAL REVIVAL	IS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-310-02	1007			CYPRESS	AVENUE	1930'S	COLONIAL REVIVAL	CS-D-MARSTON HILLS	150-01-02	RESIDENTIAL SF	GOOD
452-310-04	1041			CYPRESS	AVENUE	1930'S	NEOCLASSICAL	IS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-310-05	1079			CYPRESS	AVENUE	1930'S	SPANISH COLONIAL REVIVAL	IS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-331-01	1225			CYPRESS	COURT	1930'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-331-02	1227			CYPRESS	COURT	1930'S	SPANISH COLONIAL REVIVAL	IS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-331-03	1025			CYPRESS	AVENUE	1930'S	MONTEREY REVIVAL	IS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-331-04	1237			CYPRESS	COURT	1930'S	SPANISH COLONIAL REVIVAL	IS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-331-06	1243			CYPRESS	COURT	1930'S	SPANISH COLONIAL REVIVAL	IS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-331-08	1284			BROOKS	TERRACE	1930'S	MONTEREY REVIVAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD

HISTORICAL GREATER MID-CITY SAN DIEGO PRESERVATION STRATEGY

Page 4

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
452-331-09	1280			BROOKS	TERRACE	1930'S	MONTEREY REVIVAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-331-10	1271			BROOKS	TERRACE	1930'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-331-11	1281			BROOKS	TERRACE	1930'S	MONTEREY REVIVAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-331-12	1285			BROOKS	TERRACE	1930'S	MONTEREY REVIVAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-331-14	1270			MYRTLE	AVENUE	1930'S	SPANISH COLONIAL REVIVAL	IS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-331-15	1260			MYRTLE	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-331-68	1288			MYRTLE	AVENUE	1930'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	DIST FORM	RESIDENTIAL SF	GOOD
452-450-02	1224			MYRTLE	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	150-04	RESIDENTIAL SF	GOOD
452-450-03	1214			MYRTLE	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	150-05	RESIDENTIAL SF	GOOD
452-450-04	1208			MYRTLE	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	150-06	RESIDENTIAL SF	GOOD

Architect Milford Wayne Donaldson, FAIA, Inc.

IS Architecture

RNP/Roesling Nakamura Architects, Inc.

• 530 Sixth Avenue, San Diego, CA 92101 • (619) 239-7888

• 4191 Stephens Street, San Diego, CA 92103 • (619) 296-1195

• 363 Fifth Avenue, San Diego, CA 92101 • (619) 233-1023

HISTORICAL GREATER MID-CITY SAN DIEGO PRESERVATION STRATEGY

Page 5

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
452-450-05	1204			MYRTLE	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	150-07	RESIDENTIAL SF	GOOD
452-450-06	1092			MYRTLE	WAY	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	150-08	RESIDENTIAL SF	GOOD
452-450-07	1084			MYRTLE	WAY	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	150-09	RESIDENTIAL SF	GOOD
452-450-08	1076			MYRTLE	WAY	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	150-10	RESIDENTIAL SF	GOOD
452-450-09	1070			MYRTLE	WAY	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	150-11	RESIDENTIAL SF	GOOD
452-450-10	1062			MYRTLE	WAY	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	150-12	RESIDENTIAL SF	GOOD
452-450-11	1054			MYRTLE	WAY	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	150-13	RESIDENTIAL SF	GOOD
452-450-12				MYRTLE	WAY	1920'S	FIVE-BAY PERGOLA	IS-D-MARSTON HILLS	150-14/15	PARK LAND	GOOD
452-450-13	1048			MYRTLE	WAY	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	150-16	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
452-450-17	1015			MYRTLE	WAY	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	150-18	RESIDENTIAL SF	GOOD
452-450-18	3430			VERMONT	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	151-24	RESIDENTIAL SF	GOOD
452-450-19	1087			MYRTLE	WAY	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	150-22	RESIDENTIAL SF	GOOD
452-450-20	1053			MYRTLE	WAY	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	150-21	RESIDENTIAL SF	GOOD
452-450-21	1035			MYRTLE	WAY	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	150-19	RESIDENTIAL SF	GOOD
452-450-22	1051			MYRTLE	WAY	1930'S	SPANISH COLONIAL REVIVAL	IS-D-MARSTON HILLS	150-20 151-2	RESIDENTIAL SF	GOOD
452-450-23	3451			VERMONT	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	151-23	RESIDENTIAL SF	GOOD
452-450-24	3431			VERMONT	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	151-22	RESIDENTIAL SF	GOOD
452-450-25	1221			MYRTLE	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	150-23	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
452-450-26	1231			MYRTLE	AVENUE	1920'S	FRENCH ECLECTIC	CS-D-MARSTON HILLS	150-24	RESIDENTIAL SF	GOOD
452-450-27	1239			MYRTLE	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	151-01-02	RESIDENTIAL SF	GOOD
452-450-28	1249			MYRTLE	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	151-03	RESIDENTIAL SF	GOOD
452-450-29	1255			MYRTLE	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	151-04	RESIDENTIAL SF	GOOD
452-450-31	1010			MYRTLE	WAY	1930'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	150-17	RESIDENTIAL SF	GOOD
452-450-32	1232			MYRTLE	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	150-03	RESIDENTIAL SF	GOOD
452-450-34	3419			VERMONT	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	151-21	RESIDENTIAL SF	GOOD
452-450-35	1202			UPAS	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	151-20	RESIDENTIAL SF	GOOD
452-450-36	1212			UPAS	STREET	1930'S	MONTEREY REVIVAL	CS-D-MARSTON HILLS	151-19	RESIDENTIAL SF	GOOD
452-450-37	1234			UPAS	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	151-18	RESIDENTIAL SF	GOOD

HISTORICAL GREATER MID-CITY SAN DIEGO PRESERVATION STRATEGY

Page 8

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
452-450-38	1238			UPAS	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	151-17	RESIDENTIAL SF	GOOD
452-450-40	1256			UPAS	STREET	1936	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	151-16	RESIDENTIAL SF	GOOD
452-450-41	1262			UPAS	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	151-15	RESIDENTIAL SF	GOOD
452-450-42	1270			UPAS	STREET	1920'S	CRAFTSMAN	CS-D-MARSTON HILLS	151-14	RESIDENTIAL SF	GOOD
452-450-43	1282			UPAS	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	151-13	RESIDENTIAL SF	GOOD
452-450-44	1290			UPAS	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	151-12	RESIDENTIAL SF	GOOD
452-450-45	3422			MYRTLE	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	151-11	RESIDENTIAL SF	GOOD
452-450-46	3424			MYRTLE	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	151-10	RESIDENTIAL SF	GOOD
452-450-47	3432			MYRTLE	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	151-09	RESIDENTIAL SF	GOOD

Architect Milford Wayne Donaldson, FAIA, Inc.

IS Architecture

RNP/Roesling Nakamura Architects, Inc.

• 530 Sixth Avenue, San Diego, CA 92101 • (619) 239-7888

• 4191 Stephens Street, San Diego, CA 92103 • (619) 296-1195

• 363 Fifth Avenue, San Diego, CA 92101 • (619) 233-1023

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
452-450-48	3448			MYRTLE	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	151-08	RESIDENTIAL SF	GOOD
452-450-50	1283			MYRTLE	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	151-07	RESIDENTIAL SF	GOOD
452-450-51	1275			MYRTLE	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	151-06	RESIDENTIAL SF	GOOD
452-450-52	1263			MYRTLE	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-MARSTON HILLS	151-05	RESIDENTIAL SF	GOOD

vp00094653districtmha

- i. District Forms prepared for the Greater North Park Survey



57. UTM: 11/485310/3624630 Parcel #452-132-02
1016 Cypress Way (2103-2-57) Construction Date: ca. 1927
Legal Description: Lots 8 & 9, Marston Hills
Zoning: R1-5000
Present Owner: Hosenpud, Irving B & Anita L.
1016 Cypress Way
San Diego, CA 92103

The lack of decorative Spanish detailing suggests that this home represents the transition between the Spanish Colonial Revival and the emerging California Ranch styles. Its irregular shape consists of a T-shaped cross-gabled northern wing meeting an adjacent cross-gabled wing at a 90 degree angle at its southern end. This arrangement produces a recessed central patio area along the street, surrounded by a high concrete block wall. While there is scant space along the street, the rear of the property opens up to a patio area overlooking a deep canyon. This is one of several stucco-clad wooden frame, split cedar shingle roofed California Ranch Style homes in the neighborhood. The house was built ca. 1927 for Mrs. Elizabeth Bady. Alterations consist of aluminum-framed windows in the gable ends.

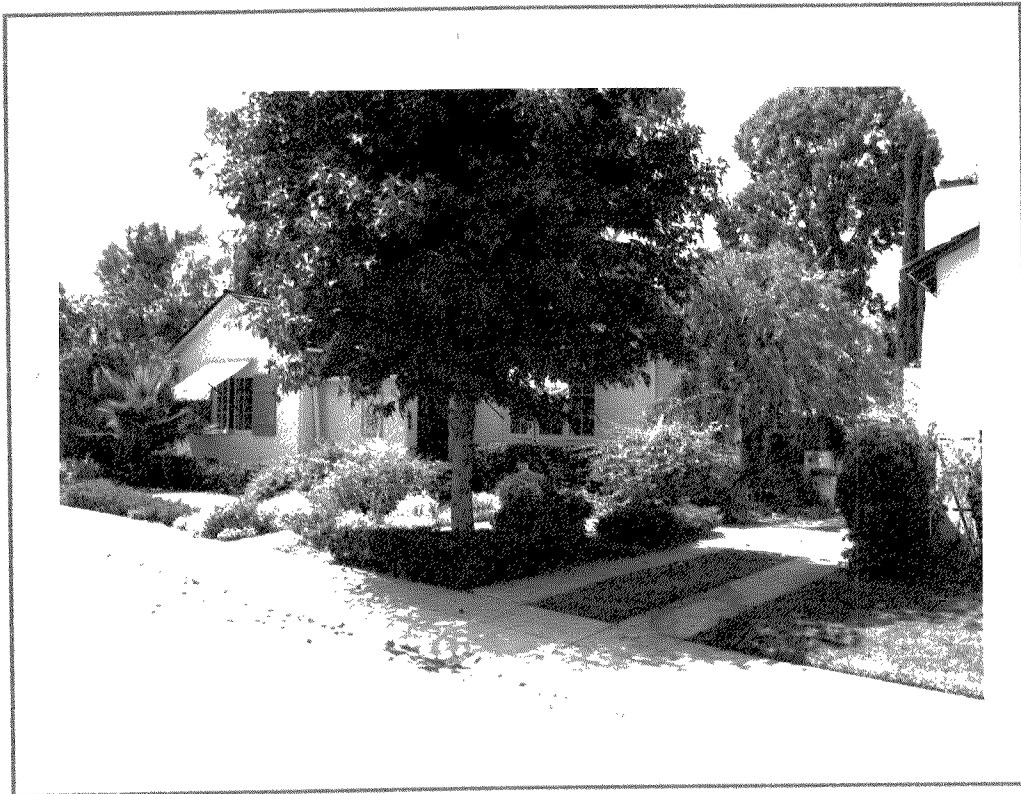


58. UTM: 11/485340/3624660 Parcel #452-132-03
 1020 Cypress Way (2103-2-58) Construction Date: ca. 1927
 Legal Description: All of Lot 10 & Por of Lot 11, Marston
 Hills

Zoning: R1-5000

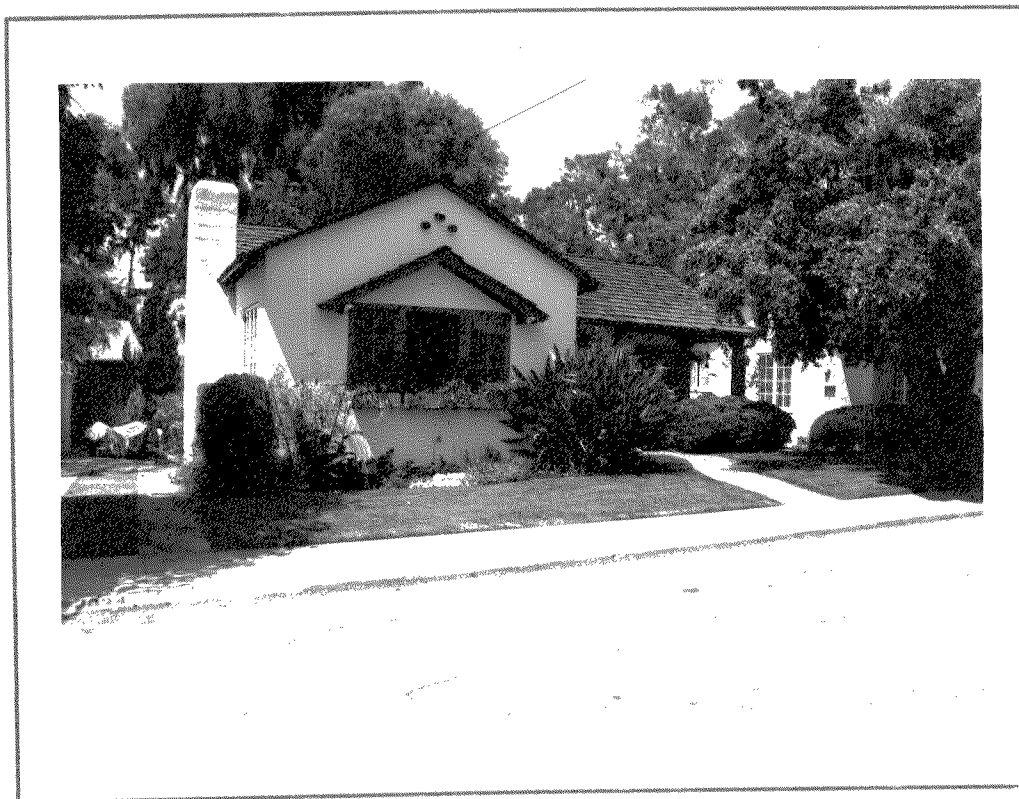
Present Owner: Goldstein, Margaret R.
 1020 Cypress Way
 San Diego, CA 92103

This is another transitional Spanish Colonial Revival/California Ranch style house. It presents a symmetrical, gable-ended facade towards the street. There is a slight setback from the street behind groundcover and foundation plants. The rear of the property opens up to a patio area overlooking a deep canyon. This is one of several stucco-clad wooden frame, split cedar shingle roofed California Ranch Style homes in the neighborhood. The house was built ca. 1927 as a spec house for George W. Marston by local building contractor Robert P. Shields. Marston then sold it to Sidney R. Robinson, an assistant purchasing agent for the San Diego Consolidated Gas and Electric Company, and his wife Catherine.



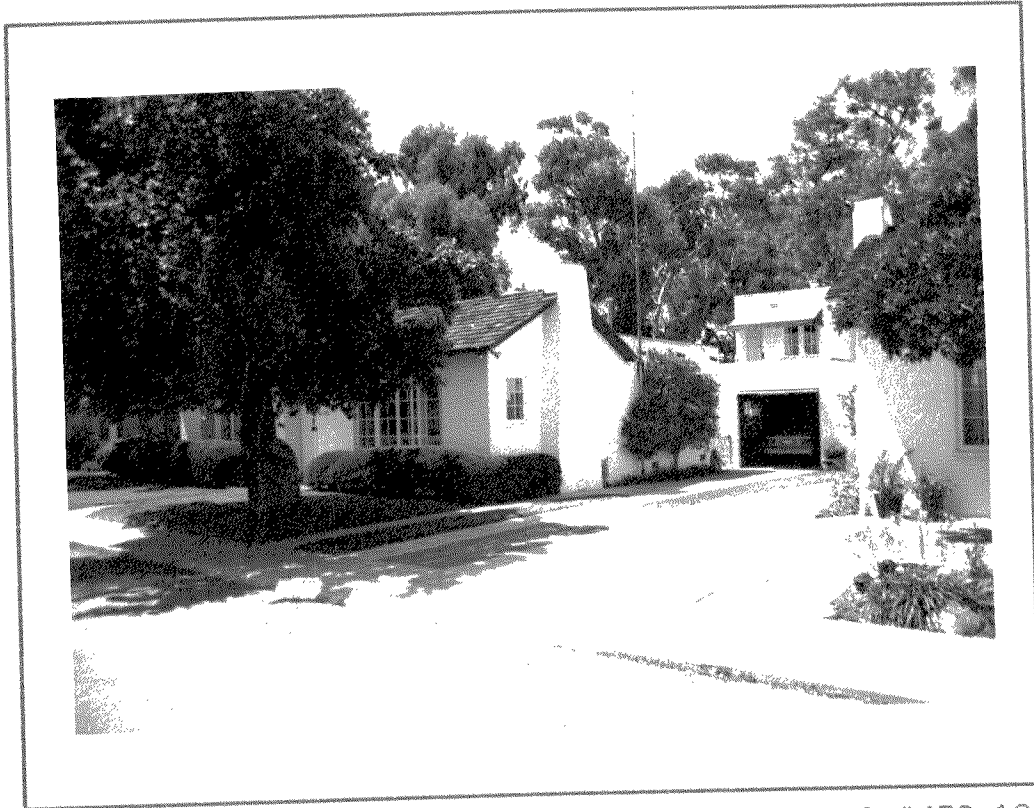
59. UTM: 11/485380/3624660 Parcel #452-132-04
 1028 Cypress Way (2103-2-59) Construction Date: ca. 1927
 Legal Description: All of a Line Fr SW Cor to Pt on N Line
 10.47 Ft E of NW Cor Lot 11
 Zoning: R1-5000
 Present Owner: Scheafler, William F. & Katharine
 1028 Cypress Way
 San Diego, CA 92103

This house built ca. 1927 as by Robert P. Shields as a spec house for George W. Marston. Its first occupant was William Agan, department manager for the Whitney Company department store in downtown San Diego, and his wife Mabel. It too represents a transitional Spanish Colonial Revival/California Ranch house. There are some decorative tile inlays on the street facade of the entry vestibule and wrought iron-supported fabric awnings over the casement windows. Like the other homes built by Shields, it is a stucco-clad, split cedar shingle roofed wood frame structure.



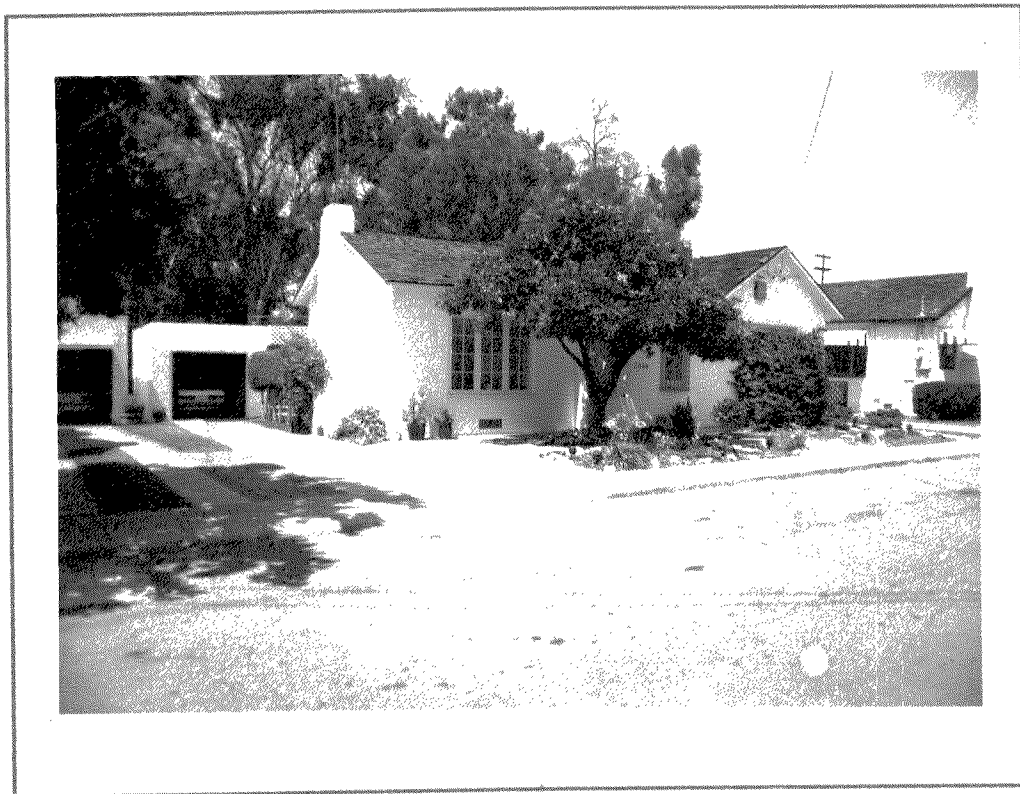
60. UTM: 11/4854110/3624660 Parcel #452-132-05
 1034 Cypress Way (2103-2-61) Construction Date: ca. 1927
 Legal Description: Lot 12, Marston Hills
 Zoning: R1-5000
 Present Owner: Bursill-Hall, Damian
 1034 Cypress Way
 San Diego, CA 92103

This side-gabled house was also built ca. 1927 by Robert P. Shields as a spec house for George W. Marston. Its first occupant was Hiram G. Dillin, a salesman for the San Diego Consolidated Gas and Electric Company, and his wife Evelyn. It too represents a transitional Spanish Colonial Revival/California Ranch house. Like the other homes built by Shields, it is a stucco-clad, split cedar shingle roofed wood frame structure. In addition, it has an interesting shingled gable-end hood over the focal window of the SW wing, and a timber-supported recessed porch utilizing the roof overhang of the East wing.



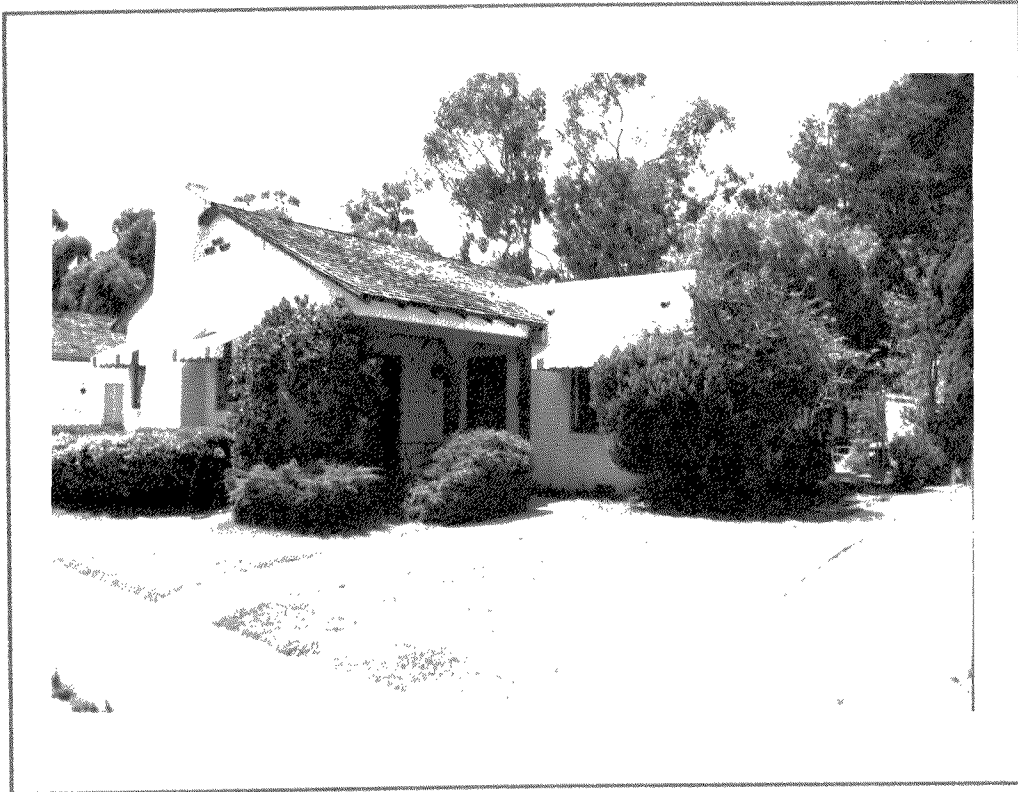
62. UTM: 11/4854140/3624660 Parcel #452-132-06
 1040 Cypress Way (2103-2-62) Construction Date: ca. 1927
 Legal Description: Lot 14 & W 0.5 FT of Lot 13, Marston Hills
 Zoning: R1-5000
 Present Owner: Phillips, Ralph J., TR
 1040 Cypress Way
 San Diego, CA 92103

Another Shield's-built spec house for George W. Marston, this rectangular-shaped transitional Spanish Colonial Revival California Ranch house was built ca. 1927. Mr. Phillips, the present owner, was a clerk working at San Diego Consolidated Gas and Electric, when he and his wife Mary moved into this house ca. 1928. It too represents a transitional Spanish Colonial Revival/California Ranch house, with wood frame construction and stucco cladding. A gable-ended split cedar shingle roof presents itself along the street facade. Fenestration consists of bands of wood shuttered casement windows. A tall mature carob tree shades the front of the house. In the rear, a detached garage, with a "mother-in-law" apartment above, sits on the NE corner of the lot behind a medium-length driveway. The rear of the house overlooks a deep canyon area.



63. UTM: 11/4854170/3624660 Parcel #452-132-07
1044 Cypress Way (2103-2-63) Construction Date: ca. 1927
Legal Description: W 1.33 FT of Lot 15, & E 49.5 Ft of Lot
14, Marston Hills
Zoning: R1-5000
Present Owner: Tranbarger, Kenneth C. & Maria
1044 Cypress Way
San Diego, CA 92103

This is another Shield's-built spec house for George W. Marston. It was completed ca. 1927 and sold to Mrs. Louise Hutton. Mrs. Hutton was the owner and operator of Hutton's Book Store at 443 6th Avenue and 3910 30th Street. Besides selling books and greeting cards, Mrs. Hutton's bookstores also lent books from a circulating library. Mrs. Hutton's home is a transitional stucco-clad Spanish Colonial Revival California Ranch house with a broadly overhanging, medium-pitched split cedar shingle roof. Like the other Shield's-built homes in the neighborhood, it has a band of casement windows, an engaged chimney and is of wood construction. In addition, it has a detached garage at the end of a driveway at the NW corner of the lot. The garage and the rear patio of the house overlook a deep canyon.



65. UTM: 11/4854200/3624660 Parcel #452-132-08
 1052 Cypress Way (2103-2-65) Construction Date: ca. 1927
 Legal Description: E 48.667 Ft of Lot 15, Marston Hills
 Zoning: R1-5000
 Present Owner: Sheridan, Irene V.
 1052 Cypress Way
 San Diego, CA 92103

Another spec house built for George W. Marston, it was completed ca. 1927 but vacant until 1931 when Frank C. Lynch, and his wife Pearl became its owners. The Lynch's home is a combination SW gable-end and NE flat roof transitional Spanish Colonial Revival/California Ranch house. A recessed porch is formed under gable roof's SE overhang. The house is a blending of California Ranch and Spanish Colonial Revival details, such as wood-framed windows, stucco-clad engaged chimney and wood constructed walls. The house sits slightly back from the street behind a small lawn area and foundation plantings. It too has a detached garage at the end of a medium-length driveway at the NW corner of the lot. It and the rear patio of the house overlook a deep canyon.



66. UTM: 11/4854230/3624660 Parcel #452-132-10
 1058 Cypress Way (2103-2-66) Construction Date: ca. 1931
 Legal Description: W 40 Ft of Lot 17, Marston Hills
 Zoning: R1-5000
 Present Owner: Chisholm-Chait, Heather
 Chisholm, H., TR 12/17/90
 c/o Heather Chisholm-Chait TR
 1058 Cypress Way
 San Diego, CA 92103

This arrangement of this rectangular house is reminiscent of a mid-1920s offset gabled porched bungalow. However, its scale, stucco-clad wood-frame construction, clay pipe canales and early 1930s construction date, places it among the many spec houses built in this part of Marston Hills. It was built by Christofer Gette, a general building contractor, for Harriette V. Phenninger. The house was owned and occupied by Mrs. Amelia Pfenninger, recently widowed. The house is practically obscured by foundation plants and has a detached garage at the end of a house-length driveway at the NW corner of the lot. It and the rear patio of the house overlook a deep canyon.



67. UTM: 11/4854260/3624660 Parcel #452-132-11
 1064 Cypress Way (2103-2-67) Construction Date: ca. 1933
 Legal Description: E 60 Ft of Lot 17, Marston Hills
 Zoning: R1-5000
 Present Owner: Weller, June N.
 1064 Cypress Way
 San Diego, CA 92103

This is a classic cross-gabled Spanish Colonial Revival house with a red tile roof, stucco-clad wood frame construction, focal windows and a hipped-roof entry vestibule at the transition of the SW and NW wings. The house occupies the NW corner of Cypress Way and Vermont Street. Its front patio is surrounded by a shoulder-high open-faced brick and stucco-clad wall. An architecturally similar detached garage sits off of the north end of the house along Vermont Street. The back patio of the house overlooks a deep canyon area.



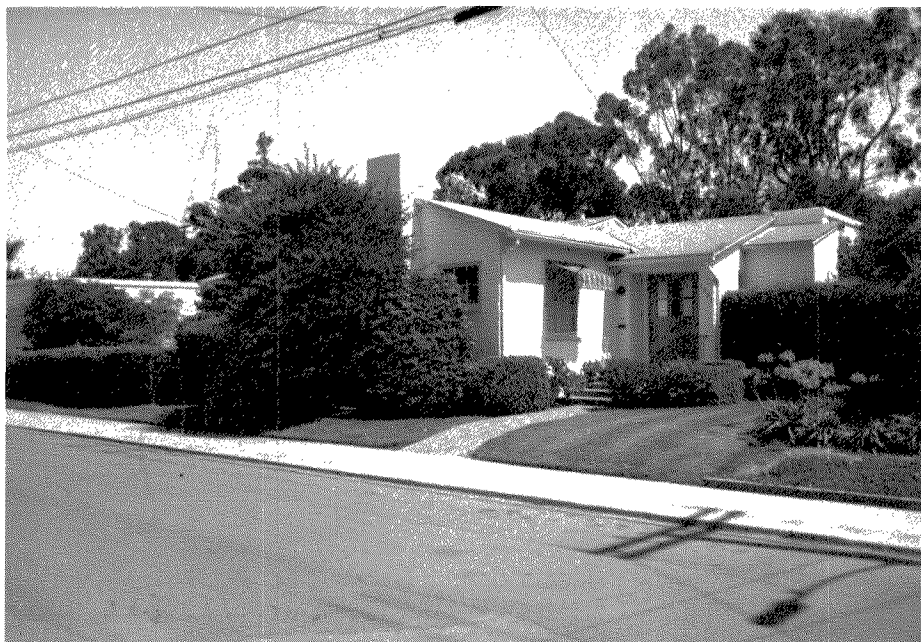
47. UTM: 11/485340/3624815 Parcel #452-133-01
 1008 Cypress Avenue (2103-2-47) Construction Date: ca. 1934
 Legal Description: Lot 7, Marston Hills
 Zoning: MR-1000
 Present Owner: Dodge, Peggy, TR
 1008 Cypress Avenue
 San Diego, CA 92103

This cross-gabled California Ranch style residence was built ca. 1934 for George Marston's daughter Mary. The current resident states that, while Mary Marston was away at college, Mary's friend Mary Barnes lived in the house. Mary Marston later moved back into her parents' house across the canyon overlooking Marston Hills. She is remembered for donating the family home after her death in 1976 to the City of San Diego to become part of Balboa Park. The Mary Marston house is one of many California Ranch style homes built in the northern tract of Marston Hills. The style was developed out of the early 20th century Craftsman bungalow and the Spanish and other period revival bungalows of the 1920s. Its historic progenitors were both the adobe and board and batten rural farm buildings of 19th century California. The house's low profile is almost obscured by the lush plantings which surround it. It resembles an early California adobe with its uneven-textured stucco-clad walls and engaged chimney, rough-hewn split wood roof shingles, boxed wooden window grills and a wrought iron spear-supported fabric awning.



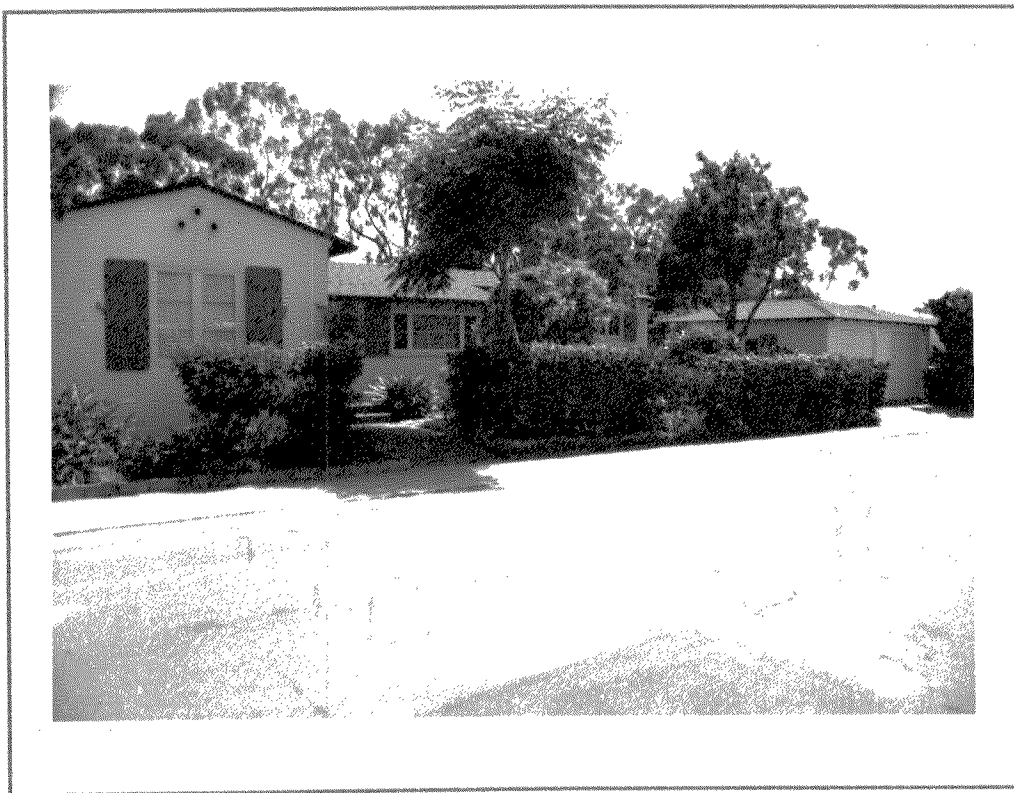
61. UTM: 11/485340/3624635 Parcel #452-133-02
 1035 Cypress Way (2103-2-61) Construction Date: ca. 1927
 Legal Description: Lot 6, Marston Hills
 Zoning: R1-5000
 Present Owner: Lange, Wolfgang & Walter, Linda L.
 1035 Cypress Way
 San Diego, CA 92103

This adobe-like house was also built ca. 1927 by Robert P. Shields as a spec house for George W. Marston. Its first occupant was Wallace E. Moody, a writer, and his wife Sally. It too represents a transitional Spanish Colonial Revival/California Ranch house. Like the other homes built by Shields, it is of wood frame construction with stucco cladding. A cross-gabled split cedar shingle roof presents itself along the street facade. Fenestration consists of wood shuttered casement windows. The overhanging roof of the NW wing forms a recessed porch area. The house is set away from the street behind a semi-tropical front yard. A detached two-car garage of similar construction is at the NW end of the lot.



64. UTM: 11/485370/3624635 Parcel #452-133-03
 1051 Cypress Way (2103-2-64) Construction Date: ca. 1927
 Legal Description: Lot 4, Marston Hills
 Zoning: R1-5000
 Present Owner: Zobolewski, Majorie
 1044 Cypress Way
 San Diego, CA 92103

Another spec house built for George W. Marston, it was completed ca. 1927 and sold to the Reverend William Forshaw, pastor of the Plymouth Congregational Church at 2711 University Avenue. Rev. Forshaw's home is more modern in appearance with a composite-shaped composition roof (It may have once been of split cedar shingles). However, like the other homes in the neighborhood, it has both California Ranch and Spanish Colonial Revival details, such as wood-framed windows, stucco-clad engaged chimney and wood constructed walls and wrought iron shield-supported fabric awnings and front bannister. The house sits slightly back and up from the street behind a shield of foundation plantings and a hedged front patio on the NW side of its projecting NW wing. It too has a detached garage abutting the street at the NW corner of the lot.

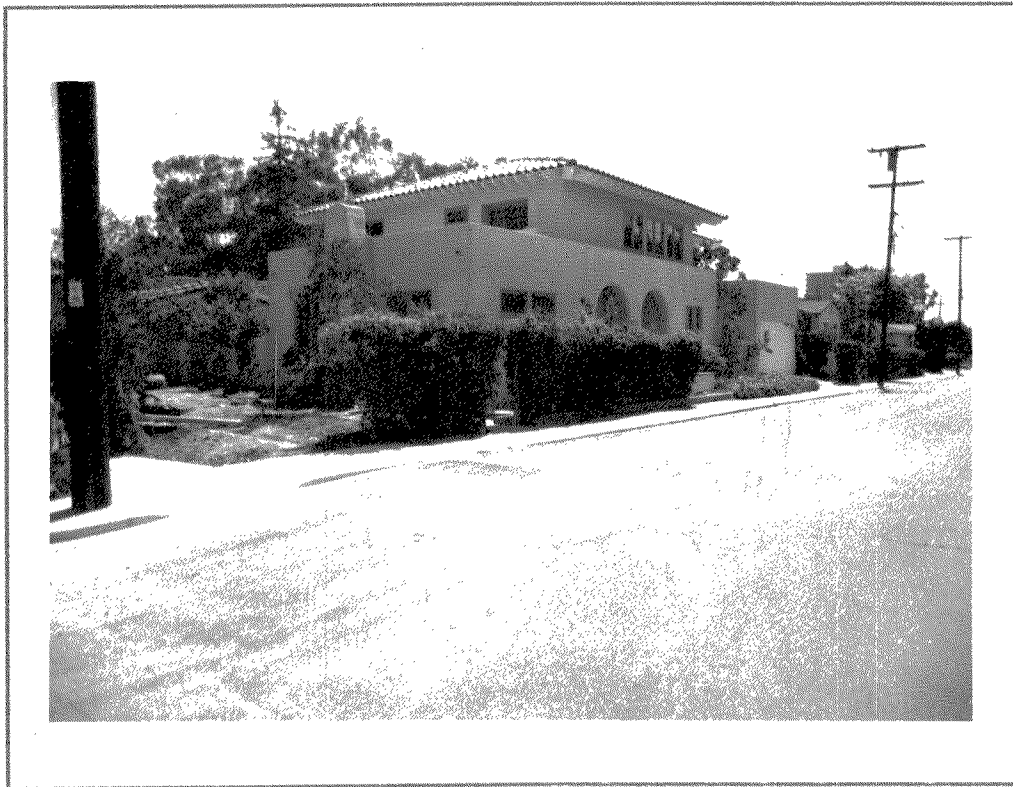


68. UTM: 11/4854100/3624635 Parcel #452-133-04
1069 Cypress Way (2103-2-68) Construction Date: ca. 1930
Legal Description: Blk 216, N 54.28 Ft of Lots 12
Thru 15, LP 8-PG 36-University Heights
D'Hemecourt Map Ammended

Zoning: R1-5000

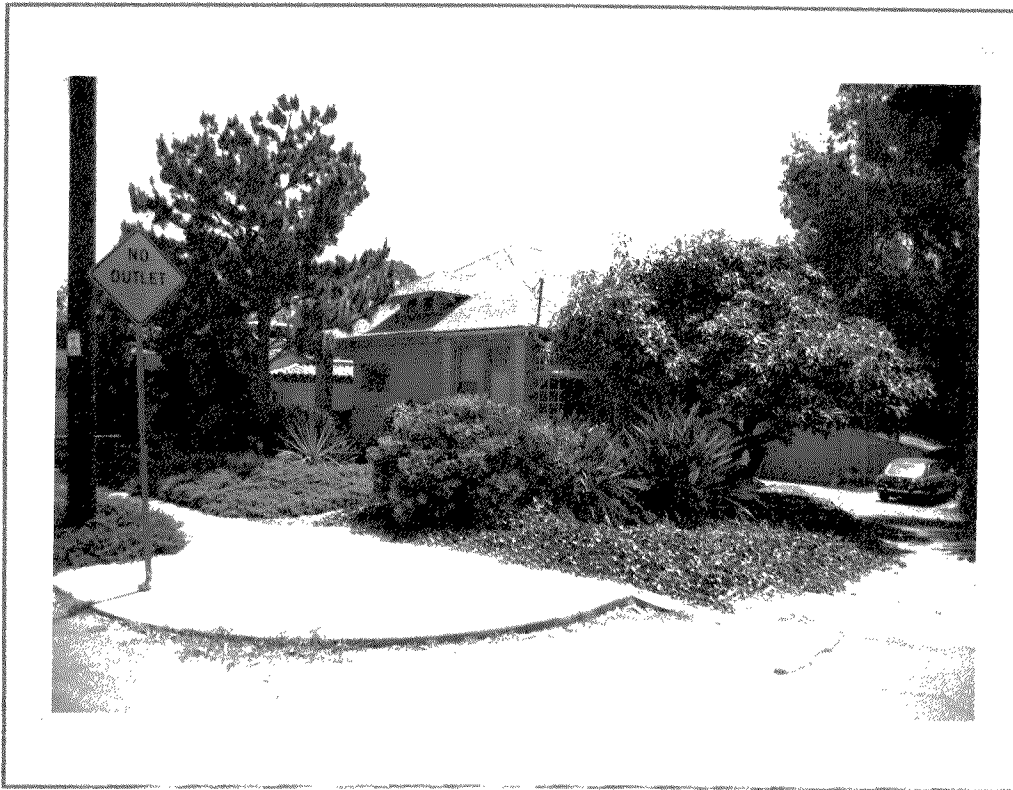
Present Owner: Markley, John H. & Forker, Douglas
1069 Cypress Way
San Diego, CA 92103

This is an early 1930s variant of a California Ranch style home with an open-rafter-ended cross-gabled composition roof, stucco-clad wood frame construction, wood-shuttered casement windows and a semi-private front yard. A twin-hipped-roof detached two-car garage sits on the NW corner of the lot. The house was built ca. 1930 by Ray A. Lyons, a plasterer.



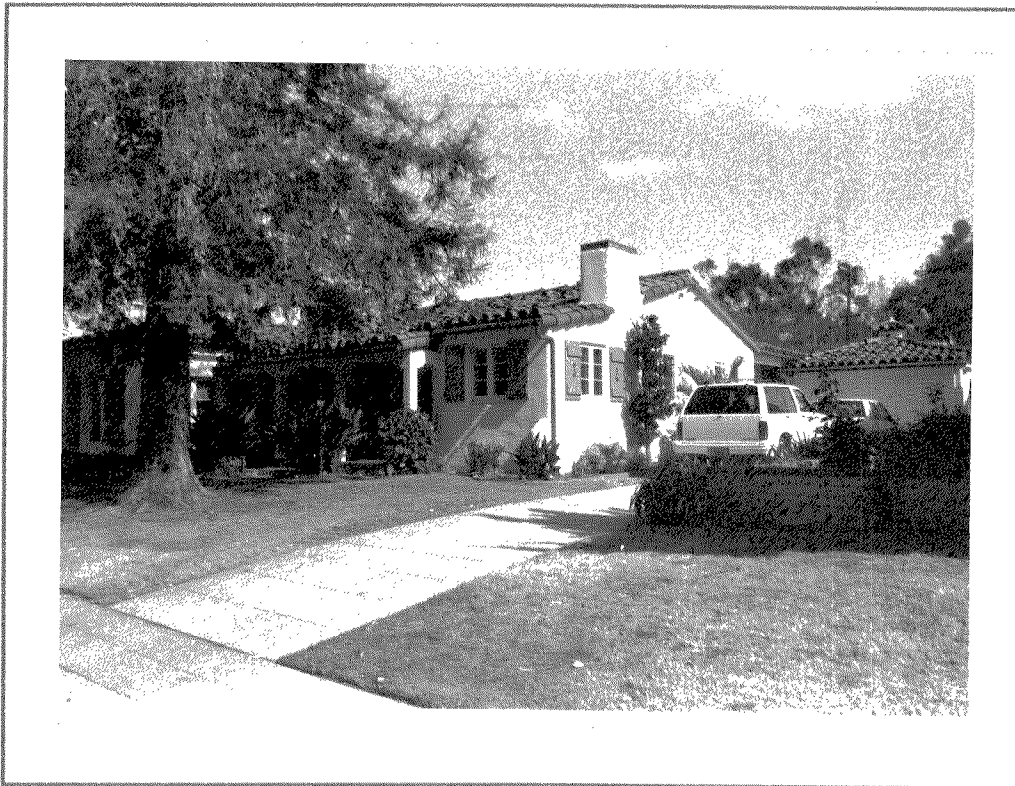
69. UTM: 11/4854130/3624635 Parcel #452-133-05
1083 Cypress Way (2103-2-69) Construction Date: ca. 1930
Remodeled: ca. 1992
Legal Description: Blk 216, N 54.28 Ft of Lots 16 Thru 19,
Thru 15, LP 8-PG 36-University Heights
D'Hemecourt Map Ammended
Zoning: R1-5000
Present Owner: Markley, John H. & Forker, Douglas
1069 Cypress Way
San Diego, CA 92103

Originally a small, irregular-shaped, single-story Spanish Colonial Revival bungalow built for Thomas G. Dawson, a printer, ca. 1930, this structure has recently undergone extensive remodeling and additions. However, the restoration follows the spirit of the original Spanish Colonial Revival structure and blends in with the other Spanish Colonial Revival homes in the neighborhood.



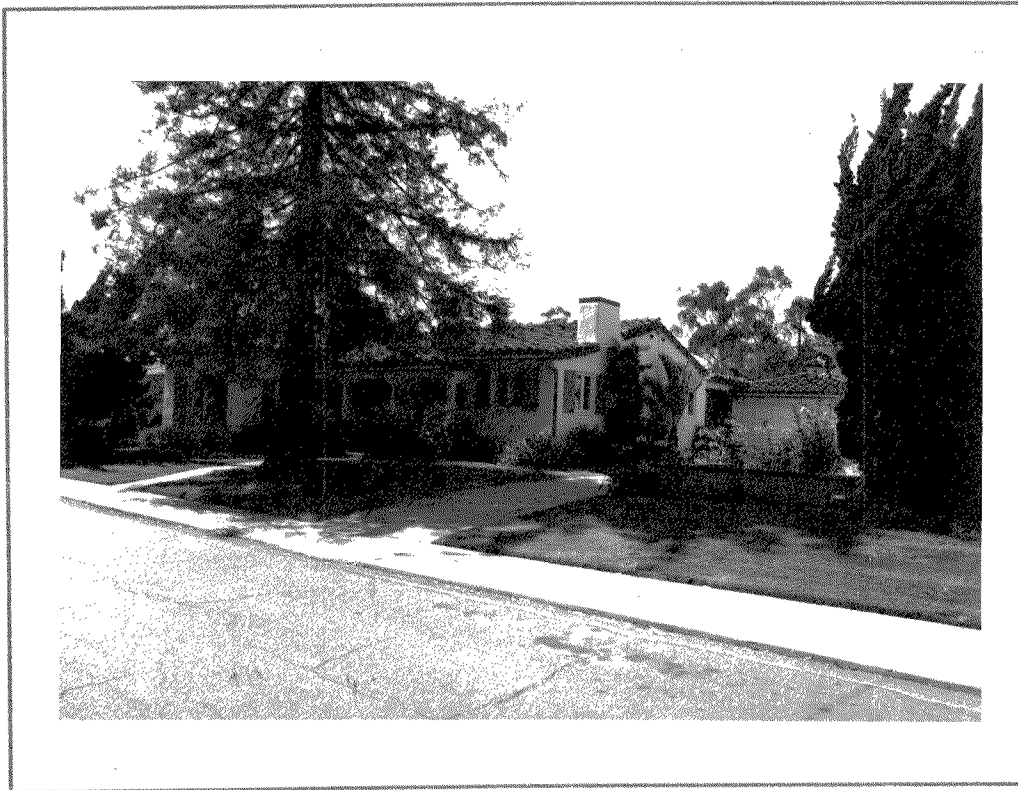
70. UTM: 11/485370/3624660 Parcel #452-133-05
3692 Vermont Street (2103-2-70) Construction Date: ca. 1927
Remodeled: ca. 1992
Legal Description: Lot 16, Marston Hills
Zoning: R1-5000
Present Owner: Sanderson, Gordon A. & Muffie E.
2801 E. Grape Street
San Diego, CA 92102

This high-pitched hipped-roof Neoclassical bungalow is a bit of an enigma. It sits within the boundaries of the original Marston Hills tract, but its architectural style is a complete departure from the predominant Spanish Colonial Revival and California Ranch styles used throughout the rest of the tract. Records reveal the property being owned and improved by George W. Marston in 1926. Records also reveal a water permit written out to Robert P. Shields on May 1, 1926. Shields was the building contractor responsible for constructing several transitional Spanish Colonial Revival/California Ranch style homes for Marston during this period. The first recorded occupants, Frank L. Tebow, a clothing presser, and his wife Mary, don't appear until 1929. Perhaps, until further evidence reveals itself, this was a move-on used as a construction office by Shields?



54. UTM: 11/485470/3624845 Parcel #452-133-06
 1050 Cypress Avenue (2103-2-54) Construction Date: ca. 1934
 Legal Description: Block 216, E 20 Ft & S 85 Ft of Lot 17; &
 S 85 Ft of Lots 18 & 19, LP 8-PG 36-
 University Heights D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Thudium, Thora E, TR
 1058 Cypress Avenue
 San Diego, CA 92103

Set up and back off of the corner of Cypress Avenue and Vermont Street on a slight rise obscured by foundation plants and ornamental trees, this transitional Spanish Colonial Revival/California Ranch style home exhibits both Spanish Colonial Revival and California Ranch attributes. Details of the Spanish Colonial Revival movement are found in its stucco-clad wood framed walls and engaged chimney, red tile-covered cross-gabled roofs, as well as its focal window in the SW wing's facade. It shows early California ranch imagery through its low, California adobe-like cross-gabled layout, open columned front porch and walled front patio. While not within the original Marston Hills tract, the house was built within the time frame of the development of Marston Hills, and shows the transition to the California Ranch-influenced homes of the mid-1930s, which are found throughout the neighborhood.



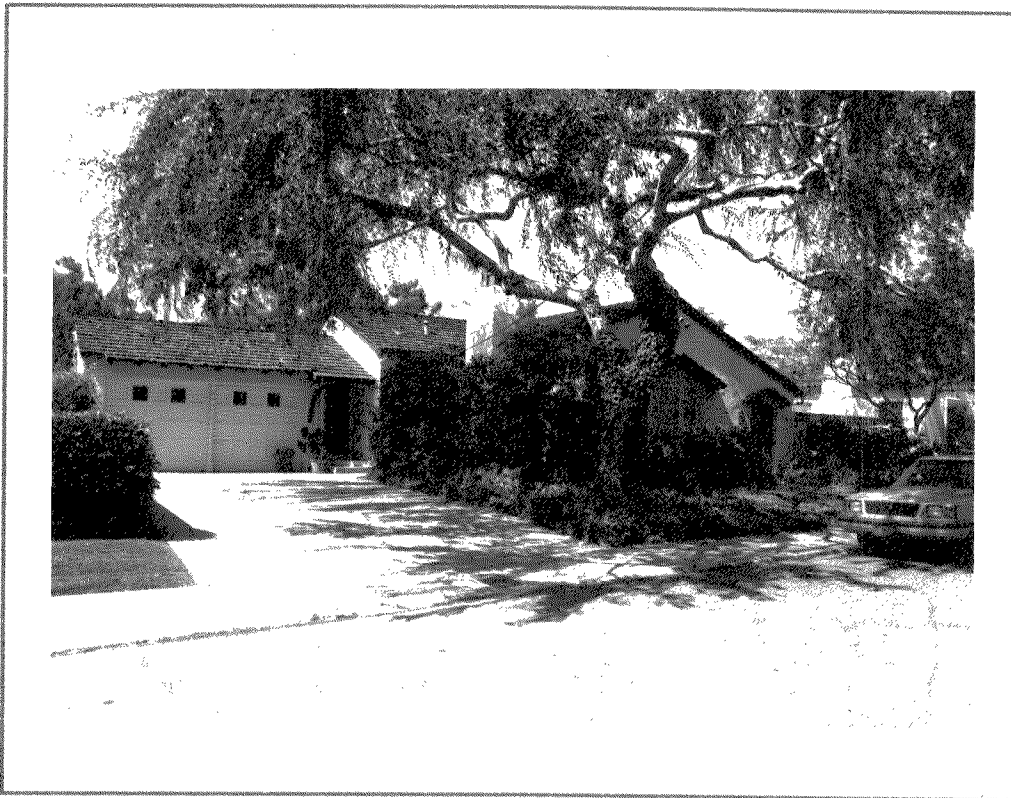
53. UTM: 11/485440/3624845 Parcel #452-133-07
 1050 Cypress Avenue (2103-2-53) Construction Date: ca. 1930
 Legal Description: Portion of Block 216, LP 8-PG 36-
 University Heights D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Chandler, Susan
 1050 Cypress Avenue
 San Diego, CA 92103

Set up and back off of the street on top of a slight rise, this transitional Spanish Colonial Revival/California Ranch style home exhibits both Spanish Colonial Revival and California Ranch attributes. Details of the Spanish Colonial Revival movement are found in its stucco-clad wood framed walls and engaged chimney, red tile-covered roofs over the main building and garage, as well as its focal window in the SW wing's facade. It shows early California ranch imagery through its low, California adobe-like cross-gabled layout, open columned front porch and wood shuttered and framed casement windows. While not within the original Marston Hills tract, the house was built within the time frame of the development of Marston Hills, and shows the transition to the California Ranch-influenced homes of the mid-1930s, which are found throughout the neighborhood.



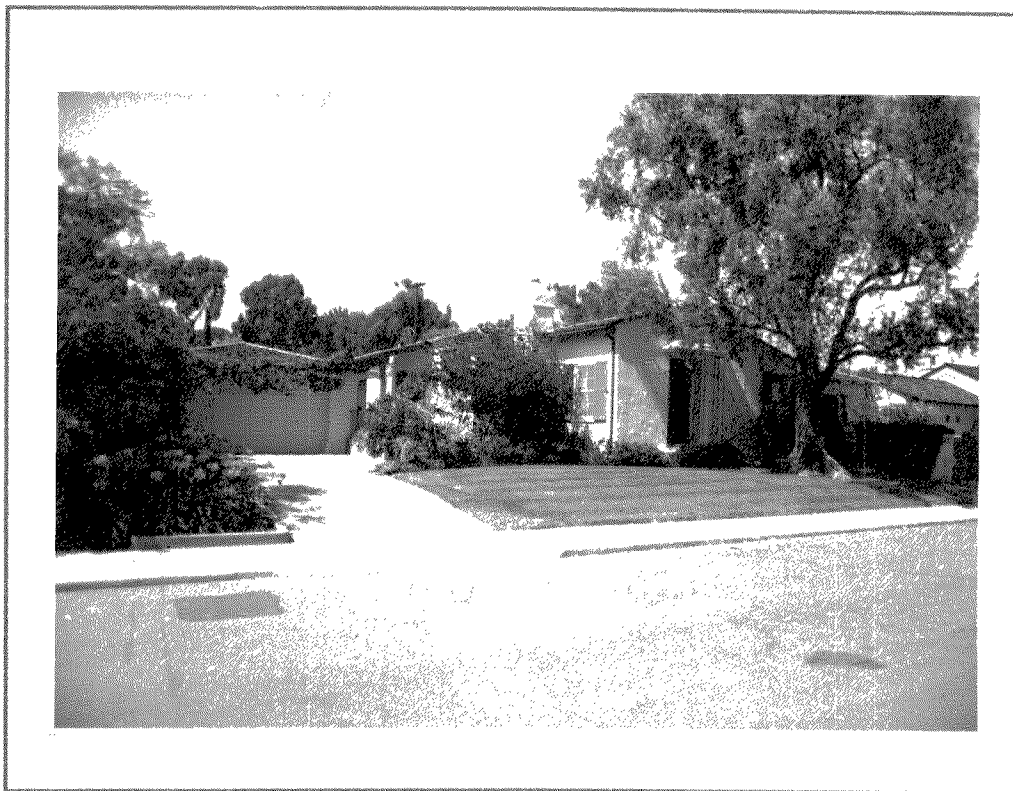
52. UTM: 11/485430/3624845 Parcel #452-133-08
1042 Cypress Avenue (2103-2-52) Construction Date: ca. 1936
Legal Description: Block 216, S 85 Ft of Lots 12, 13; & S 85
& W 15 Ft of Lot 14, LP 8-PG 36-University
Heights D'Hemecourt Map Amended
Zoning: R1-5000
Present Owner: Johnson, Clyde & Margaret B.
1042 Cypress Avenue
San Diego, CA 92103

Mr. Clyde Johnson, a retired superintendent of the San Diego City Playground and Recreation Department, and his wife Margaret, have been living in their adobe-like California Ranch style house since it was built ca. 1936. Set up and back off of the street on top of a slight rise, it is nearly obscured by rose, citrus and other ornamental plants. Its early California ranch imagery is enhanced by its textured stucco wood frame walls, engaged chimney and walled front patio, and its red tile covered roof. While not within the original Marston Hills tract, the house was built within the time frame of the development of Marston Hills, and is architecturally similar to the other California Ranch style homes built within the area.



50. UTM: 11/485430/3624845 Parcel #452-133-09
1036 Cypress Avenue (2103-2-50) Construction Date: ca. 1930
Legal Description: Lot 3, Marston Hills
Zoning: R1-5000
Present Owner: Zimmerman, Marian
1036 Cypress Avenue
San Diego, CA 92103

This cross-gable, California Ranch style home was built ca. 1930 by William R. Gernandt, a building contractor, and his wife Leta. Shaded by a tall elm tree in the front lawn, it is comfortably set back up from the street on top of a slight rise. Its early California ranch imagery is enhanced by its textured stucco wood framed walls and engaged chimney, split wood shingle roof and walled front patio. In addition, gabled hoods shield the focal window and entrance on the facade of the SW-facing wing. Adjacent to the NW corner of the house is a detached gable-end garage. The house is one of many California Ranch style homes built in this tract of Marston Hills.



48. UTM: 11/485370/3624845 Parcel #452-133-10
1024 Cypress Avenue (2103-2-48) Construction Date: ca. 1931
Legal Description: Lot 5, Marston Hills
Zoning: R1-5000
Present Owner: Goldberg, Jerold H. & Linda
1024 Cypress Avenue
San Diego, CA 92103

This cross-gabled, California Ranch style home was built ca. 1931 for Fred H. Lambert, a buyer for the Marston Company, and his wife Lovee. Shaded by a tall olive tree in the front lawn, it is comfortably set back up from the street on top of a slight rise. Its early California ranch imagery is enhanced by its textured stucco wood frame walls and engaged chimney, split wood shingle and red tile trimmed roof, and walled front patio. Adjacent to the NW corner of the house is a detached gable-end garage. The house is one of many California Ranch style homes built in this tract of Marston Hills.



56. UTM: 11/485310/3624845 Parcel #452-310-01
 948 Cypress Way (2103-2-56) Construction Date: ca. 1927
 Legal Description: 5.14 AC M/L in Lot 1 & in Lot 2
 Zoning: R1-40000
 Present Owner: Barrett, Walter & Marion P., TRS
 948 Cypress Way
 San Diego, CA 92103

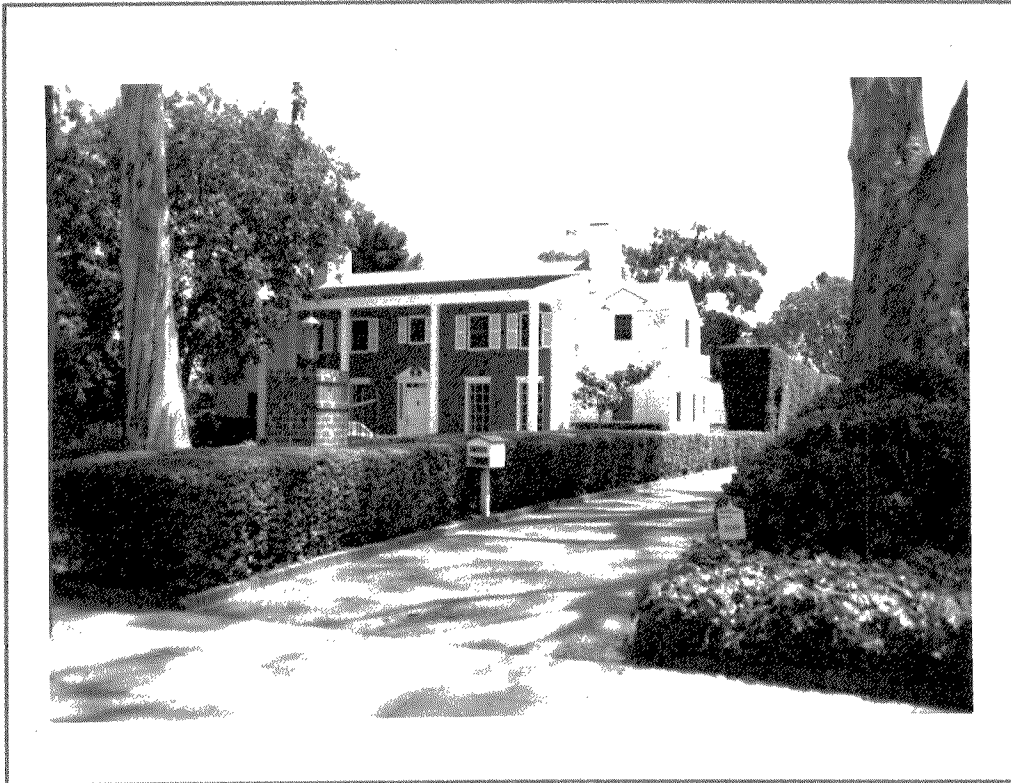
This stucco-clad wood frame U-shaped Spanish Colonial Revival style residence resembles a sprawling Mexican hacienda in style and scope. A large glass-walled, contemporary patio addition has been added to the south side of the house. The house and several outbuildings occupy a large plot of land on a bluff overlooking Balboa Park and the Marston House across the freeway. It was built ca. 1927 for Dr. Harry M. Weggeforth, and his wife Rachael. However, the house was occupied by Charles and Margaret York until 1938; the Weggeforths did not move from their Banker's Hill residence until 1940.

Dr. Weggeforth was the principle founder of the San Diego Zoological Society and Zoo in 1916 and is credited with establishing one of the finest zoological and horticultural specimen collection in the world. Dr. Weggeforth held the position of president of the Zoological Society from that time until his death in this house in 1941. His wife Rachael lived here until the late 1940s.



46. UTM: 11/485340/3624845 Parcel #452-310-02
1007 Cypress Avenue (2103-2-46) Construction Date: ca. 1932
Legal Description: .83 AC M/L in Lot 2, Marston Hills
Zoning: R1-5000
Present Owner: DeFever, Arthur & Dulcie
1007 Cypress Avenue
San Diego, CA 92103

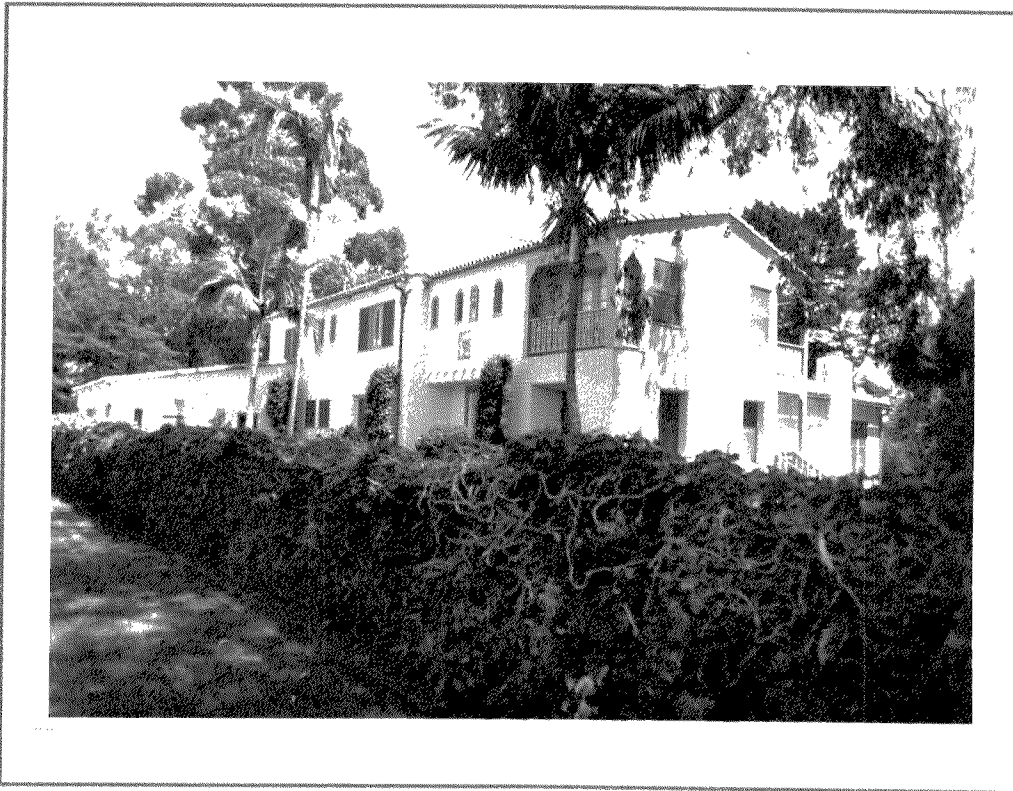
This L-shaped medium-hip roofed, weather board sided wood frame Georgian Colonial Revival style residence was built ca. 1932 for Walter J. Ogden and his wife Grace. The two-story house is a good example of its style, which, while not as popular as Spanish Colonial or the other period revivals, could still be seen in many Southern California subdivisions. The style gained in popularity in the years before and after WWII as an expression of back-to-its roots American patriotism. A detached coupola-topped hip-roof garage sits at the end of a long, curving decomposed granit driveway off of the street. This imposing home has an breathtaking view of the southern portion of Marston Hills and Balboa Park.



51. UTM: 11/485430/3624815 Parcel #452-310-04
 1041 Cypress Avenue (2103-2-51) Construction Date: ca. 1935
 Legal Description: .52 AC M/L in Lot 2, Marston Hills
 Zoning: R1-5000
 Present Owner: Estate of Daniel T. Broderick, III;
 Trigg, Stewart & Jacqueline J.
 1041 Cypress Avenue
 San Diego, CA 92103

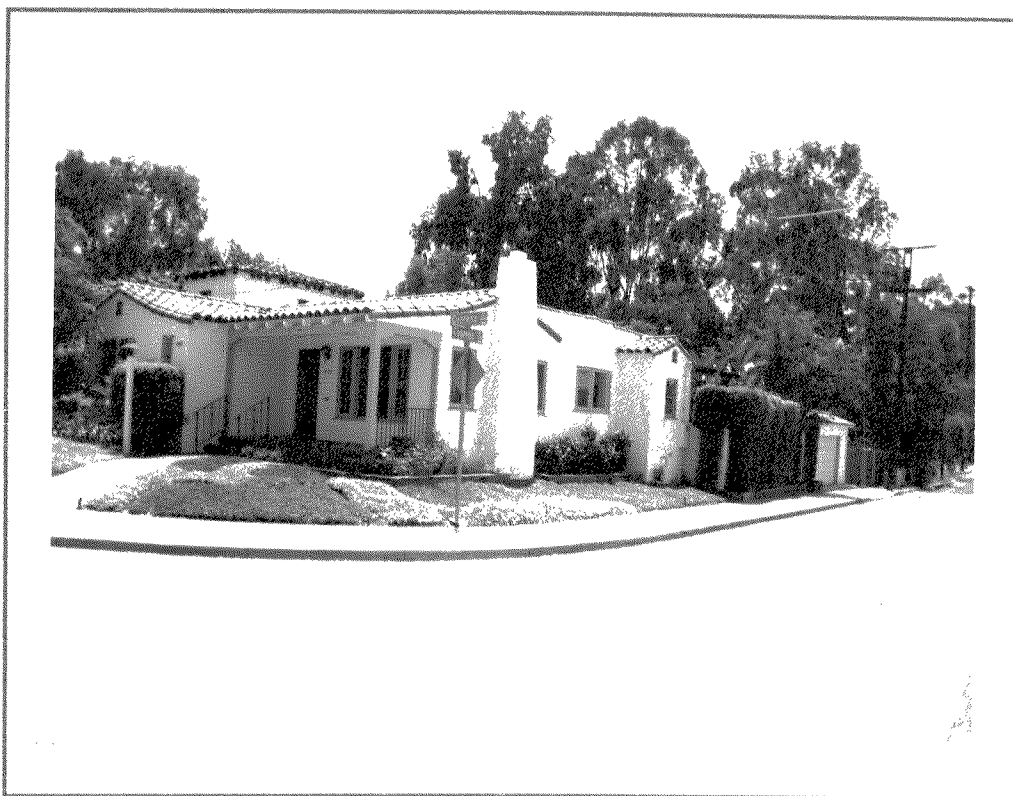
This two-story Neoclassical style residence was built ca. 1935 for Justin C. Evanson, a salesman for the Benson Lumber Company in downtown San Diego, and his wife Anastasia. A close rival of the related American Colonial Revival, many homes throughout the country were built in this style during the first half of the 20th century. Divided into two periods, the first from ca. 1900-1920, stressed hipped roofs and elaborate, historically correct columns. The second, from about 1925 to the 1950s, emphasized side-gabled roofs and simple, slender columns, of which this house is an example. This imposing home has an breathtaking view of the southern portion of Marston Hills and Balboa Park.

On a somber note, the house was the scene of one of San Diego's most notorious murders in recent history. In November, 1990 the home's owners, Daniel Broderick and his second wife Linda, were murdered in their bedroom by Broderick's first wife Elisabeth.



55. UTM: 11/485430/3624815 Parcel #452-310-05
1079 Cypress Avenue (2103-2-55) Construction Date: ca. 1930
Legal Description: 1.01 AC M/L in Lot 2, Marston Hills
Zoning: R1-5000
Present Owner: Unity Church of Descanso
1279 Cypress Avenue
San Diego, CA 92103

This red tile-covered, split-level side-gabled Spanish Colonial Revival style residence was built ca. 1930 for Dr. Manuel M. Doria, Jr., and his wife Mamie. Doria was a native of Tijuana, Mexico, who was a physician and surgeon. He also owned several apartment buildings and other properties in San Diego. Inspired by the houses of northern Spain, this example presents a decorative two-story facade to the street and opens into an elaborate garden area behind, where it commands a view of the southern half of Marston Hills and Balboa Park. An attached shed-roof garage abuts the NE corner of the house.



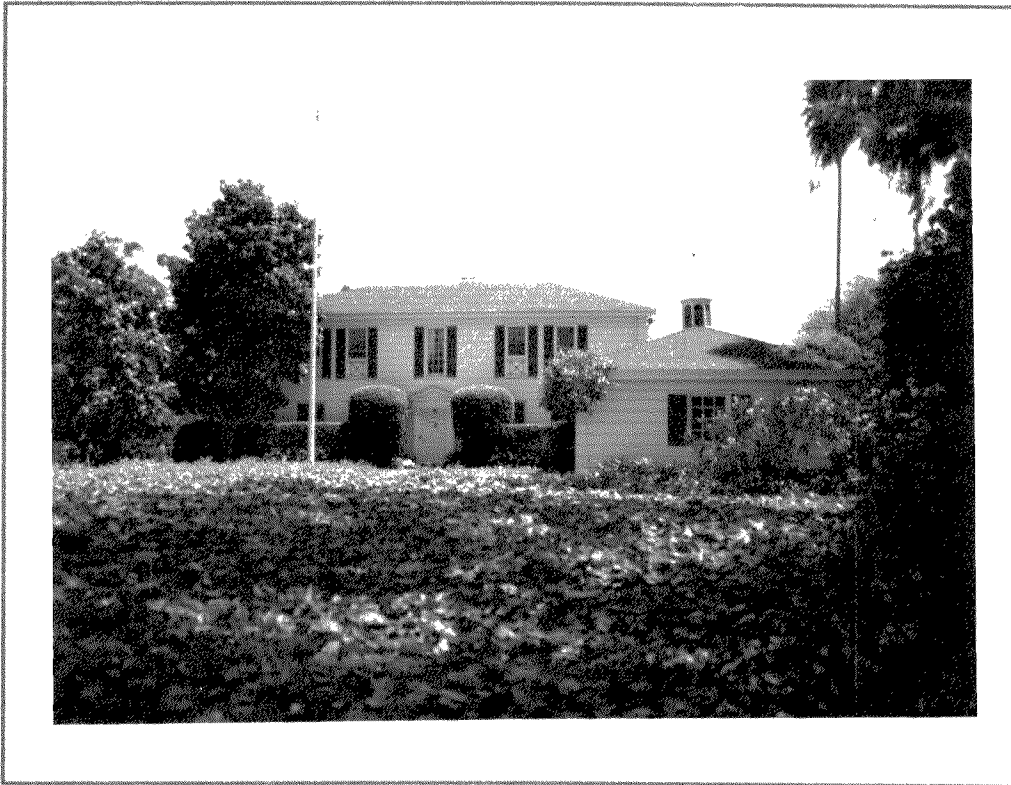
42. UTM: 11/485520/3624815 Parcel #452-331-01
1225 Cypress Court (2103-2-42) Construction Date: ca. 1933
Legal Description: Lot A, Cypress Court
Zoning: MR-1000
Present Owner: Lee, Michael A.
1225 Cypress Court
San Diego, CA 92103

This is one of five Spanish Colonial Revival style residences built on land re-subdivided out of lots 19-20 developed by out of the original Marston Hills subdivision by George Marston between 1927-36. Known as the Cypress Court tract, this Spanish-style home resembles many of the other custom-built homes in the Marston Hills area. Spanish detailing includes a cross-gabled red tile-covered roof forming part of the front porch's overhang, stucco-clad wood-framed walls and engaged chimney, and wood-framed casement windows. Built ca. 1933 by local building contractor Carl C. Sharp, the home was first occupied by for Cecil H. Drewery, owner of Drewery Brothers auto repair shop, and his wife Gertrude.



43. UTM: 11/485520/3624800 Parcel #452-331-02
 1227 Cypress Court (2103-2-43) Construction Date: ca. 1929
 Legal Description: Lot B, Cypress Court
 Zoning: MR-1000
 Present Owner: Latier, Clyde H. & Juanita
 1227 Cypress Court
 San Diego, CA 92103

One of five Spanish Colonial Revival style residences built in the Cypress Court tract between 1929-35, this large split-level home was built ca. 1929 for Reginald H. Poland, director of the Fine Arts Gallery, and his wife Mary. The street entrance is shielded from view by a stucco-covered wall, set on top with lace-like concrete blocks. Entrance to the front yard is through a decorative quatrefoil-pierced wood panel door set within an arched doorway. A gabled-end garage is adjacent to the NW end of the wall. Inspired by the walled houses of northern Spain, this example presents an austere one-to-two-story facade to the street and opens into an elaborate garden area behind, where it commands a view of the southern half of Marston Hills and Balboa Park.



49. UTM: 11/485400/3624815 Parcel #452-331-03
1025 Cypress Avenue (2103-2-49) Construction Date: ca. 1936
Legal Description: .64 AC M/L in Lot 2, Marston Hills
Zoning: R1-5000
Present Owner: Gildred, Helen L, TR
1225 Cypress Avenue
San Diego, CA 92103

This Monterey Revival style residences was built ca. 1936 for Philip L. Gildred, president of the Gildred Building Company, and his wife Helen. A fusion of both Spanish and New England Colonial, the two-story side-gabled home blends Spanish Colonial details, such as stucco-covered exterior walls and engaged chimney, and New England Colonial Classic Revival details, such as its weatherboard siding, split wood shingle roof and Classically-inspired balcony posts, windows and doors. A similarly-styled singel story detached garage is adjacent to the NW corner of the house. A tree and shrub-covered island is formed in front of the house by a curving double-end decomposed granite driveway.



44. UTM: 11/485525/3624785 Parcel #452-331-04
1237 Cypress Court (2103-2-44) Construction Date: ca. 1930
Legal Description: Lot C, Exc City of San Diego, Cypress
Terrace
Zoning: MR-1000
Present Owner: Neeper, Josiah L. & Rita H.
1237 Cypress Court
San Diego, CA 92103

This large hip-roofed split-level home was built ca. 1930 for Robert E. Ford, and his wife Laura. Inspired by the houses of northern Spain, this example presents an austere one-to-two-story facade to the street where the rear of the house abuts the cul-de-sac, while the front of the house opens up to a garden patio area which has a commanding view from the bluff top of the southern half of Marston Hills and Balboa Park. A built-in two-car garage sits under a projecting second-story overhang. Spanish details include red roofing tiles, wood framed and shuttered double-hung windows, stucco-cladded siding, and wrought iron grills.



45. UTM: 11/485535/3624815 Parcel #452-331-06
1243 Cypress Court (2103-2-45) Construction Date: ca. 1936
Legal Description: Por. of Lot D, Cypress Court; & Por of Lot
21, Map 1790, Marston Hills.
Zoning: MR-1000
Present Owner: Present Owner: Ragland, Thomas L.
1243 Cypress Court
San Diego, CA 92103

This T-shaped split-level hip and gable-ended roof Spanish Colonial Revival home was built ca. 1936 by local building contractor Carl S. Sharp for Frederick A. Beller, and his wife Kathryn. Built to resemble the varied roof forms of Spanish Villages, note the recessed second-story balcony and the full-length front porch of the single-story wing. Spanish detailing includes red roofing tiles, stucco-clad wood framed construction, as well as wood framed double-hung, French and focal windows. A detached garage sits on the SW corner of the lot along the cul-de-sac.



40. UTM: 11/486900/3624590 Parcel #452-331-08
1284 Brooks Terrace (2103-2-40) Construction Date: ca. 1933
Legal Description: Lot E, Brooks Terrace
Zoning: MR-1000
Present Owner: Tamburnine, F. Todd & Elicia
1284 Brooks Terrace
San Diego, CA 92103

This is one of four Monterey Revival style residences built by the Hurlburt, Frank & Slaughter real estate development company in Brooks Terrace. A fusion of both Spanish and New England Colonial, the two-story home abuts the NE corner of Brooks Terrace and Richmond Street, but has a commanding view of the arroyo behind it. This distinctive home was completed ca. 1933 and occupied by Leon L. Dancer, and his wife Corrinne. The two-story house is similar to its neighbor (1280 Brooks Terrace), but has a full second-story balcony and a brick-faced ground floor facade. A detached garage occupies the NW corner of the lot behind a three-car length driveway.



38. UTM: 11/486860/3624590 Parcel #452-331-09
1280 Brooks Terrace (2103-2-38) Construction Date: ca. 1933
Legal Description: Lot D, Brooks Terrace
Zoning: MR-1000
Present Owner: Wilson, James K, TR
1280 Brooks Terrace
San Diego, CA 92103

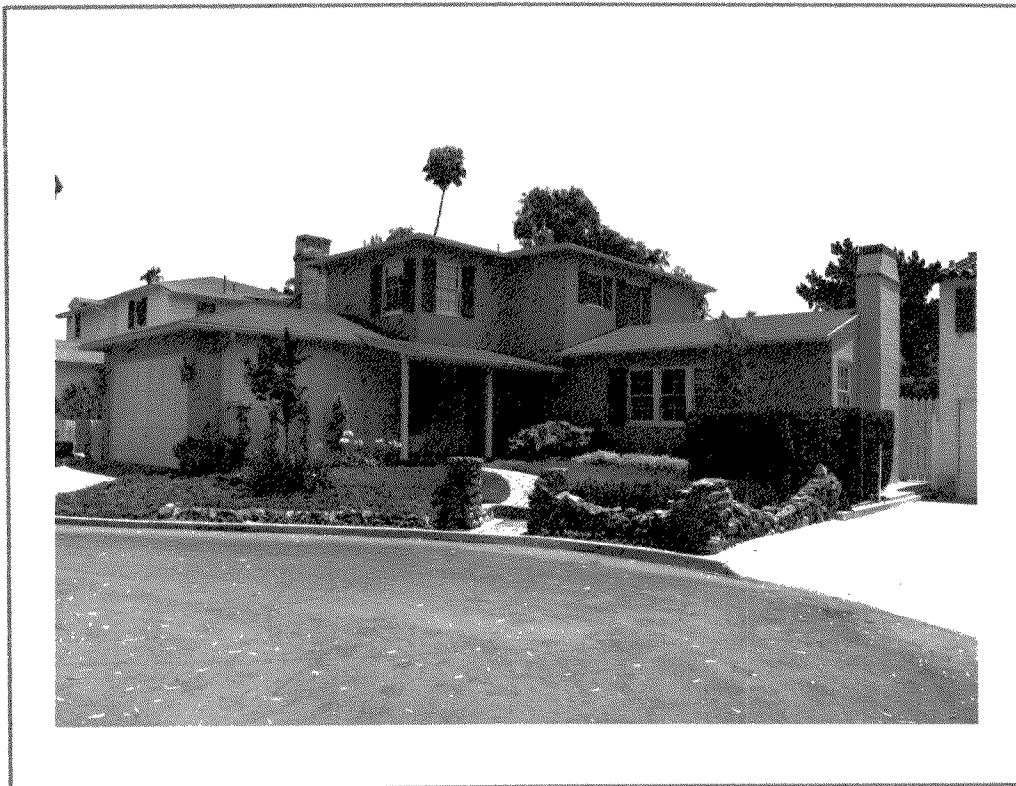
This is one of four Monterey Revival style residences built by the Hurlburt, Frank & Slaughter real estate development company in Brooks Terrace. A fusion of both Spanish and New England Colonial, the two-story side-gable home blends Spanish Colonial details, such as stucco-covered exterior walls and engaged chimney on its west end, and New England Colonial Classic Revival and Adamesque details, such as a board and batten-faced second-story balcony and brick-faced ground floor facade. In addition, a wooden-frame canted bay on the SE corner of the ground floor adds to its New England heritage. A similarly styled attached garage is adjacent to the east end of the home.

Although it abuts the rim of the cul-de-sac, the home has a commanding view of the arroyo behind it. This distinctive home was designed by Ralph L. Frank and completed ca. 1933 for himself and his wife Alice. Frank, who along with Ralph E. Hurlburt and James Slaughter, designed and built all of the homes along Brooks Terrace. In 1938 the home was sold to Albert Fibiger, Jr., a public accountant, and his wife Ethel.



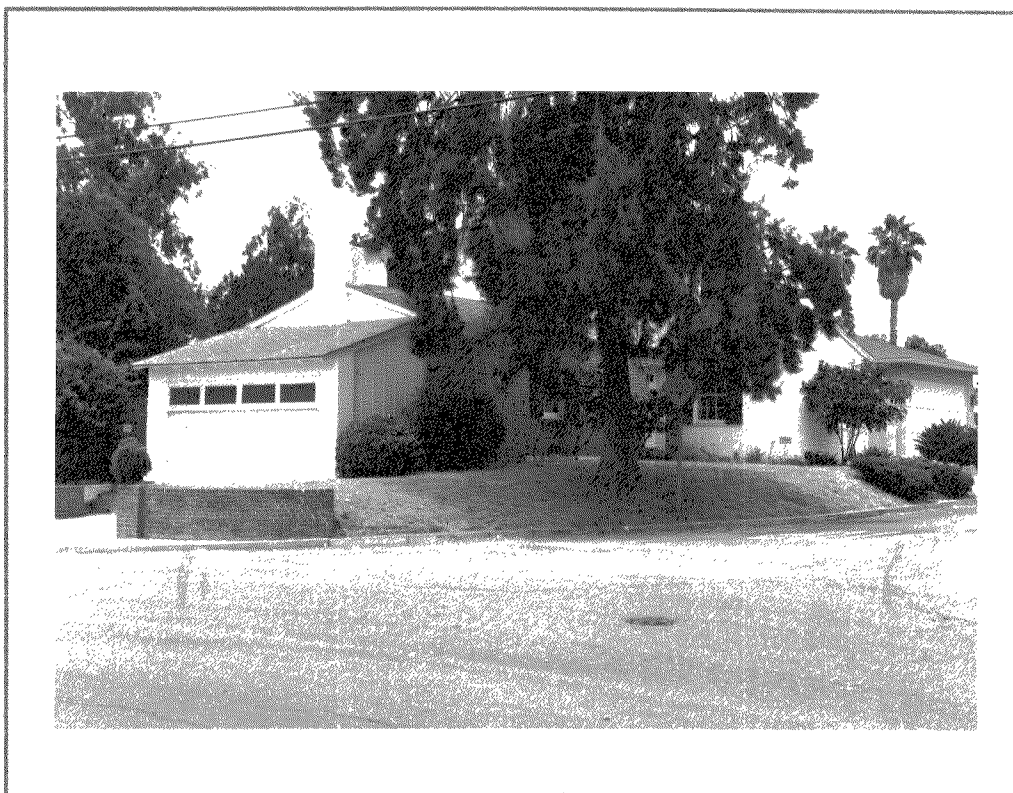
37. UTM: 11/486840/3624500 Parcel #452-331-10
 1271 Brooks Terrace (2103-2-37) Construction Date: ca. 1933
 Legal Description: Lot C, Brooks Terrace
 Zoning: MR-1000
 Present Owner: Telford, Joseph W. & Maxine, M., TR
 1271 Brooks Terrace
 San Diego, CA 92103

This split-level Spanish Colonial Revival style residence, with its varying roof forms, resembles an entire block of a Spanish Village and has a commanding view of the Marston Hills tract. Despite the Depression, this home and three others were sold within three days of completion. Frank H. Burton was the first occupant of note. It was one of five homes built between 1933-34 in a re-subdivision of lots 22-25 of the original Marston Hills subdivision by the Hurlburt, Frank & Slaughter real estate development company. Ralph E. Hurlburt, who had been involved in the original 1924 development of Marston Hills, re-subdivided this area in 1933 with his partners, designer Ralph L. Frank and general contractor Jim C. Slaughter. David A. Loebenstein, the civil engineer who had been involved with the original subdivision, was retained as the surveyor. Noted horticulturalist Milton P. Sessions did the landscaping. There is a cobblestone-lined stairway at the extreme NE edge of the property leading down to the arroyo.



39. UTM: 11/486870/3624560 Parcel #452-331-11
1281 Brooks Terrace (2103-2-39) Construction Date: ca. 1933
Legal Description: Lot B, Brooks Terrace
Zoning: MR-1000
Present Owner: Roberts, Robert C. & Currie, James R.
1281 Brooks Terrace
San Diego, CA 92103

This L-shaped Monterey Revival style residences was built by the Hurlburt, Frank & Slaughter real estate development company ca. 1933 and immediately occupied by Adrian W. Miles, a real estate agent, and his wife Daisy. This home has undergone some slight cosmetic changes recently (new stucco, landscaping, and external light fixtures on the garage), but it still retains its original form and character. The design of the one-to-two-story split-level is a fusion of the Anglo-influenced Spanish Colonial houses of northern California, which blended Spanish Rancho pitched-roof adobe construction with massed-plan English shapes brought to California from New England. The built-in garage would become a dominant feature found in housing styles slightly before and after WWII.



41. UTM: 11/486900/3624560 Parcel #452-331-12
1285 Brooks Terrace (2103-2-41) Construction Date: ca. 1933
Legal Description: Lot A, Brooks Terrace
Zoning: MR-1000
Present Owner: Smith, Ronald Deroy & Ferrera, Christin
21131 San Vincente Road
Ramona, CA 29065

This distinctive split-level Monterey Revival style home was completed ca. 1933 for Lyell C. Kinney, a physician and surgeon, and his wife Beatrice, by the Hurlburt, Frank & Slaughter real estate development company. The design of the one-to-two-story Spanish Colonial house was influenced by the 18th century houses of northern California, particularly in the Monterey Bay area, which blended Spanish Colonial pitched-roof adobe construction with massed-plan, weatherboard-sided English shapes brought to California from New England. The built-in garage would become a dominant feature of housing styles slightly before and after WWII. Note the tall, mature pine tree on the NE corner of the lot, it may be an original planting by Milton P. Sessions.



29. UTM: 11/485610/3622640 Parcel #452-331-14
1270 Myrtle Avenue (2103-2-29) Construction Date: ca. 1930
Legal Description: E 115 Ft of Lot 26, Marston Hills
Zoning: MR-1000
Present Owner: Braun, Paul E. & Judith
1270 Myrtle Avenue
San Diego, CA 92103

This Spanish Colonial Revival style residence would be at home in the Andalusian hillsides. Built ca. 1930 by building contractor Walter L. Giles for Patrick E. and Annie G. McCaffrey, this handsome split-level structure gives the impression of a mult-layered Spanish village. Its main east/west block overlooks the arroyo at its rear. Single-story gabled-end and hip-roofed wings extend from the SW and SE ends towards the street. A central porch area is shaded by a spear-supported fabric awning. Other Spanish details include red roofing tiles, stucco-clad wood-framed walls, wooden casement windows and mature foundation plantings. From the street, a curving driveway leads past a metal gate to a parking area along the SE side of the house.



27. UTM: 11/485580/3622640 Parcel #452-331-15
 1260 Myrtle Avenue (2103-2-27) Construction Date: ca. 1927
 Legal Description: E 65 Ft of W 120 Ft of Lot 26, Marston
 Hills
 Zoning: MR-1000
 Present Owner: Reid, James D. & Yvonne M.
 1260 Myrtle Avenue
 San Diego, CA 92103

This Spanish Colonial Revival style residence was built ca. 1927 by Ralph E. Hurlburt and Charles H. Tifal. Its first occupant of note was Ralph J. Zink, vice-president of the Coast Electrical Company, and his wife Delia. The Coast Electric Company was a prime supplier of electrical fixtures used throughout the homes in the Marston Hills development. The house sits slightly down and away from the street overlooking a deep arroyo. Its cross-gabled red tile-covered roof, stucco siding, and box-like flat roof-covered garage all suggest an Andalusian farmhouse and its outbuilding. The enclosed front patio is a recent addition, but its use of Spanish imagery complements the house and the surrounding neighborhood.



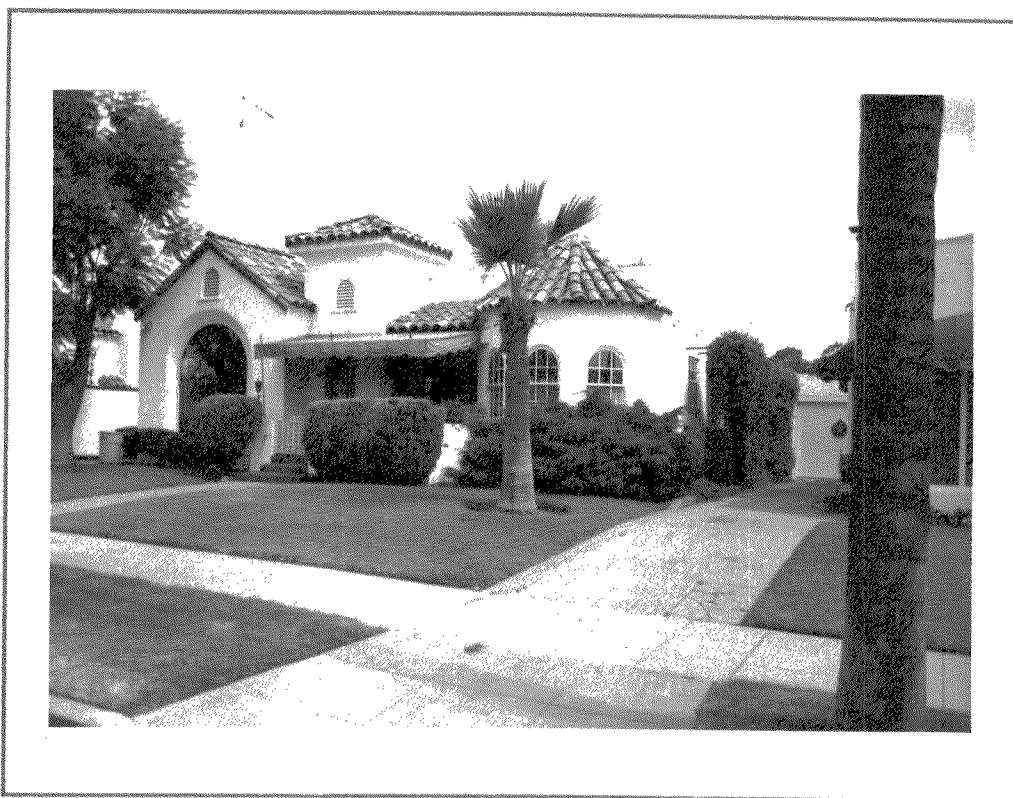
30. UTM: 11/485640/3622640 Parcel #452-331-68
1288 Myrtle Avenue (2103-2-30) Construction Date: ca. 1931
Legal Description: Par. 2, Marston Hills
Zoning: MR-1000
Present Owner: Maudsley, Richard
1288 Myrtle Avenue
San Diego, CA 92103

This two-story Spanish Colonial Revival style residence sits upon the steep southeastern-most corner of the arroyo which bisects Marston Hills. It was built ca. 1931 for Lewis C. Johnson, who owned and operated the Balboa Park Garage, and his wife Lucille. The red tiled cross-gabled roof sits upon the stucco-clad wooden-framed structure. Fenestration consists of both Palladian and casement windows. From the sidewalk along the south facade, an irregular-cut rock stoop leads up to a decorative solid wood panel door. The house is bordered with formally-trimmed foundation plantings and to the SW of the house, a thick cluster of semi-tropical plantings blend into the semi-wild plants of the adjacent canyon. Alterations include aluminum-frame louvered windows in the south wall of the SE gable-end wing.



19. UTM: 11/485460/362260 Parcel #452-450-02
1224 Myrtle Avenue (2103-2-19) Construction Date: ca. 1926
Legal Description: Lot 28, Marston Hills
Zoning: MR-1000
Present Owner: Helling, George W. & Catherine M.
1224 Myrtle Avenue
San Diego, CA 92103

This Spanish Colonial Revival residence was built ca. 1926 for Augustus B. Raffington and his wife Grace. Like the other Spanish Colonial Revival homes built in Marston Hills, this L-shaped, stucco-clad concrete-walled, Spanish Colonial Revival style residence overlooks a deep arroyo. It too gives the impression of it being a rural Andalusian farmhouse. Other Spanish details include a projecting SW wing with a tripartite picture window, vestigial arched alcoves and a stepped parapet. Alterations include aluminum-framed windows on its eastern wing.



17. UTM: 11/485430/3622670 Parcel #452-450-03
1214 Myrtle Avenue (2103-2-17) Construction Date: ca. 1928
Legal Description: Lot 29, Marston Hills
Zoning: MR-1000
Present Owner: Engstrom, Berith U.
1214 Myrtle Avenue
San Diego, CA 92103

This Spanish Colonial Revival residence was built ca. 1928. Its first owner of note was Malcolm Blevins, Blevins, manager of the Pacific Finance Corporation, and his wife Lillian. Like many of the other Spanish Colonial Revival residences built in Marston Hills along the rim of a deep arroyo, this rectangular-shaped, stucco-clad, wood-framed house gives the impression of it being a rural Andalusian farmhouse. Other Spanish details include a projecting SW gable wing, an additional projecting SE canted bay and a central one-and-a-half-story tower each resembling turrets.



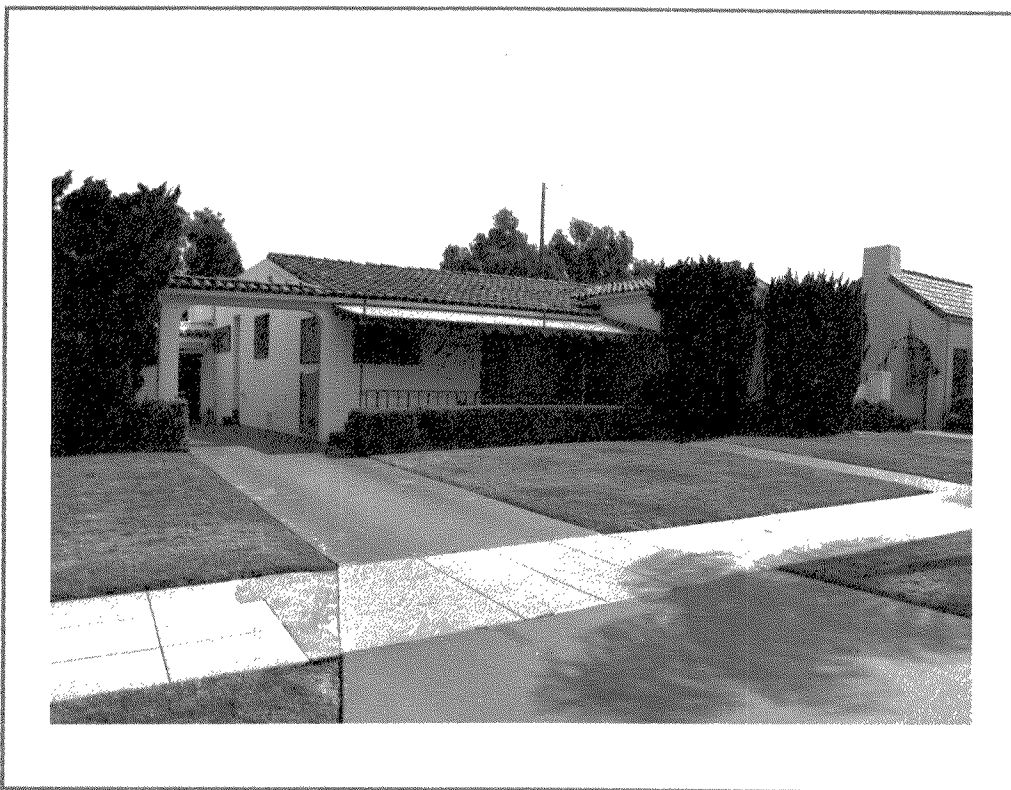
16. UTM: 11/485400/3622670 Parcel #452-450-04
1208 Myrtle Avenue (2103-2-16) Construction Date: ca. 1927
Legal Description: Lot 30, Marston Hills
Zoning: MR-1000
Present Owner: Gorgone, Joseph & Barbara J., TRS
1208 Myrtle Avenue
San Diego, CA 92103

This residence was built ca. 1927 for Calvin H. and Helen L. James. Like many of the other Spanish Colonial Revival residences in Marston Hills built along a deep arroyo, this L-shaped, stucco-claded, wood-framed house gives the impression of it being a rural Andalusian farmhouse. Other Andalusian details include wrought iron spear-supported fabric awnings, shuttered casement windows and a solid wood panel door. The house's deep street setback, rear arroyo view, ground hugging shape, open patio area and its detached garage (with its second-story granny flat), enhance its Andalusian rusticity.



15. UTM: 11/485370/3622670 Parcel #452-450-05
1204 Myrtle Avenue (2103-2-15) Construction Date: ca. 1926
Legal Description: Lot 31, Marston Hills
Zoning: MR-1000
Present Owner: Buskey, Paul G. & Roselyn P., TRS
1204 Myrtle Avenue
San Diego, CA 92103

This Hurlburt and Tifal-built home was constructed ca. 1926 for Adolph L. and Abigail L. Meyer. Like the other Hurlburt and Tifal-built residences in Marston Hills, it gives the impression of being a cluster of small rustic Andalusian cottages. The main block facing the street is a gable-ended unit with distinctive multi-hued red roofing tiles, shuttered French Doors behind wrought iron grilled balconettes and textured stucco-covered wood-frame construction walls. A decorative wrought iron arch guards the entrance to the recessed driveway. The rest of the house's ground-hugging shape, open patio overlooking a deep arroyo, deep setback from the street and detached garage enhance its Andalusian rusticity.



14. UTM: 11/485340/3622670 Parcel #452-450-06
1092 Myrtle Way (2103-2-14) Construction Date: ca. 1927
Legal Description: Lot 32, Marston Hills
Zoning: MR-1000
Present Owner: Kinter, Bill N. & Berit L.
1092 Myrtle Way
San Diego, CA 92103

This rectangular Spanish Colonial Revival style residence suggests a rustic Andalusian farmhouse with its ground-hugging shape, open patio overlooking a deep arroyo, fabric awnings supported by wrought iron spears and textured stucco walls. Other design features include red tile roofing material and a dominant focal window in a projecting SE gabled wing. Like the other homes along Myrtle Way, this one has a deep setback from the street and a detached garage at the end of a long driveway.

Built ca. 1927, this was the home of John K. and Linah Durrill. Mr. Durrill, who had come to San Diego in 1913, was Secretary-Treasurer of the George M. Hawley Investment Company at the time of his residence. He was active in local real estate until his death in 1943.



12. UTM: 11/485310/3622670 Parcel #452-450-07
1084 Myrtle Way (2103-2-12) Construction Date: ca. 1926
Legal Description: Lot 33, Marston Hills
Zoning: MR-1000
Present Owner: Bollman, John M.
1084 Myrtle Way
San Diego, CA 92103

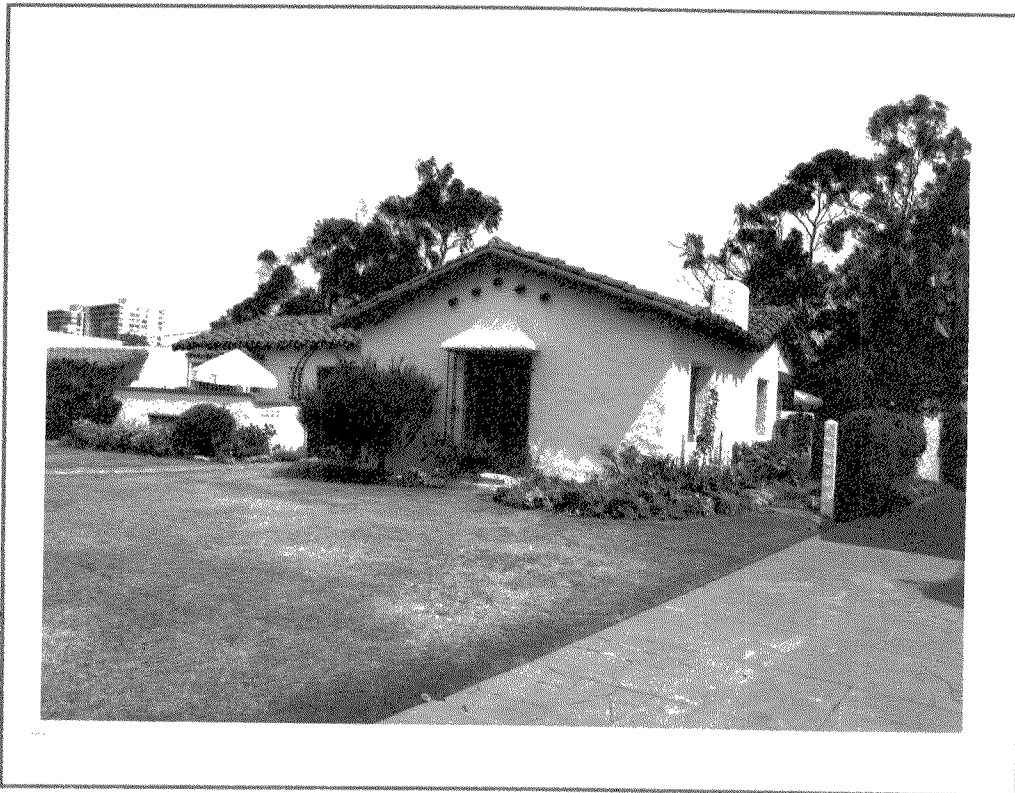
This is another concrete constructed, stucco-claded Spanish Colonial Revival residence built ca. 1926 for Arthur D. and Maude E. McLean by Hurlburt and Tifal. Like other Hurlburt and Tifal-built homes in Marston Hills, it gives the impression of a compact cluster of Andalusian farmhouses. Decorative Spanish details include wrought iron grill work, French doors and an engaged chimney and quatrefoil windows. Multi-hued red roofing tiles and a central one-and-one-half-story hip-roof tower are also signature Hurlburt and Tifal design features. Alterations include aluminum framed windows.



11. UTM: 11/485280/3622670 Parcel #452-450-08
1076 Myrtle Way (2103-2-11) Construction Date: ca. 1927
Legal Description: Lot 34, Marston Hills
Zoning: MR-1000
Present Owner: Whelan, William V. & Ellen H.
1076 Myrtle Way
San Diego, CA 92103

This rectangular, wood-framed, stucco-clad Spanish Colonial Revival residence also suggests an rustic Andalusian farmhouse group with its ground-hugging shape, open patio overlooking a deep arroyo, engaged chimney with a gable-covered roof and textured stucco walls. Its rusticated arched doorway and vestibule, in addition to the positioning of the detached garage at the end of a long driveway and the date of construction, ca. 1927, might all suggest that the it may have been one of several unique custom-built homes designed and built by Ralph E. Hurlburt and Charles H. Tifal in the Marston Hills subdivision.

The residence was completed ca. 1927 for Dr. P. Benson Wing, however, records fail to show that he ever lived here. The 1927 City Directory lists the house as vacant while Dr. Wing and his wife Anna are living at 1985 Guy Street. The first residents of note living here in 1928 are Mr. and Mrs. Albert J. and Theresa McConomy. Mr. McConomy worked at the Pickwick Hotel in downtown San Diego.



10. UTM: 11/485250/3622670 Parcel #452-450-09
1070 Myrtle Way (2103-2-10) Construction Date: ca. 1927
Legal Description: Lot 35, Marston Hills
Zoning: MR-1000
Present Owner: Bryson, Richard W. & Terri
1070 Myrtle Way
San Diego, CA 92103

This cross-gabled, concrete-constructed Spanish Colonial Revival style single-family residence, with its private patio and similarly-styled detached garage at the end of a long driveway, suggests a cluster of rustic Andalusian farmhouses overlooking a deep arroyo. Designed and built by Ralph E. Hurlburt and Charles H. Tifal ca. 1927, other signature design features of this noted local building contracting firm are the use of multi-hued red tile roofing material, French doors behind a wrought iron balconette, wood and iron grilled windows and textured stucco walls.

The residence was completed ca. 1926 for Dr. and Mrs. Arthur J. and Daisy A. Wilkinson. Dr. Wilkinson, a veteran of the Spanish American War, was a local physician who first moved to San Diego in 1910. He was on the staff of St. Joseph and Mercy Hospitals before serving his last five years as a diagnostician for men at Camarillo State Hospital.



9. UTM: 11/484650/3622645 Parcel #452-450-10
1062 Myrtle Way (2103-2-9) Construction Date: ca. 1925
Legal Description: Lot 36, Marston Hills
Zoning: MR-1000
Present Owner: Lawson, Orma Trust 10-19-90
1062 Myrtle Way
San Diego, CA 92103

This irregular-shaped, concrete-constructed Spanish Colonial Revival style single-family residence suggests a cluster of rustic Andalusian farmhouses. Designed and built by Ralph E. Hurlburt and Charles H. Tifal, other signature design features of this noted local building contracting firm are the use of multi-hued red tile roofing material, enclosed arched entry vestibules, and high semi-circular arched multi-pane windows. Its deep arroyo rim setting, private patio and lush, semi-tropical plantings all contribute to an overall rustic Andalusian farmhouse charm. The residence was completed ca. 1925 for Mr. and Mrs. Louis F. and Helen Weggenman. Mr. Weggenman was owner of Weggenman Booteries, a select shoe store at 1110-14 5th Avenue in downtown San Diego.



8. UTM: 11/484350/3623690 Parcel #452-450-11
1054 Myrtle Way (2103-2-8) Construction Date: ca. 1928
Legal Description: Lot 37, Marston Hills
Zoning: MR-1000
Present Owner: Riis, Henry E., TR; Riis, Esther L., TR
1054 Myrtle Way
San Diego, CA 92103

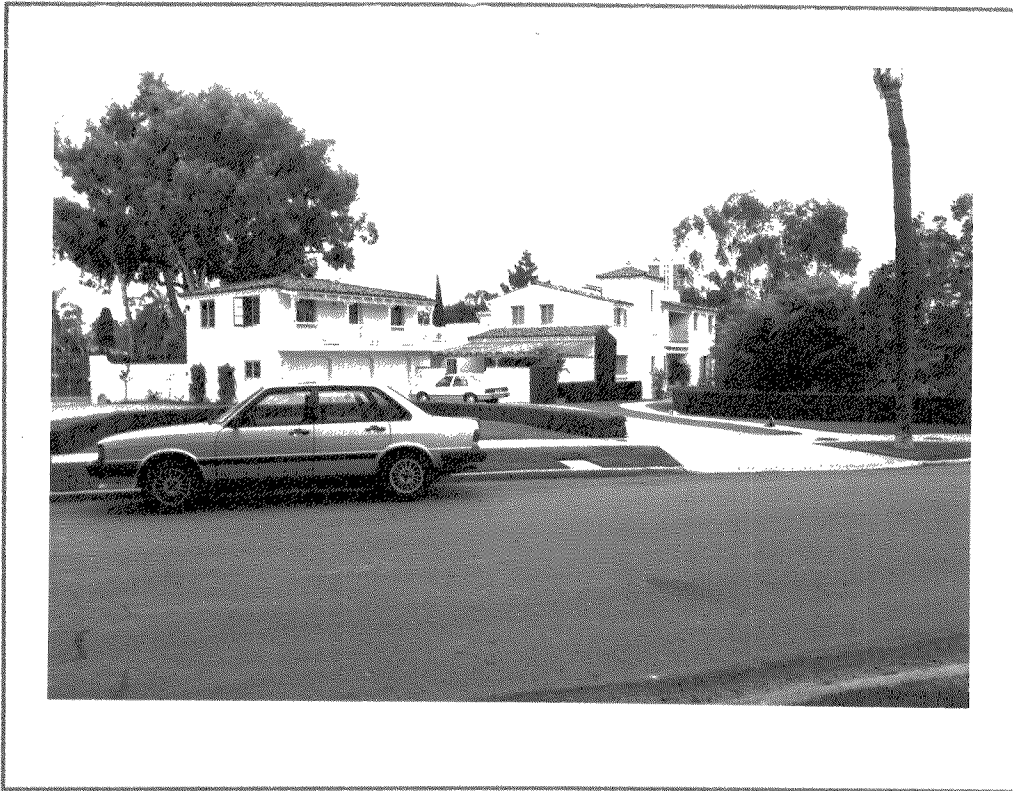
This red tile-covered hip roofed two-story Spanish Colonial Revival residence was designed ca. 1928 for Mr. and Mrs. Frank Dames by noted San Diego architects Richard Requa and Herbert Jackson. Built on a deep arroyo rim with a spectacular view of Balboa Park, design features include stucco-clad wood-framed walls, a projecting corbeled second-story central bay over a recessed arched entry, wood-framed casement windows with wood shutters and wrought iron stops, and a two-story canted bay at its SW corner.



6. UTM: 11/485550/3623600 Parcel #452-450-12
 (2103-2-6) Construction Date: ca. 1925
 Legal Description: Lot 38, Marston Hills
 Zoning: MR-1000
 Present Owner: The City of San Diego
 202 C Street
 San Diego, CA 92101

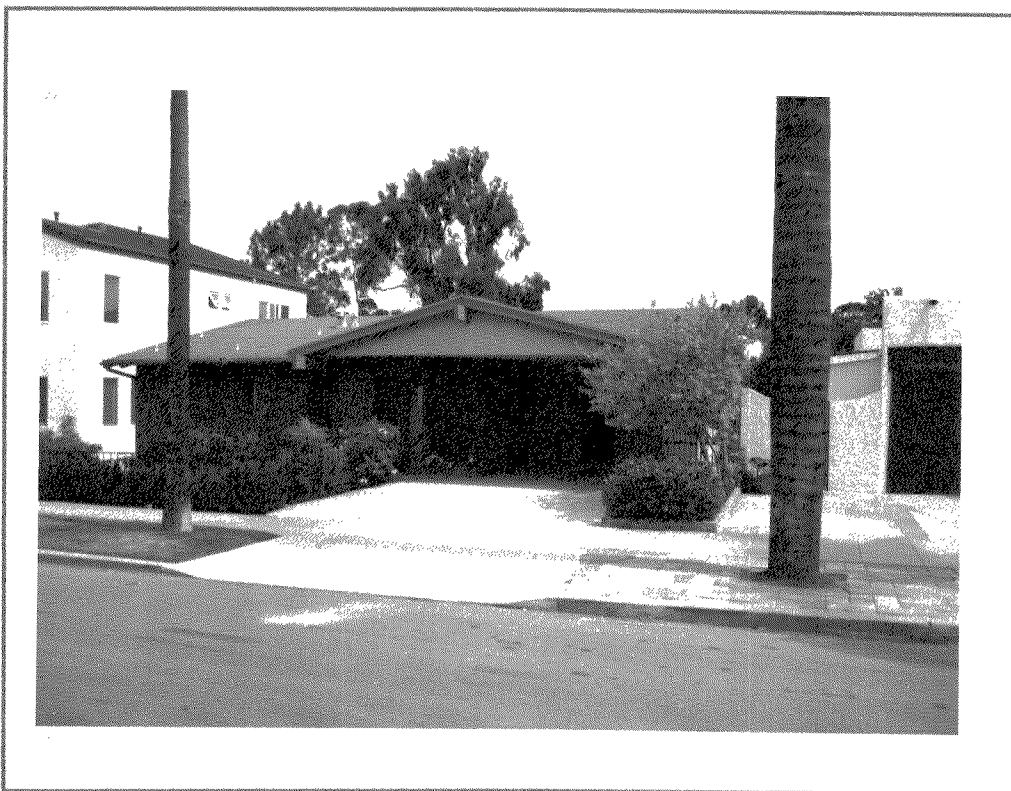
This five-bay pergola sits atop a reinforced concrete terrace projecting out over a deep arroyo. A concrete stairway leads down from the sidewalk to the terrace. Twin reinforced concrete stairwells extend down either side of the terrace to canyon trails below. Foundation plantings separate the terrace from the sidewalk. A flowering vine intertwines the thick beams of the redwood pergola. Noticeable damage to the wood appears to be caused by wood boring insects. Also, the surfaces of the wood and concrete are marred by graffiti.

The pergola was designed by landscape architect Ralph D. Cornell ca. 1925, as part of the original landscaping of the Marston Hills Subdivision. It, the .64 acre parcel of land on which it sits, and all of the open space bisecting the subdivision, were given to the city of as a gift of the subdivision's developers, George W. and Anna Marston. The only stipulation was that the land was to be set aside and used solely as parkland.



4. UTM: 11/486570/3624200 Parcel #452-450-13
1048 Myrtle Way (2103-2-4) Construction Date: ca. 1925
Legal Description: Lot 39, Marston Hills
Zoning: MR-1000
Present Owner: Security Title Insurance Company, TR
NO. PT1671
c/o Trust Department
Security Trust Company
P.O. Box 1589
San Diego, CA 92112

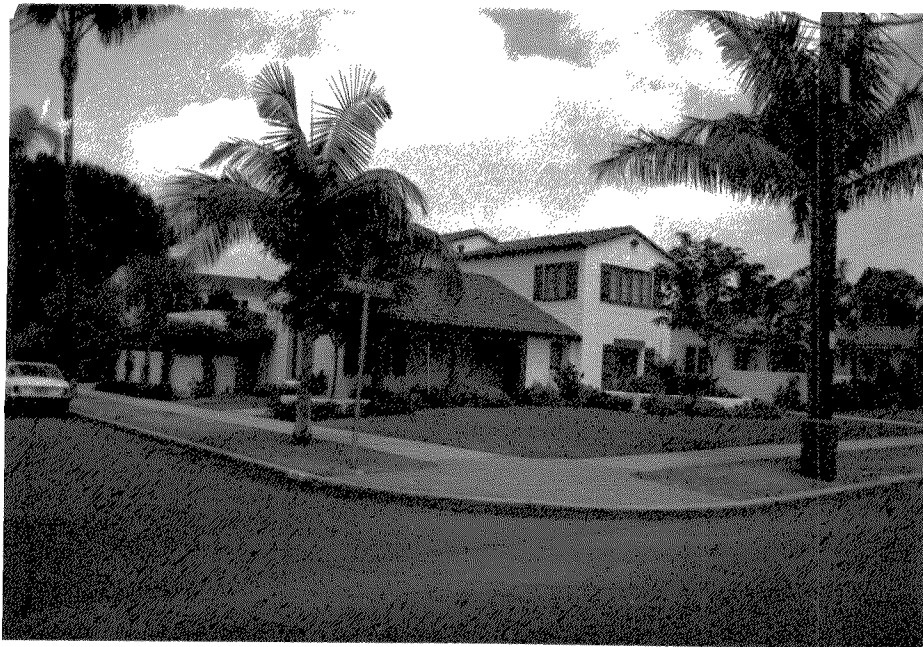
The construction of this sprawling Spanish Colonial Revival style home is attributed to the George M. Hawley real estate investment company, as one of three homes built on this bluff ca. 1925-29. Its neighbor, 1044 Myrtle Way (demolished), was built ca. 1925 as the home of George M. Hawley, whose real estate investment company was the sole agent for the sale of lots in Marston Hills. Hawley, who had a long career in real estate development, died in this home in 1935. The other, (1046 Myrtle Way) was also built at this time and was the home of F.W. McClellan, a mechanical engineer. Both houses were either demolished or incorporated into the present remaining structure (1048 Myrtle Way) ca. 1939. The first person of note who occupied this home in 1930 was Iver Norman Lawson, president of Airtech Flying Service, Ltd., a pioneer civilian aviation school which operated out of Lindberg Field in the 1920s. Lawson was also president of the San Diego Natural History Society in the 1950s.



25. UTM: 11/485550/3622640 Parcel #452-450-16
1250 Myrtle Avenue (2103-2-25) Construction Date: ca. 1966
Legal Description: W 55 Ft of Lot 26, Marston Hills
Zoning: MR-1000
Present Owner: Dunasky, Elizabeth J.
1250 Myrtle Avenue
San Diego, CA 92103

This 1960s Modern Ranch house was built ca. 1966 for William and Vera Franklin. While the building's scale and setback complements the other single-family homes along the street, its mid-1960s detailing is incongruous with the Spanish Colonial Revival architecture of the original development of Marston Hills.

"NONCONTRIBUTING RESOURCE"



2. UTM: 11/486750/3623600 Parcel #452-450-17
1015 Myrtle Way (2103-2-2) Construction Date: ca. 1927
Legal Description: Lot 43, Marston Hills
Zoning: R1-5000
Present Owner: Reilly, Charles J. & Judy M.
1015 Myrtle Way
San Diego, CA 92103

This split-level, wood-framed, stucco-claded, red tile roofed, single-family residence is typical of the custom-built Spanish Colonial Revival style homes found throughout the Marston Hills subdivision. The house features a two-story main block, on and east/west axis, with a projecting single-story wing of its SE corner, an enclosed patio and a detached garage. Its first owners of note in 1927 were William W. and Anastasia Russell. Dr. was a noted sports doctor who served twelve years with the state athletic commission examining boxers and wrestlers before and after their bouts. Besides his work as a sports doctor, Dr. Russell had a private practice locally and was active in the County Medical Society and the Knights of Columbus.



32. UTM: 11/486750/3623645 Parcel #452-450-18
3430 Vermont Street (2103-2-32) Construction Date: ca. 1927
Legal Description: Lot 44, Marston Hills
Zoning: R1-5000
Present Owner: Fitzhugh, Pauline S, TR; Estate of Fitzhugh,
Kenneth C., SR
3430 Vermont Street
San Diego, CA 92103

This low, Spanish Colonial Revival single-family residence was built by the George M. Hawley Investment Company, ca. 1927, for Charles J. Walker, USN, and his wife Phoebe. Spanish details include stucco-clad wood frame construction, a red tile-covered cross-gable roof and French doors behind wrought iron grills (The grills are later additions). The low stucco wall surrounding the front patio is also a recent addition. The porch, as is the rest of the house, is bordered by foundation plantings. A flat roof garage sits adjacent to the SW corner of the house at the end of a long driveway.



13. UTM: 11/486751/3622640 Parcel #452-450-19
1087 Myrtle Way (2103-2-13) Construction Date: ca. 1927
Legal Description: Lot 45, Marston Hills
Zoning: R1-5000
Present Owner: Lazo, Romeo A. & Jane S.
1087 Myrtle Way
San Diego, CA 92103

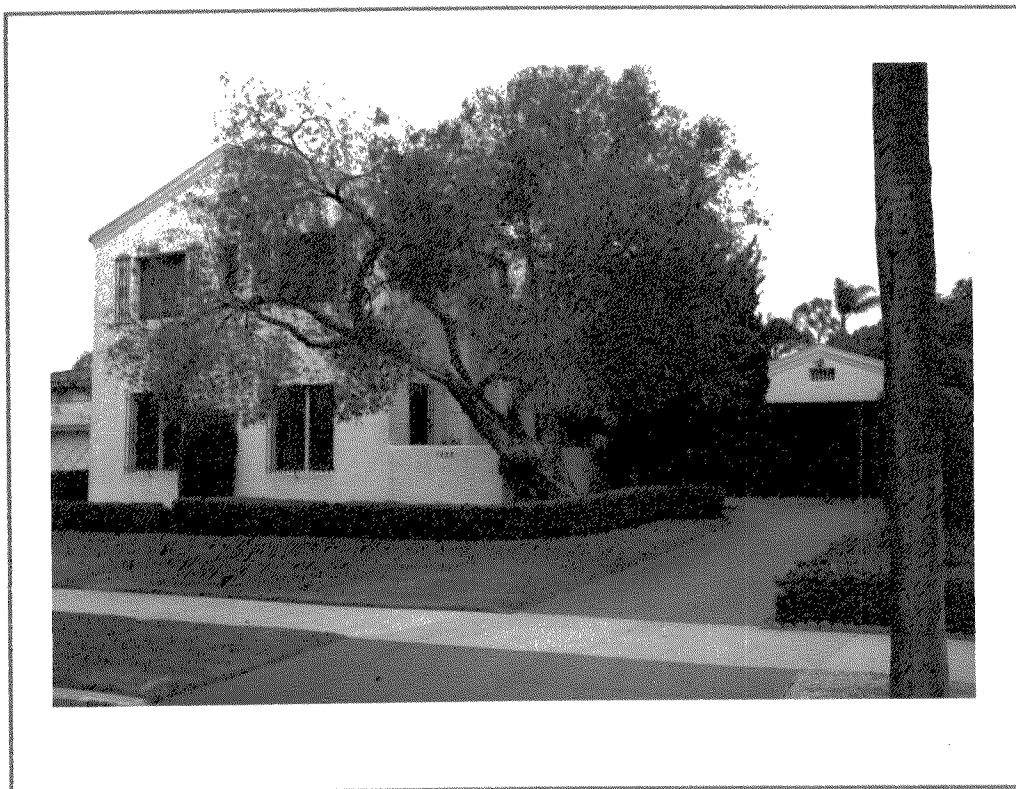
This split-level Spanish Colonial Revival style residence dominates the SW corner of Myrtle Way and Vermont Street. Its rambling style suggests a large Andalusian farmhouse or Mexican hacienda. Other Spanish Colonial Revival design features include stucco-clad wood-frame construction, red roofing tiles, engaged chimney with projecting tile tubes, and Palladian windows.

This impressive home was the residence of David A. and Emma Loebenstein. A native of Hilo, Hawaii, Loebenstein, a civil engineer, had been involved with real estate surveying since he came to California in 1908. He was involved in the original surveying of Marston Hills and its various re-subdivisions, Cypress Terrace and Brooks Terrace, from 1923 to 1933. Loebenstein had this house built for himself and his wife in 1927 (Which might suggest that Mr. Loebenstein may have designed or had a part in the design of this dwelling).



7. UTM: 11/486690/3622640 Parcel #452-450-20
1053 Myrtle Way (2103-2-7) Construction Date: ca. 1927
Legal Description: Lot 46, Marston Hills
Zoning: R1-5000
Present Owner: Dimmette, Marion W.
1051 Myrtle Way
San Diego, CA 92103

This rectangular, stucco-clad, wooden-framed, red tile roofed residence has a gable-end wing projecting off of its NW corner and a canted bay off of the NE corner. Additional design features of this mid-1920s Spanish Colonial Revival residence include wood-frame casement windows and a pent roof-covered central entryway. Typical of the 1920s-era custom-built Spanish Colonial Revival style homes built in the Marston Hills Subdivision, this was the home of Roy F. and Anna L. Ridegeway from 1927-29. In 1929 it was the home of Dr. Rex A. Whiting, a local veterinarian doctor, and his wife Ida M.



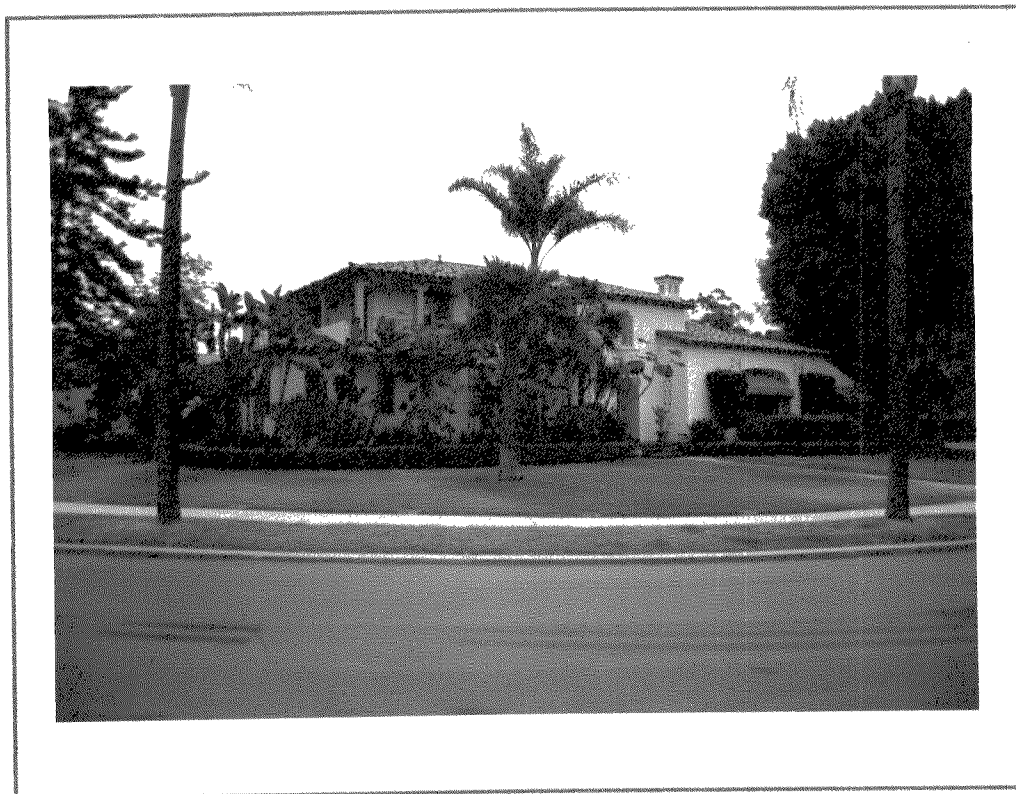
3. UTM: 11/486660/3623600 Parcel #452-450-21
1035 Myrtle Way (2103-2-3) Construction Date: ca. 1927
Legal Description: Lot 47, Marston Hills
Zoning: R1-5000
Present Owner: Wideman, William B. & Virginia E., TRS
1035 Myrtle Way
San Diego, CA 92103

This two-story, gable-ended composition roof-covered Spanish Colonial Revival style single-family residence was first occupied in 1928 by George M. and Amy W. Eggleston. Spanish detailing includes a walled porch and a corbel-arched vestibule along the eastern facade, grilled and false-shuttered windows, and stucco-clad wood-framed walls. In addition, a red-hued driveway along the eastern side of the lot, leading to a detached garage.



34. UTM: 11/486780/3624500 Parcel #452-450-23
 3451 Vermont Street (2103-2-34) Construction Date: ca. 1927
 Legal Description: Lot 49 & N 1/2 of Lot 50, Marston Hills
 Zoning: R1-5000
 Present Owner: Furlong, Timothy TR; Furlong, Cynthia, TR
 3451 Vermont Street
 San Diego, CA 92103

The George M. Hawley Investment Company developed this property for Thomas W. Raison, Captain, USMC, ret., and his wife Margarita. This Ralph E. Hurlburt and Charles H. Tifal-designed and built home stands as one of their most impressive in the use of rural Spanish Colonial Revival imagery. The low, U-shape ranch-style house spreads across the SE corner of Myrtle Avenue and Vermont Street behind a broad setback and formally-trimmed foundation plants. Signature Hurlburt and Tifal design characteristics, like multi-hued cross-gabled red tile roof and textured stucco finish, are enhanced by the use of wood lintels over shuttered casement windows. Both the casement windows, and fixed semi-circular arch windows, have unique diamond and circular pattern lights, respectively.



5. UTM: 11/485550/3622490 Parcel #452-450-22
1051 Myrtle Way (2103-2-5) Construction Date: ca. 1931
Legal Description: Lot 48, Marston Hills
Zoning: R1-5000
Present Owner: Dimmette, Marion W.
1051 Myrtle Way
San Diego, CA 92103

This impressive wood-framed, stucco-clad, red tile roofed Spanish Colonial Revival style residence dominates the arc-shaped lot on which it sits. Built for Antonio M. Martinez, a lawyer by profession, and his wife Estella, ca. 1931, this one-to-two-story structures features many unique design features. Among them are a second-story balcony off of its north facade, casement windows, balconnettes, art glass windows and a highly decorative rusticated entry. Another unique feature of this home is the built-in garage at its SE corner.



33. UTM: 11/486780/3623630 Parcel #452-450-24
3431 Vermont Street (2103-2-33) Construction Date: ca. 1926
Legal Description: Lot 51 & S 1/2 of Lot 50, Marston Hills
Zoning: R1-5000
Present Owner: Soshna Living Trust 3/22/90
3431 Vermont Street
San Diego, CA 92103

This is another Ralph E. Hurlburt and Charles H. Tifal-designed and built home built for Leo Greenbaum, a wholesale fruit distributor, and his wife Rose. The signature characteristics of this, and other Hurlburt and Tifal-built homes, are its multi-hued red tile roof, textured stucco finish, and composite composition. A unique feature of this home is the use of concrete slab wall construction. Another unique feature, the curving bay on the south central facade, appears to have been an addition. It does not show on the homes original plans and has aluminum-frame louvered windows.



18. UTM: 11/486840/3622640 Parcel #452-450-25
 1221 Myrtle Avenue (2103-2-18) Construction Date: ca. 1926
 Legal Description: Lot 52 and W 10 Ft of Lot 53, Marston
 Hills
 Zoning: R1-5000
 Present Owner: Wolf, Heinz & Elaiane, TRS
 1221 Myrtle Avenue
 San Diego, CA 92103

This Spanish Colonial Revival residence was built ca. 1926 for Floyd F. Roedel, auditor for the Star Crescent Oil Company, and his wife Velma. This roughly rectangular shaped Spanish Colonial Revival style residence is set back off and up from the street on a slight rise. Its detached garage sits on the extreme SW corner of the lot, accessible by an alleyway which bisects the block in an east/west direction. Like many of the other Spanish Colonial Revival residences built in Marston Hills, this stucco-clad, wood-framed house also gives the impression of it being a rural Andalusian farmhouse. Other Spanish details include earth-tone stucco, Palladian windows, and red roofing tiles.



20. UTM: 11/487950/3622640 Parcel #452-450-26
1231 Myrtle Avenue (2103-2-20) Construction Date: ca. 1926
Legal Description: E 40 Ft of Lot 53 & W 20 Ft of Lot 54,
Marston Hills
Zoning: R1-5000
Present Owner: Marston, Georgia T., 1990 Family Trust 6/19/90
1231 Myrtle Avenue
San Diego, CA 92103

This French Provincial Revival cottage was built ca. 1927 by local carpenter William S. Erickson for general contractor Bert Noble. Noble lived here until 1931, when it was occupied by Charles W. Winter, vice-president and general manager of the Southern California Baking Company, and his wife Elbertine. While not built along the more dominant Spanish Colonial Revival style of its neighbors, this quaint French Norman-style cottage is an example of mid-1920s Period Revival which sought to import other rural architectural styles of other places and times to Southern California.



22. UTM: 11/488580/3622640 Parcel #452-450-27
 1239 Myrtle Avenue (2103-2-22) Construction Date: ca. 1926
 Legal Description: E 30 Ft of Lot 54 & W 25 Ft of Lot 55,
 Marston Hills
 Zoning: R1-5000
 Present Owner: Emerson, Howard B. & Bryson Elizabeth G.
 1239 Myrtle Avenue
 San Diego, CA 92103

This Spanish Colonial Revival style residence was built ca. 1926 for Mrs. Kate Bardsley and her son John. It sits slightly set back and raised up from the street with a detached garage far in the SW corner of the lot. The garage is accessible from a back alleyway running along an east/west axis.

The design of this small home reflects Moroccan-influenced imagery with its low, rectangular shape, stucco siding, flat roof, molded water course, and red roofing tile-covered pent roof. It may have been designed and built by Ralph E. Hurlburt and Charles H. Tifal. Additional North African details include wrought iron window grills and semi-tropical foundation plantings. A recently-built second-story addition over the SW corner of the house fits in well with the house's and the neighborhood's original architecture by the use of similar building materials and detailing.



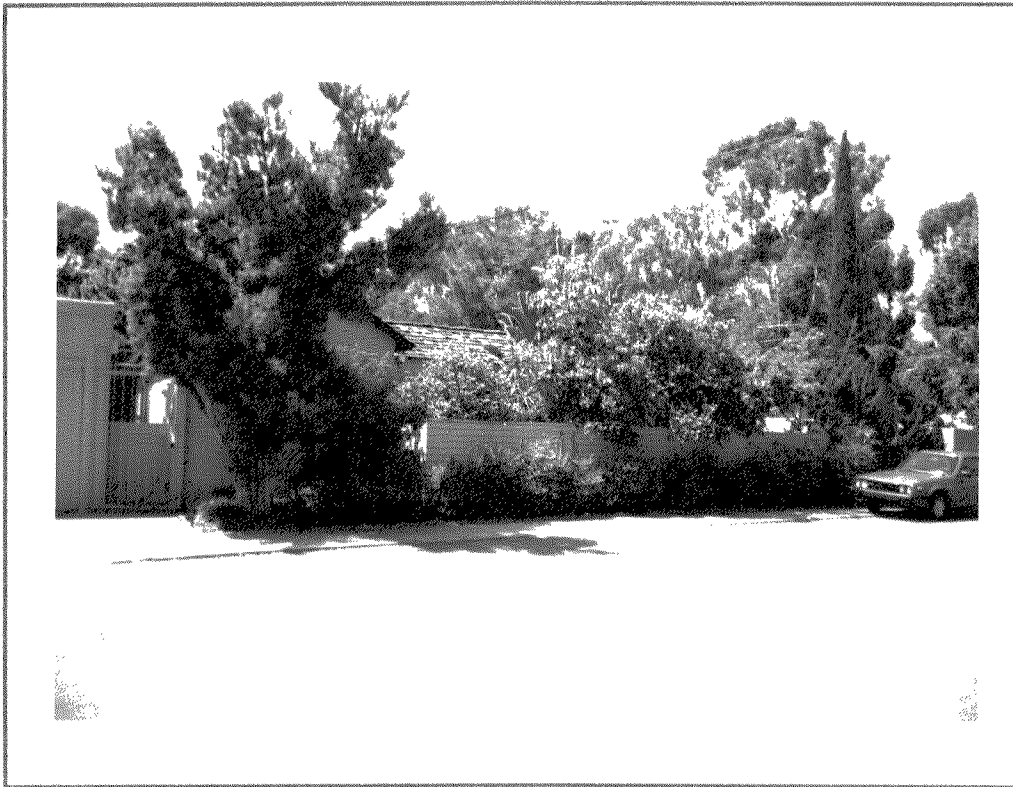
24. UTM: 11/485520/3622640 Parcel #452-450-28
1249 Myrtle Avenue (2103-2-24) Construction Date: ca. 1926
Legal Description: Being a Portion of Par. 2, Lot 27,
Map 1790 Marston Hills
Zoning: MR-1000
Present Owner: Mazzella, Dan & Margaret
1242 Myrtle Avenue
San Diego, CA 92103

This Spanish Colonial Revival style residence was built ca. 1926 for Ormaond K. Flood, a salesman for the Automobile Club of Southern California, and his wife Ruth. It sits slightly back and up from the street along a slight rise. Its Andalusian farmhouse imagery, with its textured stucco-clad battened and engaged walls and red roofing tile trim over its cross-gable and pent roof overhang, suggests that it might have been designed and built by Ralph E. Hurlburt and Charles H. Tifal. A detached garage sits on the rear of the lot along a back alleyway.



26. UTM: 11/485580/3622640 Parcel #452-450-29
1255 Myrtle Avenue (2103-2-26) Construction Date: ca. 1925
Legal Description: W 55 Ft of Lot 26, Marston Hills
Zoning: R1-5000
Present Owner: Featherstone, John K & Judith
1255 Myrtle Avenue
San Diego, CA 92103

This Spanish Colonial Revival style residence was built ca. 1925 for then recently widowed Mrs. Gertrude Dempster. It sits slightly up from the street along a slight rise with a detached garage at the rear of the lot along a back alleyway. Resembling a small Moroccan-inspired hillside residence, with its box-like shape, textured stucco-clad walls and semi-tropical foundation plantings, it may have also been designed by Ralph E. Hurlburt and Charles H. Tifal.



1. UTM: 11/486750/3623600 Parcel #452-450-30 & 31
1010 Myrtle Way (2103-2-1) Construction Date: ca. 1931
Legal Description: All of Lots 40, 41 & 42, Marston Hills
Zoning: MR-1000
Present Owner: Walton, Bill & Susan
1010 Myrtle Way
San Diego, CA 92103

The construction of this Monterey Revival style wood-frame residence is attributed to the George M. Hawley Investment company. Built ca. 1931 for Clark N. Cabene, a lawyer, and his wife Evelyn, this sprawling hacienda-like home is a fusion of both Spanish and New England Colonial Revival in its multi-stories, stucco cladding, composition shingle roof covering, open patios, wood shuttered windows and projecting wings. The large landscaped parcel to the west of the house is also part of the same property.



21. UTM: 11/485460/3622670 Parcel #452-450-32
1232 Myrtle Avenue (2103-2-21) Construction Date: ca. 1927
Legal Description: Par. 1, Being a Portion of Lot 27, Map
1790, Marston Hills
Zoning: MR-1000
Present Owner: Emani, Hitta; Emani, Mithra; Emani, Mini
431 Stanford Street
Irvine, CA 92715

This T-shaped, Spanish Colonial Revival style residence was built ca. 1927 by Ralph E. Hurlburt and Charles H. Tifal for Frederick Thompson, service manager for the Toledo Scale Company, and his wife Helen. Like the other Hurlburt and Tifal-built residences in Marston Hills, this residence gives the impression of it being a narrow cluster of small rustic Spanish cottages overlooking a deep arroyo in the rear. The main block facing the street is a gable-ended unit with a built-in two car garage (rare for a mid-1920s Spanish house). Other distinctive Spanish details include textured stucco-covered wood-frame built walls, wood framed and shuttered casement windows and broad, rustic planks making up the garage door.



23. UTM: 11/485490/3622640 Parcel #452-450-33
1242 Myrtle Avenue (2103-2-23) Construction Date: ca. 1980
Legal Description: Being a Portion of Par. 2, Lot 27,
Map 1790 Marston Hills
Zoning: MR-1000
Present Owner: Mazzella, Dan & Margaret
1242 Myrtle Avenue
San Diego, CA 92103

This two-story, w/basement Spanish Colonial Revival-influenced residence was built ca. 1980. It sits slightly set back from the street along the rim of the arroyo. A recent addition to the neighborhood, its hispanic character is sympathetic towards the older homes in the neighborhood. Because of its non-historical character, it does not contribute as a historic site. However, neighbors relate that the owner of the house adjacent to it (1232 Maple Avenue) was a musician who built a small amphitheater in the hillside where this house now sits. Local neighborhood concerts would be held here. Further investigation may reveal the remains of this amphitheater near the foundations of the present structure.

"NONCONTRIBUTING RESOURCE"



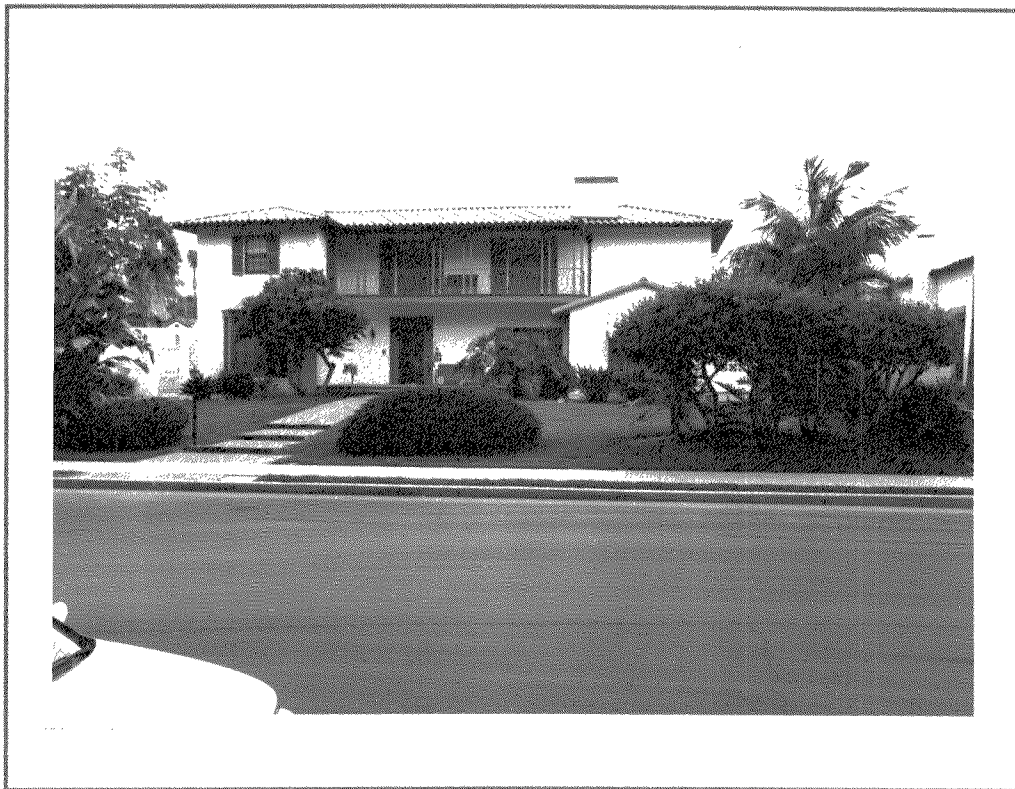
31. UTM: 11/486780/3622469 Parcel #452-450-34
3419 Vermont Street (2103-2-31) Construction Date: ca. 1928
Legal Description: Por. of Block 220, LP 8-PG36-University
Heights D'Hemecourt Map Amended
Zoning: R1-5000
Present Owner: Carlson, Dudley L. & Linda E.
3166 Readbouough Court
Fairfax, VA 22031

This compact Spanish Colonial Revival residence was built ca. 1928 for George J. Singer, department manager for the Whitney & Company department store in downtown San Diego. Although not part of the original Marston Hills tract, this single-family residence shows an adherence to the Spanish Colonial Revival style of the adjacent subdivision. Spanish details include stucco-clad wood frame construction, Palladian-style windows and a red tile-covered roof. Other interesting architectural details include brick-trimmed window sills, stoop and porch. An arched gable-end central vestibule opening up to the narrow porch which is enclosed by a wrought iron balustrade. A detached garage sits off the NE corner of the house along a back alleyway.



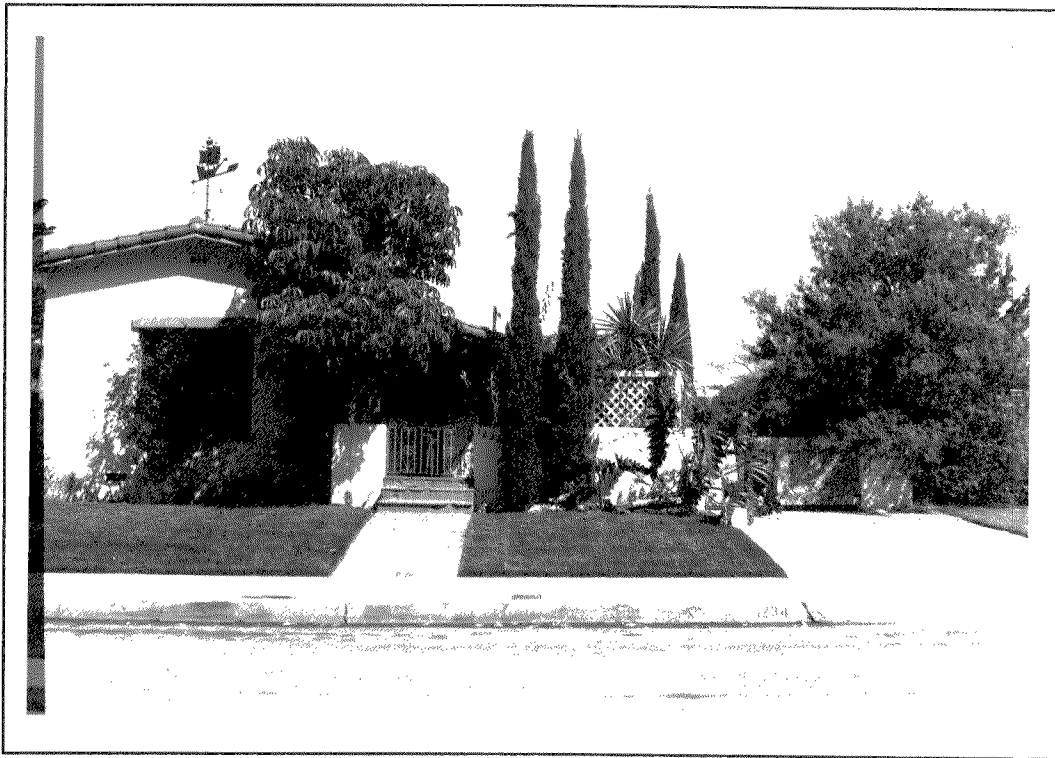
35. UTM: 11/486510/3622400 Parcel #452-450-35
 1202 Upas Street (2103-2-35) Construction Date: ca. 1928
 Legal Description: Por. of Block 220, LP 8-PG36-University
 Heights D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Frerichs, Dwight A.
 1202 Upas Street
 San Diego, CA

This imposing L-shape Spanish Colonial Revival residence was built ca. 1928 for recently widowed Mrs. Gladys B. Clinard. Although not part of the original Marston Hills tract, this single-family residence shows an adherence to the Spanish Colonial Revival style of the adjacent subdivision, and the other mid-1920s-to-late-1930s housing stock in and around the Marston Hills area. Spanish details include textured stucco-clad wood frame construction, composite focal and double-hung wood-frame windows, as well as a red tile-covered roof. The house consists of a main two-story block, with an adjacent NW gable-end wing, on the SW corner of Upas and Vermont Streets. Other interesting architectural details include a red tile-covered pent roof vestibule and a wrought iron balconette under a small window/vent in the pediment of the side wing's gable. A detached two-car garage, with a second-story apartment above, sits on the NW corner of the lot. Additions include a medium-size stucco wall around the lot with newly planted foundation plants.



36. UTM: 11/486780/3622400 Parcel #452-450-36
1212 Upas Street (2103-2-36) Construction Date: ca. 1934
Relocated to Site: ca. 1938
Legal Description: Block 220, E 15 & S 85 Ft of Lot 3 & All
of Lots 4, 5, and 6, LP 8-PG36-University
Heights D'Hemecourt Map Amended
Zoning: R1-5000
Present Owner: San Diego Trust & Savings Bank, TR
P.O. Box 129113
Department A375
San Diego, CA 92112

This two-story Monterey Revival style residence was originally known as the "Casa de Tiempo." It was a model home, designed by San Diego architect Sam Hamil, for the 1935 California Pacific International Exposition in Balboa Park. It served as a showcase house to stimulate interest in the Federal Government's housing program which was set up to help jumpstart the nation's economy out of the Depression. The house blends vernacular Rancho architecture with imported early 19th century New England Adamesque and Classic Revival. This \$50,000 model home was visited by over 1,000 Expo visitors and given away when the first year of the Expo was over. The fully furnished home (with a brand new 1935 Auburn automobile in the garage) was given to Jorge Almada, the son-in-law of President Elias Callas of Mexico. Originally located near the present-day children's zoo in Balboa Park, it was relocated to its present location ca. 1938.

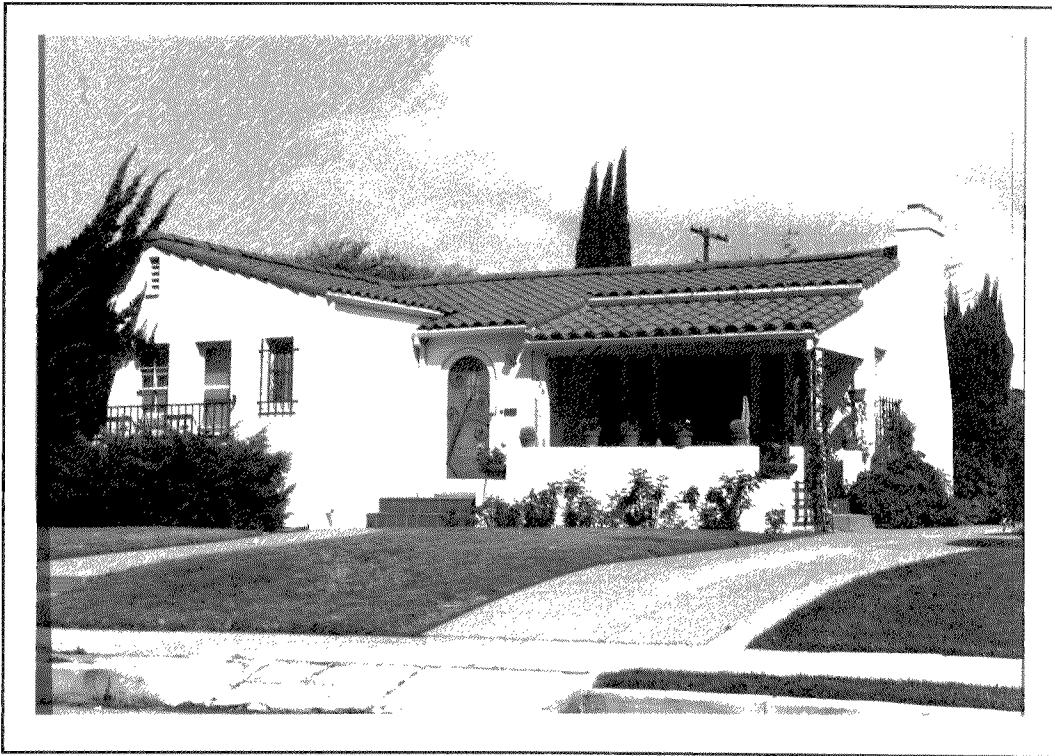


84. UTM:
1234 Upas Street
Legal Description:

Assessor Parcel Number #452-450-37
Construction Date: 1920's

Zoning:
Present Owner:

Spanish colonial revival single family residence, one story. Contributing resource to district.

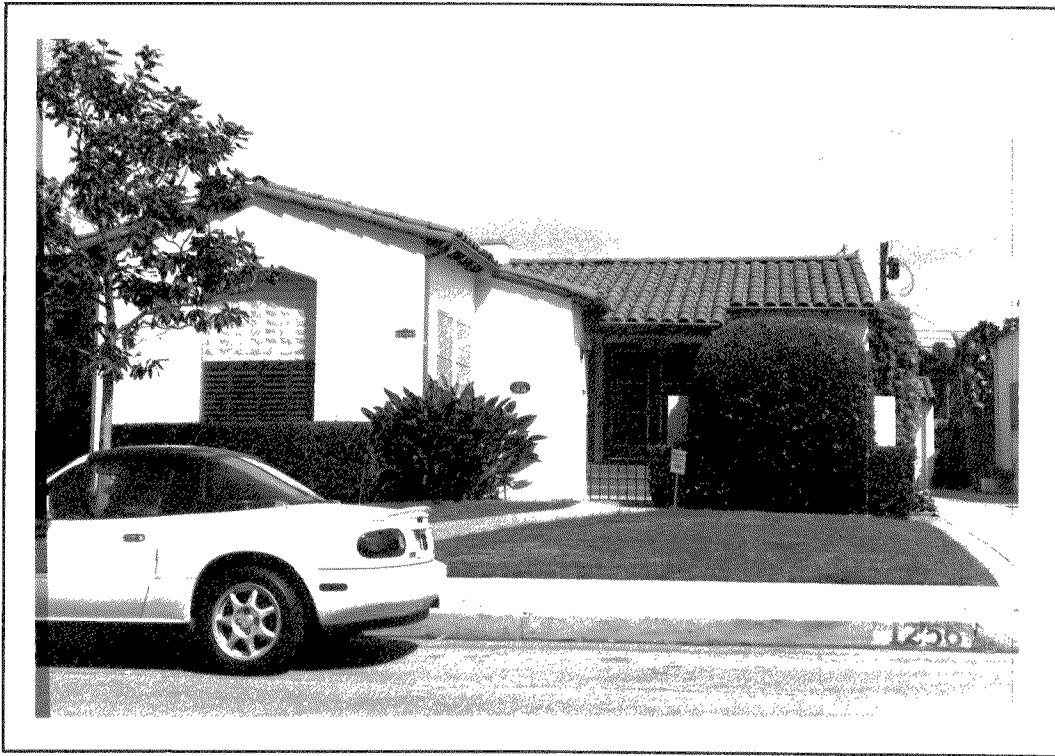


83. UTM:
1238 Upas Street
Legal Description:

Assessor Parcel Number #452-450-38
Construction Date: 1920's

Zoning:
Present Owner:

Spanish colonial revival single family residence, single story. Contributing resource to district.



81. UTM:
1256 Upas Street
Legal Description:

Assessor Parcel Number #452-450-40
Construction Date: 1936

Zoning:
Present Owner:

Spanish colonial revival single family residence, one story. Contributing resource to district.

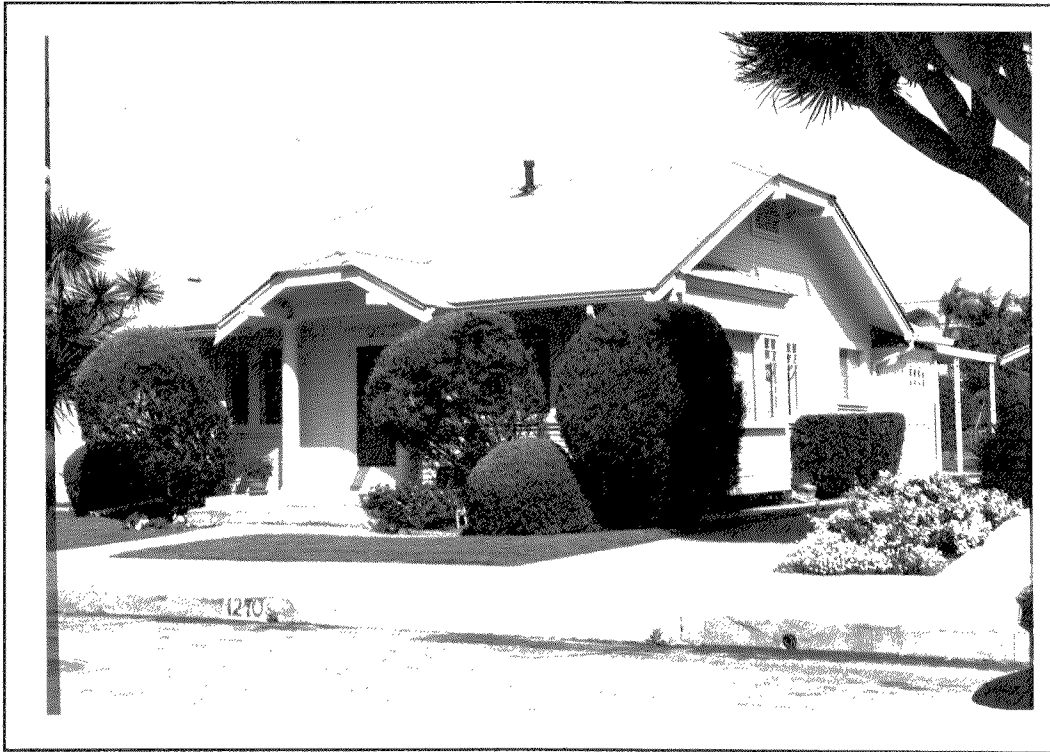


80. UTM:
1262 Upas Street
Legal Description:

Assessor Parcel Number #452-450-41
Construction Date: 1920's

Zoning:
Present Owner:

Spanish colonial revival single family residence, one story. Contributing source to district.



79. UTM:
1270 Upas Street
Legal Description:

Assessor Parcel Number #452-450-42
Construction Date: 1920's

Zoning:
Present Owner:

Spanish colonial revival single family residence, one story. Contributing resource to district.

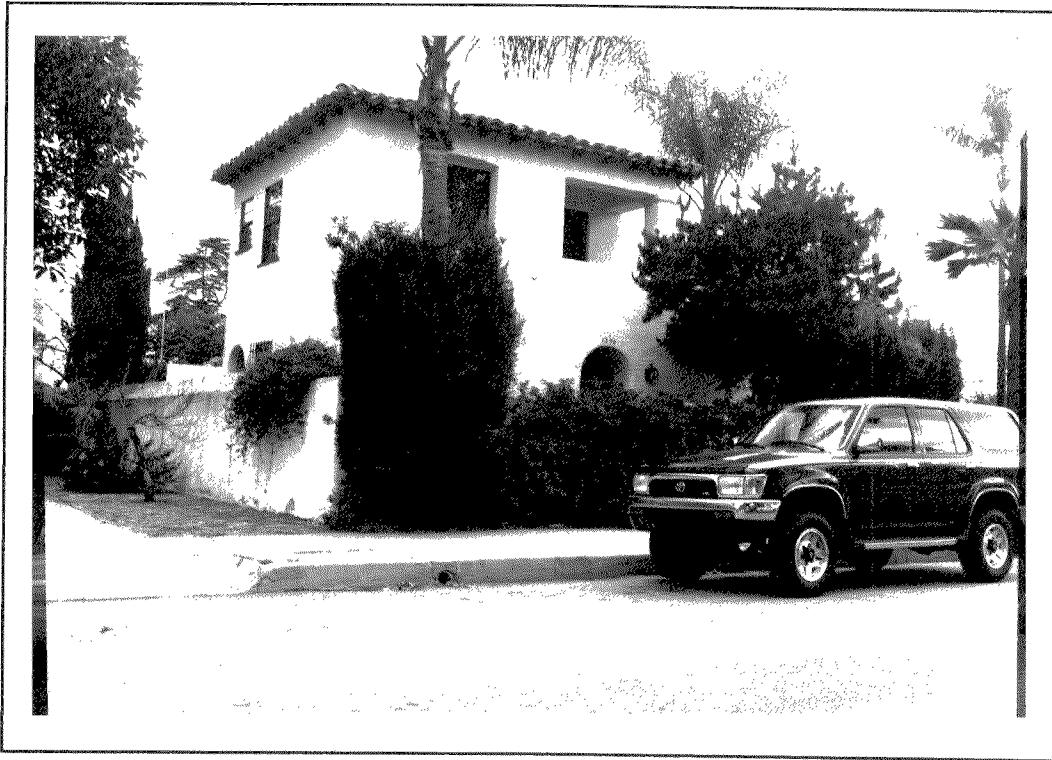


78. UTM:
1282 Upas Street
Legal Description:

Assessor Parcel Number #452-450-43
Construction Date: 1920's

Zoning:
Present Owner:

Spanish colonial revival single family residence, one story. Contributing resource to district.



77. UTM:
1290 Upas Street
Legal Description:

Assessor Parcel Number #452-450-44
Construction Date: 1920's

Zoning:
Present Owner:

Spanish colonial revival single family residence, two story. Contributing resource to district.



76. UTM:
3422 Richmond Street
Legal Description:

Assessor Parcel Number #452-450-45
Construction Date: 1920's

Zoning:
Present Owner:

Spanish colonial revival single family residence, one story. Contributing resource to district.

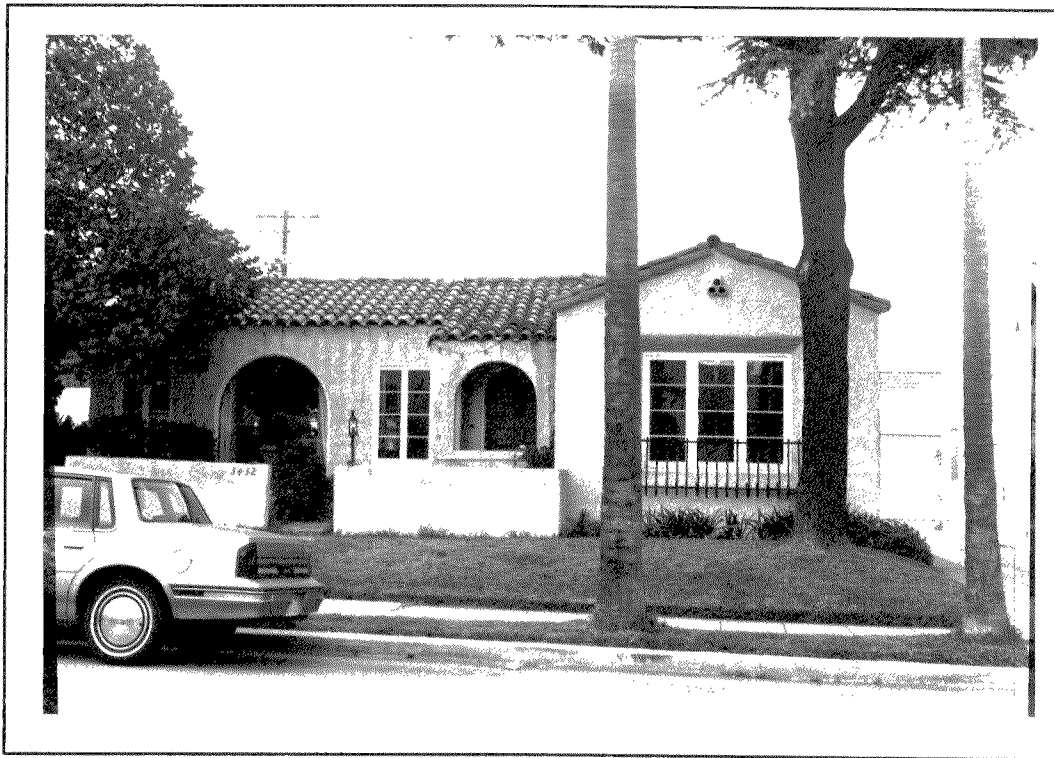


75. UTM:
3424 Richmond Street
Legal Description:

Assessor Parcel Number #452-450-46
Construction Date: 1920's

Zoning:
Present Owner:

Spanish colonial revival residence, one story. Contributing resource to district.



74. UTM:
3432 Richmond Street
Legal Description:

Assessor Parcel Number #452-450-47
Construction Date: 1920's

Zoning:
Present Owner:

Spanish colonial revival single family residence, one story. Contributing resource to district.



73. UTM:
3448 Richmond Street
Legal Description:

Assessor Parcel Number #452-450-48
Construction Date: 1920's

Zoning:
Present Owner:

Spanish colonial revival single family residence, one story. Contributing resource to district.

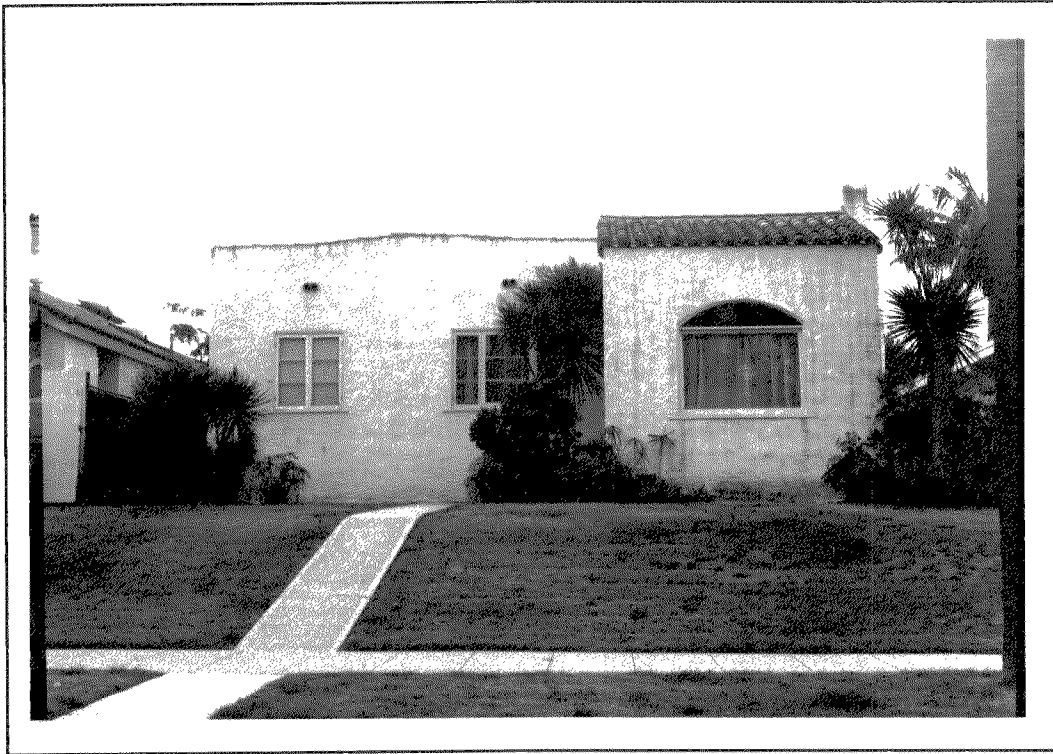


71. UTM:
1283 Myrtle Avenue
Legal Description:

Assessor Parcel Number #452-450-50
Construction Date: 1920's

Zoning:
Present Owner:

Spanish colonial revival single family residence, one story. Contributing resource to district.

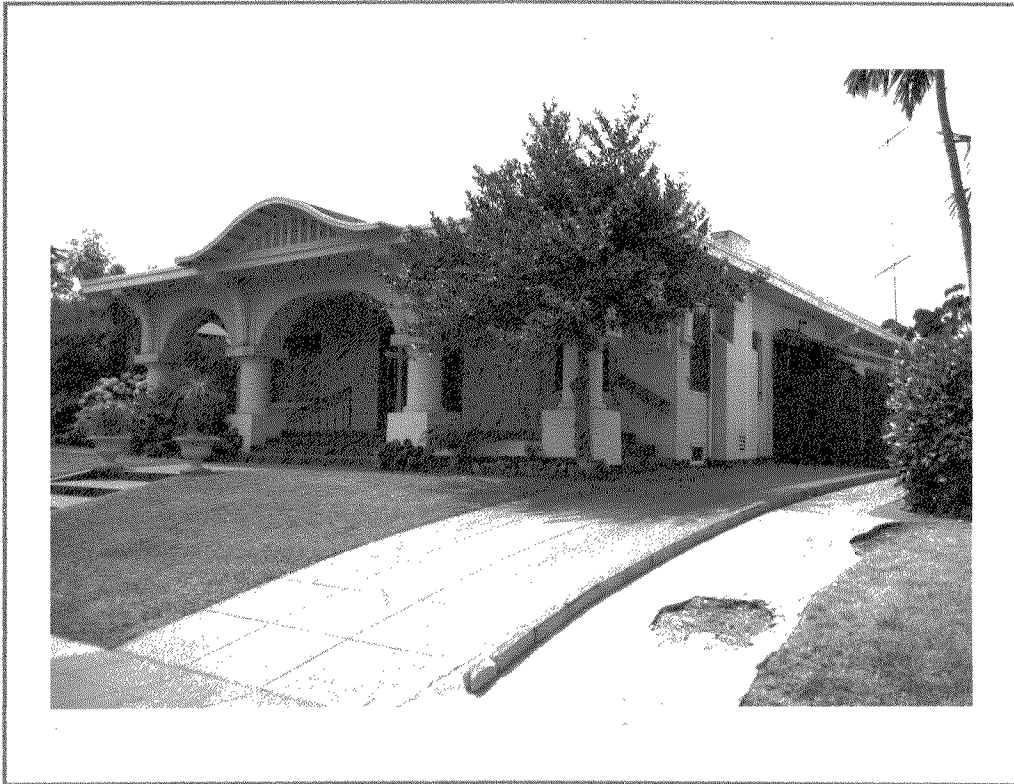


70. UTM:
1275 Myrtle Avenue
Legal Description:

Assessor Parcel Number #452-450-51
Construction Date: 1920's

Zoning:
Present Owner:

Spanish colonial revival single family residence, one story. Contributing resource to district.



28. UTM: 11/488850/3622640 Parcel #452-450-52
1263 Myrtle Avenue (2103-2-28) Construction Date: ca. 1925
Legal Description: Block 220, St Clsd Adj & Lot 32, LP 8-PG
36-University Heights D'Hemecourt Map
Amended & E 1/2 of Lot 57, Map 1790
Marston Hills
Zoning: R1-5000
Present Owner: Smith, Sarah E. TR
1263 Myrtle Avenue
San Diego, CA 92103

This Mission Revival/Craftsman style residence was built ca. 1925 for Frank A. and Sarah Smith. Mr. Smith was the co-founder of the Royal Pie Bakery shop in 1921. The house sits slightly back and up from the street along a slight rise. Its detached garage is located at the rear of a long driveway along the north side of the house. The most impressive details of this rectangular, stucco-clad wood-framed house is its massive full-length porch. Fat, squat piers and columns hold up three arched bays. Thick solid brackets support broadly overhanging horizontal eaves. A imposing eyebrow-arch vent is positioned over the porch's central bay.

6. PARK BLVD.
APARTMENT ROW
HISTORIC
DISTRICT

CONTENTS

5. Park Boulevard Apartment Row Historic District

- a. Boundary Description
- b. Boundary Justification
- c. District Map
- d. Statement of Significance from the Greater North Park Survey
- e. Historical Significance from the Greater North Park Survey
- f. Architectural Significance from the Greater North Park Survey
- g. State of California the Resources Agency Department of Parks and Recreation, Primary Record
- h. Tabular List of Contributing and Individually Significant Structures within the District
- i. District Forms prepared for the Greater North Park Survey

5. Park Boulevard Apartment Row Historic District

a. Boundary Description

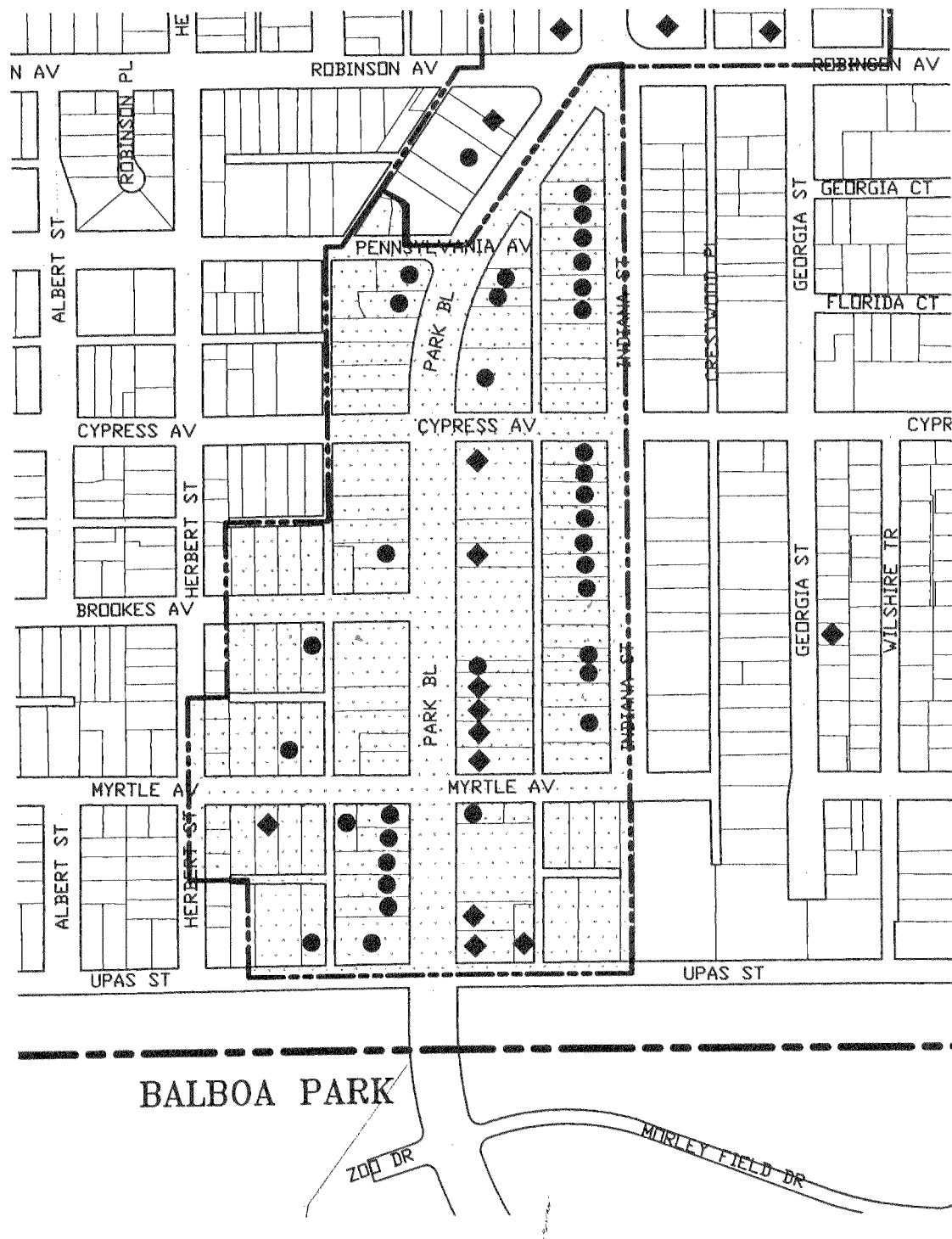
The proposed boundary for the Park Boulevard's Apartment Row Historic District begins at the northern edge of Balboa Park on Upas Street mid block between Herbert and the alley west of Park Boulevard. It then travels north to the alley between Myrtle Avenue and Upas Street, jogs west to Herbert. It then goes north along Herbert to the alley between Brookes and Myrtle Avenues going east one parcel deep. The line then goes north to the alley between Cypress and Brookes Avenues from there east to the alley west of Park then goes north to Pennsylvania Avenue.

It then follows the same west alley in a 45 degree angle to the alley between Robinson and Pennsylvania Avenues. From there the boundary bisects the angled block in a southeasterly direction to Park Boulevard then travels north to the intersection of Robinson Avenue and Indiana Street. In a three block continuous southern direction the line goes to Upas Street turns west and terminates at the point of origin.

b. Boundary Justification

The proposed boundary as outlined captures a major historic arterial, Park Boulevard, with the highest concentration of historic multi-housing immediately north of Balboa Park. The boundary reflects the initial boulevard styles as well as the adjacent blocks that were influenced during the same era.

c. District Map



Boundaries of the potential Park Boulevard Apartment Row Historic District.

PARK BOULEVARD'S "APARTMENT ROW"

STATEMENT OF SIGNIFICANCE

Park Boulevard's "Apartment Row" consists primarily of sixteen (16) 1920s-era two-story Spanish Colonial Revival and Italian Renaissance-influenced apartment buildings laid-out along Park Boulevard, from Upas Street north to Pennsylvania Avenue. In addition, a four-story Spanish Colonial Revival hotel building and a relocated ca. 1880s Italianate structure converted to apartments along Park Boulevard are also included. Furthermore, there are fourteen (14) ancillary two-story Spanish Colonial Revival, Italian Renaissance and a remodelled Craftsman style apartment buildings located within a one block radius parallel to those along Park Boulevard from Indiana to Herbert Streets.

Albeit most apartment buildings built over sixty years ago often have to have their electrical wiring and plumbing updated, they are essentially modern in concept. Most apartment buildings and homes of this period were built after a major technological leap in the building and outfitting of both single and multiple-family housing in America. Unlike their Victorian forebears, apartment buildings constructed after the turn of the century had indoor plumbing, showers, electric lights and sockets, functional kitchens and either floor or wall mounted heating units.

Apartments built during this time were also the first to allow space for the family automobile. Builders usually placed multi-car garages (often in the same style as the apartment building) along a back alleyway. The inclusion of the garages is important, because the area's development as an apartment district is predicated on the opening of Park Boulevard as a major automobile traffic corridor after World War I.

Park Boulevard (originally named "Midland Drive") had been installed through Balboa Park prior to the opening of the 1915 California-Panama Exposition to facilitate access to the attractions along the Prado. In addition, in 1917 an electric streetcar line was continued up from the eastern most entrance of the Prado, north to Indiana Street, where it eventually connected with University Avenue. However, while examples of pre-1920s Craftsman style single-family houses can be found along the periphery of the study area, it is the dedication of a transcontinental highway, terminating at San Diego, which generated development of what would later be referred to as "Apartment Row."

By the early 1920s, mass production techniques learned during the First World War in the production of war material by American factories were transferred to the production of automobiles. Vast numbers of relatively inexpensive-priced automobiles were available to the general public. An overall healthy post war economy also contributed to raising the standards of living of a great number of Americans. Americans also found themselves with

more leisure time. Capitalizing on this, articles in the publications of the Automobile Club of Southern California and the efforts of the Chambers of Commerce of both Los Angeles and San Diego to advertise in eastern travel magazines, extolled the area's Mediterranean climate, beaches and historic attractions.

Between 1923 and 1926, the final links of a transcontinental highway from Savannah, Georgia to San Diego were completed. Joined by two other major highway routes from New York and St. Augustine, respectively, it provided an all-weather southern route to San Diego and the rest of Southern California. This, and the paving of the Coast Highway from Los Angeles to San Diego, plus the development of Tijuana as a tourist mecca in Prohibition-era California, accelerated San Diego's role as an automobile-oriented recreation center in the 1920s. Motorists travelling the final link of Highway 80 (as it was named in 1926) along El Cajon Boulevard, could choose between continuing west along Washington Street down the grade to Pacific Highway or south along Park Boulevard. Thus, Park Boulevard became a major junction in the southern route of the first all-weather transcontinental highway to San Diego, offering access to downtown San Diego through the heart of Balboa Park.

It was the hoped for influx of motoring tourists and potential future residents which precipitated a major increase in residential housing in San Diego during the 1920s. In addition, San Diego's own local business economy was booming at this time through the development of its agricultural, mining, tuna and aircraft industries. Augmenting this was the development of the harbor and tidelands as a major west coast naval base.

In response to a major influx of new residents during the 1920s, real estate speculators purchased and subdivided parcels of land in already platted additions. They installed the infrastructure--water and sewer hook-ups, street lighting, curbs, sidewalks, paving, and street trees. While most developers of large-scale building projects hired architects to design their buildings, most smaller-scale developments were carried out by general contractors. These highly skilled craftsmen (typically originally carpenters or masons) would build substantial homes or buildings from a catalog of prepared building plans. While not considered "prefabricated" in the modern sense, the existence of ready-made plans shortened the planning and developmental stage, which allowed for the erection of a large number of like structures. It was the individuality of the developer, in consultation with the general contractor, which contributed to the variation of styles of the structures.

Several real estate developers have been identified with contributing to the growth of Apartment Row in the 1920s. Among them were Walter S. Broderick of the Broderick Land Company, Nathaniel Sebastian, Charles H. Willman and Urban Urbani.

However, one person stands out as the most responsible for the physical development of Apartment Row--Edward F. Bryans. Bryans, a prolific builder of apartment buildings and single-family residences, came to San Diego from Minnesota in 1912. A contemporary account (San Diego Union, 28 May 1922) credited Bryans with the erection of over one hundred and fifty homes and apartment buildings in San Diego. Twenty-two (22) of the apartment buildings within the study area (Four have been demolished) have been credited to him. It is hoped that some time in the future more time can be devoted to the study of his contribution to San Diego's built environment.

The use of Spanish Colonial and Italian Renaissance Revival architecture as models for the apartment buildings along Park Boulevard's Apartment Row, by Bryans and others, reflects attempts by local builders and real estate developers to "Mediterraneanize" Southern California during the 1920s. The Spanish, Moorish, Spanish Colonial and Italian-influenced buildings of the 1915 Exposition along the Prado in Balboa Park greatly influenced the material expression of San Diego, and the rest of Southern California into what was referred to by the local Chamber of Commerce as "Our Italy." During the post WWI period, virtually every San Diego neighborhood gradually became a little bit more Mediterraneanized. Completely new subdivisions, such as Marston Hills a few blocks west of Apartment Row, were developed with a romanticized form of Spanish farmhouses and Mexican haciendas.

One of the most influential structures to stimulate the use of this design medium was the original Roosevelt Junior High School, located on the southwestern corner of Park Boulevard and Upas Street. Built in 1922, its Mediterranean basilica-like imagery no doubt served as an inspiration to those developing Apartment Row (It has since been torn down and replaced by a much less impressive structure). As an interesting aside, there used to be a pedestrian subway under Park Boulevard, from the southeastern to the southwestern corners of Park Boulevard and Upas Street. Here students would not have to compete with vehicular traffic along Park Boulevard. This would also attest to the amount of traffic along the boulevard at this time. The subway has since been filled in.

To facilitate more residential units along a limited space, real estate developers chose to line Park Boulevard with multi-family, rather than single-family structures. Resembling Mediterranean country villas, developers and builders such as Edward F. Bryans emulated the building traditions of Southern Spain and the countries along the Mediterranean. The use of white or earth-colored stucco walls, fired clay or cast concrete roofing tiles, drought-resistant shade and foundation plantings and eclectic ornamentation such as balconies, window and door surrounds, were also functional. They all contributed in either reflecting or

providing shade from the hot California sun. In addition, private or semi-private patio areas in the rear of the apartment buildings provide additional shade and extra space. Before domestic air conditioning, these features were essential in Southern California.

Also, being that the design of the apartments was taken from Spanish and Italian single-family country villas, their scale and character did not intrude on the surrounding neighborhoods. On the contrary, in some cases it opened subsequent development of the neighborhood in this design idiom. The Spanish and Italian villa style apartments along Park Boulevard's Apartment Row, plus their location along the open expanse of Balboa Park, evoked images of rural, patrician living.

This allusion to the patrician lifestyle attracted many of San Diego's professional and entrepreneurial class and their families. Among those who chose to make their homes along Apartment Row, besides real estate developers Walter S. Broderick and Nathaniel Sebastian, were Hiram Savage, noted hydraulic engineer in charge of the City of San Diego's Bureau of Water Development and instrumental in the development of the city's water supply and storage system in the 1920s and 30s; Norman Seneca, president of a musical instrument sales and repair company; and L.P. Enos, display manager of the S.M. Bingham Dry Goods Store and County surveyor Octavius Phillips. In addition, many residents reflected the growing presence of the U.S. Navy in San Diego.

The most impressive building along Park Boulevard's Apartment Row, is the present Embassy Retirement Hotel. Originally known as "The Padre, it was completed in 1929 by Los Angeles hoteliers William M. and Fiske I. Brooks. Borrowing heavily from Spanish, Islamic and California mission architecture, it represents the apex of the boulevard's development in the late 1920s before growth was stopped cold by the onslaught of the Great Depression of the 1930s. A resurgence in the local housing industry, due to the growth of San Diego's military presence and defense industries in the late thirties and early forties, saw an increase in building along Apartment Row. However, the Spanish Colonial and Italian Renaissance Revival styles had lost favor to more streamline and less ornate structures. The post war period saw several Bryans-built apartments along the 3400 block demolished to make way for the multi-level Park Royal Condominium high-rise building.

Park Boulevard's Apartment Row still contains a large number of 1920s-era apartment buildings which evokes a sense of time and place. Grouped together, they reflect a pattern of speculative development typical for the time. A good many of the structures also represent the collective work of a prolific builder and

REFERENCES

- "Another Monument of Achievement (Advertisement for the Burdick Flats)." San Diego Union. 6 Feb 1927 (Real Estate and Development Section), 6.
- Christman, Florence. The Romance of Balboa Park. San Diego: San Diego Historical Society, 1985.
- City of San Diego. California Room, San Diego Public Library. Sanborn Fire Insurance Map Books, 1921-1970; San Diego City and County Directories, 1886-1984.
- _____. Department of Water Utilities. Sewer and Water Permits.
- _____. Office of the City Clerk. Records Center. Lot Books, 1873-1930: Books 1 through 178 of 178.
- Ford, Lawrence R. "The Enduring Romantic Cottage: Rethinking Historic Preservation." Landscape. 29 (1986): 17-23.
- _____. "The Historical Evolution of the San Diego Cityscape. As found in San Diego: an Introduction to the Region. ed. Philip Pryde, 189-207. Dubuque: Kendall/Hunt, 1984.
- Gebhard, David and Robert Winter. A Guide to Architecture in Los Angeles & Southern California. Santa Barbara: Peregrine Smith, Inc., 1977.
- McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1989.
- "Marston Hills Homesites in Restricted District Are Placed on Market." San Diego Union. 30 Mar 1925. (Real Estate and Development), 1.
- "New Flat Building Now Complete--1634 Upas (Advertisement)." San Diego Union. 26 Apr 1925 (Real Estate and Development Section), 2.
- "Park Boulevard Corner Chosen for Structure." San Diego Union. 3 Mar 1929.
- Requa, Richard S. "Andalusian, or It Could Be La Playan!" (California Architecture Series) San Diego Union. 21 Apr 1929. (Home Builder's Forum), 7.

_____. "Old Seville Supplies Home Details." (California Architecture Series) San Diego Union. 12 May 1929. (Home Builder's Forum), 5.

_____. "Spanish Disregard for Convention." (California Architecture Series) San Diego Union. 14 Apr 1929. (Home Builder's Forum), 8.

Sanborn Map Company. Insurance Maps of San Diego: 1921-70. New York: Sanborn Map Company, 1921-1970.

"250,000 Hotel for Park Boulevard." San Diego Union. 31 Mar 1929. (Real Estate and Development Section), 2.

Weinberg, Nathan. "Historic Preservation and Tradition in California: The Restoration of Missions and the Spanish Colonial Revival." Ph.D. dis., University of California Davis, 1974.

"Why Pay Rent? Another Very Attractive Benson Lumber Home (Built by E.F. Bryans)." San Diego Union. (Real Estate and Development Section), 8.

PARK BOULEVARD'S APARTMENT ROW

ARCHITECTURAL SIGNIFICANCE

Park Boulevard's "Apartment Row" consists primarily of sixteen (16) 1920s-era two-story Spanish Colonial Revival and Italian Renaissance-influenced apartment buildings, laid-out along Park Boulevard from Upas Street north to Pennsylvania Avenue. In addition, a four-story Spanish Colonial Revival hotel building and a relocated ca. 1880s italianate structure converted to apartments along Park Boulevard are also included. Furthermore, there are fourteen (14) ancillary two-story Spanish Colonial Revival, Italian Renaissance and a remodelled Craftsman style apartment buildings located within a one block radius parallel to those along Park Boulevard from Indiana to Herbert Streets. The greatest concentration of these apartment buildings occur along Park Boulevard between Upas Street and Brookes Avenue. All of the apartment buildings are uniform in style, scale, types of building materials, landscaping and street setbacks. There are a number of non-contributing structures, which while reflecting different tastes and styles, still retain the use of scale, setback, landscaping, etc. However, a number of historic 1920s-era apartment buildings along the east 3400 block of Park Boulevard were demolished to make way for a multi-storied condominium project.

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 1

*Resource Name or #: Apartment Row

P1. Other Identifier: Park Boulevard's Apartment Row

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

b. USGS 7.5' Quad 112 Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 3401-3727 Park Boulevard City San Diego Zip 92103

d. UTM: (Give more than one for large and/or linear feature) Zone 11, _____ mE/ _____ mN

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

A 486700"3622400 B 486100"3623000 C 486400"3623000

D 486400"3622400

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

Cross-Corridor: Upas St. to Pennsylvania Ave.

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

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

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

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

1921-29F

*P7. Owner and Address:

See following forms

*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)

Project Related

*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) _____

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: Apartment Row

B1. Historic Name: Park Boulevard's Apartment Row

B2. Common Name: Apartment Row

B3. Original Use: _____ B4. Present Use: _____

*B5. Architectural Style: _____

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

Alterations: Aluminum framed windows, concrete hadicaped-access ramp

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

*B8. Related Features: _____

03-Multiple family properties, 05-Hotel/Motel, 29-Landscape Architecture

B9a. Architect: Pattern Books b. Builder: Edward F. Bryans, et al (see forms)

*B10. Significance: Theme Comm/res. Develp.&Architec. Area University Heights

Period of Significance 1921-29 Property Type District Applicable Criteria 3D

(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: _____

See following stament of significance

(Sketch Map with north arrow required)

B13. Remarks: _____

*B14. Evaluator: Alexander D. Bevil

Date of Evaluation: 7 /23 1992

(This space reserved for official comments.)

HISTORICAL GREATER MID-CITY SAN DIEGO PRESERVATION STRATEGY

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
452-213-32	3690			PARK	BLVD	1923	ITALIAN RENAISSANCE	CS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL MF	GOOD
452-213-33	3682			PARK	BLVD	1923	SPANISH COLONIAL REVIVAL	CS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL MF	GOOD
452-214-10	3710-16			INDIANA	STREET	1927	ITALIAN RENAISSANCE	CS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL SF	GOOD
452-214-12	3727			PARK	BLVD	1880'S/ 1920'S	ITALIANATE	IS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL SF	GOOD
452-214-12	3627			PARK	BLVD		ITALIANATE	IS-D-APARTMENT ROW			GOOD
452-214-52	3655-57			PARK	BLVD		SPANISH COLONIAL REVIVAL	IS-D-APARTMENT ROW			GOOD
452-361-05	3611-17			PARK	BLVD	1921	MISSION REVIVAL	IS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL MF	GOOD
452-361-09	3525			PARK	BLVD	1926	SPANISH COLONIAL REVIVAL	IS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL MF	GOOD
452-361-10	3521			PARK	BLVD	1928	SPANISH COLONIAL REVIVAL	IS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL MF	GOOD
452-361-11	3511			PARK	BLVD	1924	NEOCLASSICAL	IS-D-APARTMENT ROW		RESIDENTIAL MF	GOOD
452-361-12	3501			PARK	BLVD	1923	NEOCLASSICAL	IS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL MF	GOOD

Architect Milford Wayne Donaldson, FAIA, Inc.

IS Architecture

RNP/Roesling Nakamura Architects, Inc.

• 530 Sixth Avenue, San Diego, CA 92101 • (619) 239-7888

• 4191 Stephens Street, San Diego, CA 92103 • (619) 296-1195

• 363 Fifth Avenue, San Diego, CA 92101 • (619) 233-1023

HISTORICAL GREATER MID-CITY SAN DIEGO PRESERVATION STRATEGY

Page 2

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
452-361-20	3602-08			INDIANA	STREET	1929	SPANISH COLONIAL REVIVAL	CS-D-APARTMENT ROW	DIST FRM		GOOD
452-361-21	3610-16			INDIANA	STREET	1929	SPANISH COLONIAL REVIVAL	CS-D-APARTMENT ROW	DIST FRM		GOOD
452-361-23	3634-40			INDIANA	STREET	1923	ITALIAN RENAISSANCE	CS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL SF	GOOD
452-361-26	3650-56			INDIANA	STREET	1940'S	SPANISH COLONIAL REVIVAL	CS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL SF	GOOD
452-361-28	3645			PARK	BLVD	1929	MISSION REVIVAL	IS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL MF	GOOD
452-363-09	3610			PARK	BLVD	1927	SPANISH COLONIAL REVIVAL	CS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL MF	GOOD
452-363-24	1631			BROOKES	AVENUE	1927	SPANISH COLONIAL REVIVAL	CS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL MF	GOOD
452-363-31	1624			MYRTLE	AVENUE			CS-D-APARTMENT ROW	152-03	APARTMENT	
452-481-04	1634			UPAS	STREET	1926	ITALIAN RENAISSANCE	CS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL MF	GOOD
452-481-05	1652			UPAS	STREET	1925	ITALIAN RENAISSANCE	CS-D-APARTMENT ROW	DIST FRM/ 152-07	RESIDENTIAL MF	GOOD

HISTORICAL GREATER MID-CITY SAN DIEGO PRESERVATION STRATEGY

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
452-481-05	1646			UPAS	STREET	1925	ITALIAN RENAISSANCE	CS-D-APARTMENT ROW	DIST FRM/ 152-08	RESIDENTIAL MF	GOOD
452-481-05	3402			PARK	BLVD	C. 1924	CRAFTSMAN	CS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL MF	GOOD.
452-481-06	3418-20			PARK	BLVD	1925	SPANISH COLONIAL REVIVAL	CS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL MF	GOOD
452-481-07	3422-24			PARK	BLVD	1926	SPANISH COLONIAL REVIVAL	CS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL MF	GOOD
452-481-08	3432			PARK	BLVD			CS-D-APARTMENT ROW		APARTMENT	
452-481-09	3436			PARK	BLVD	1925	ITALIAN RENAISSANCE	CS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL MF	GOOD
452-481-10	1641			MYRTLE	AVENUE	1927	SPANISH COLONIAL REVIVAL	CS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL MF	GOOD
452-481-11	3446			PARK	BLVD	1922	SPANISH COLONIAL REVIVAL	CS-D-APARTMENT ROW	DIST FRM/ 152-01	RESIDENTIAL MF	GOOD
452-481-14	1615			MYRTLE	AVENUE	1927	SPANISH COLONIAL REVIVAL	IS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL MF	GOOD
452-481-16	1616-28			UPAS	STREET			CS-D-APARTMENT ROW	152-02	APARTMENT	

Architect Milford Wayne Donaldson, FAIA, Inc.

IS Architecture

RNP/Roesling Nakamura Architects, Inc.

• 530 Sixth Avenue, San Diego, CA 92101 • (619) 239-7888

• 4191 Stephens Street, San Diego, CA 92103 • (619) 296-1195

• 363 Fifth Avenue, San Diego, CA 92101 • (619) 233-1023

HISTORICAL GREATER MID-CITY SAN DIEGO PRESERVATION STRATEGY

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
452-482-07	3409-15			PARK	BLVD	1927	SPANISH COLONIAL REVIVAL	IS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL MF	GOOD
452-482-08	3401-07			PARK	BLVD	1927	ITALIAN RENAISSANCE	IS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL MF	GOOD
452-482-09	1714			UPAS	STREET	1926	MISSION REVIVAL	IS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL MF	GOOD
452-482-14	1725			MYRTLE	AVENUE	1926	SPANISH COLONIAL REVIVAL	IS-D-APARTMENT ROW	DIST FRM	RESIDENTIAL MF	GOOD

wp609465dscncaprow'a



1. UTM: 11/4866196/3623000 Parcel #452-482-08
3401-07 Park Boulevard (2103-3-1) Construction Date: 1927
Legal Description: Blk 246, W 95 Ft & S 15 Ft of Lot 11 / W
95 Ft of Lot 12 / St. Clsd Adj /
University Hts, D'Hemecourt Map Amended
Zoning: MR-1500
Present Owner: Hahn, Luis S./Patricia A. Martinez
Revocable Family Trust
4250 58th Street
San Diego, CA 92115

This red tile-covered hipped-roof apartment building evokes images of a Mediterranean country villa by presenting a well-organized facade, fenestration and central entrance. Window types include French and arched casement windows behind wrought iron balconettes. A curving concrete walkway leads from the front sidewalk to a solid wood panel door, framed by a pair of Tuscan columns supporting a decorative entablature. One of two Mediterranean villa style apartment buildings built on the SE corner of Park Boulevard and Upas Street by Charles H. Willman in 1927, it is one of many such buildings built along Park Boulevard's "Apartment Row" during the 1920s. One of its tenants of note was Hiram Savage, noted hydraulic engineer in charge of the City of San Diego's Bureau of Water Development and instrumental in the development of the city's water supply and storage system in the 1920s and 30s.



2. UTM: 11/486196/3623000 Parcel #452-481-05
3402 Park Boulevard (2103-3-2) Construction Date: ca. 1924
Legal Description: Blk 245, Lot 10-11 & S 20.64 Ft of Lot 12
/ St. Clsd Adj / University Hts,
D'Hemecourt Map Amended
Zoning: MR-1500
Present Owner: American A-One Investment Company
P.O. Box 15488
San Diego, CA 92175

This two-story gable-ended Craftsman style building was built in 1924 by Walter S. Broderick, president of the Broderick Land Company. Its construction is attributed to local contractor Edward F. Bryans, who built many such apartment buildings for the Broderick Land Company and other developers along the section of Park Boulevard know as "Apartment Row." Between 1923-25, the Broderick Land Company developed a number of Spanish Colonial Revival and Italian Renaissance-inspired apartment buildings on and adjacent to the SW corner of Park Boulevard and Upas Street. Mr. Broderick and his wife, Annie, lived here until moving to Talmadge Park in the mid-1930s. In 1947 it was converted into the Park Boulevard Hotel. It may be assumed that the current stucco wall cladding is of recent vintage.



3. UTM: 11/4866196/3623010 Parcel #452-482-07
3409-15 Park Boulevard (2103-3-3) Construction Date: 1927
Legal Description: Portion of Block 246, University Hts,
D'Hemecourt Map Amended
Zoning: MR-1500
Present Owner: Silveira, Catherine & Barbara Lee
Revocable Trust
5110 Mesa Terrace
La Mesa, CA 91941

This two-story stucco-clad Spanish Colonial Revival style apartment building was one of two built in 1927 by Charles H. Willman near the southeastern corner of Park Boulevard and Upas Street (The other was its neighbor, 3401-07 Park Boulevard). It represents one of many such buildings built along this section of Park Boulevard refereed to as "Apartment Row" during the 1920s. Inspired by the houses of southern Spain, this example presents varying roof forms, tripartite windows and wrought iron window grills and balconettes. The Spanish imagery is further enhanced by the protruding arched central entrance, with its Churrigueresque style engaged columns and wrought iron lampposts. After its completion, it attracted professionals such as Norman Seneca, president of a musical instrument sales and repair company; Walter Vogelsang, USN; and deputy sheriff Edwin Macy.



4. UTM: 11/4866196/3623020 Parcel #452-363-28
3510 Park Boulevard (2103-3-3) Construction Date: 1924
Legal Description: Portion of Block 244, University Hts,
D'Hemecourt Map Amended
Zoning: Mr-1500
Present Owner: Hicks, Iris J.
1638 Myrtle Avenue
San Diego, CA 92103

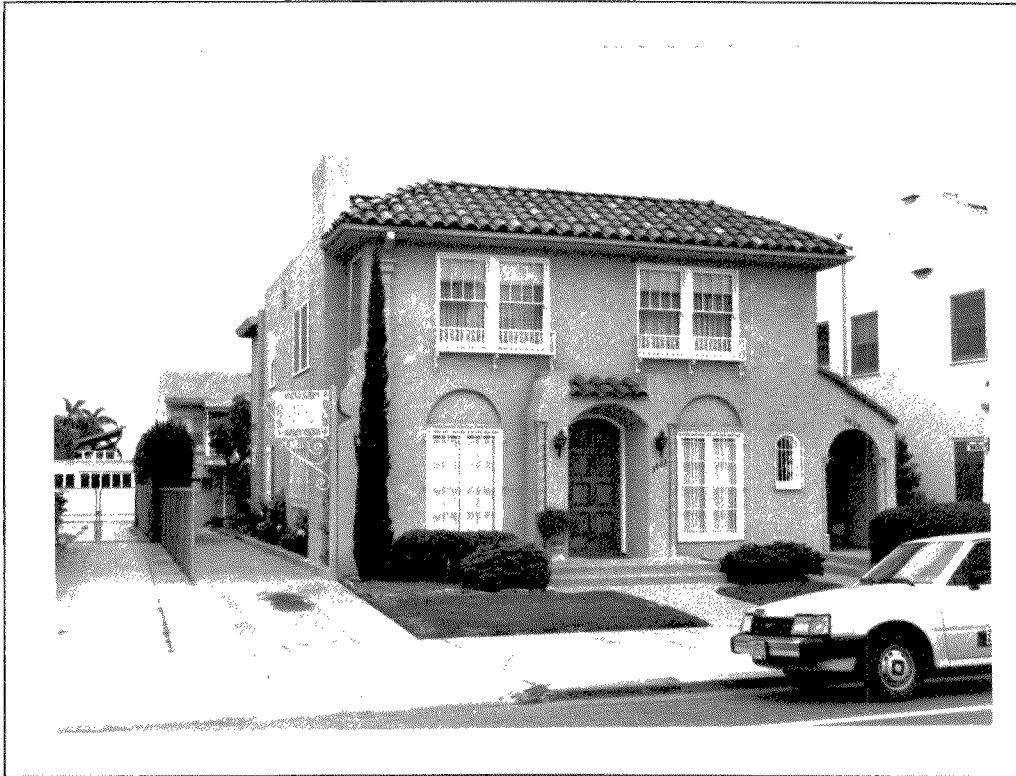
This is one of five two-story Italian Renaissance villa style apartment buildings developed ca. 1923-24 by the Broderick Land Company on and adjacent to the SW corner of Park Boulevard and Upas Street. Its construction is accredited to Edward F. Bryans. It was also only eight minutes from downtown San Diego via Park Boulevard, which had only recently been developed as a major automobile thoroughfare through Balboa Park. Besides representing the accumulative work of the Broderick Land Company," it also illustrates the high level of growth in this section of Park Boulevard known as "Apartment Row" during the 1920s and the heavy use of Italian Renaissance and Spanish Colonial Revival imagery in the promotion of the area, and the rest of Southern California, into a Mediterraneanized tourist attraction.

"NON CONTRIBUTING RESOURCE"



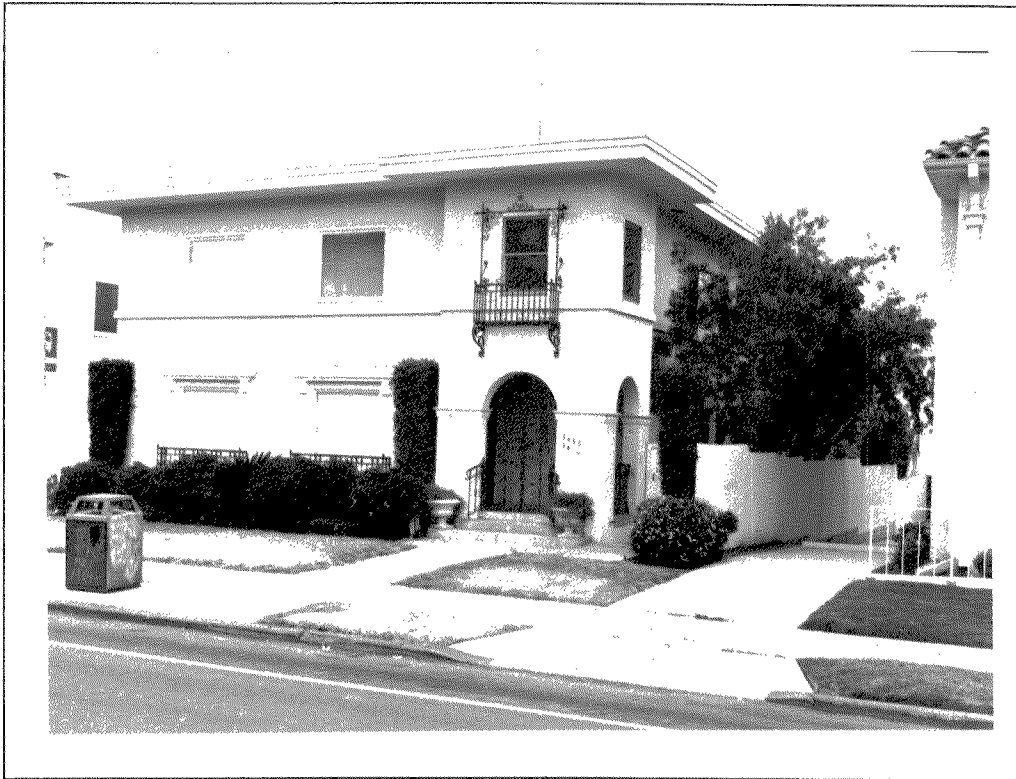
5. UTM: 11/4866196/3623030 Parcel #452-481-06
3418-20 Park Boulevard (2103-3-5) Construction Date: 1925
Legal Description: Blk 46, N 4.36 Ft of Lot 12, Lot 13 & S 15
Ft of Lot 14 / St. Clsd Adj / University
Hts, D'Hemecourt Map Amended
Zoning: MR-1500
Present Owner: Moore, Elizabeth M., TR; Williams, Evelyn
3424 Park Boulevard
San Diego, CA 92103

While this two-story apartment building exhibits the typical style elements of the Spanish Colonial Revival--paired arched windows under a red tile pent roof, a rusticated recessed corner entry and stucco cladding--a unique feature is its Art Deco-inspired stepped pilasters and cross-like embosses on the front elevation. Built by Edward F. Bryans in 1925, it represents one of many such apartment buildings built by Bryans in the area along Park Boulevard known as "Apartment Row." The apartments attracted a number of San Diego professionals, including George W. Hill, Jr., owner of a tire company; and Will H. Black, owner of a real estate investment firm.



6. UTM: 11/4866190/3623040 Parcel #452-481-07
3422 Park Boulevard (2103-3-6) Construction Date: 1926
Legal Description: Blk 245, N 10 Ft of Lot 14, Lot 15 & S 10
Ft of Lot 16/ St. Clsd Adj / University
Hts, D'Hemecourt Map Amended
Zoning: MR-1500
Present Owner: Moore, Elizabeth M., TR: Williams, Evelyn
3424 Park Boulevard
San Diego, CA 92103

This two-story apartment building reflects Spanish Colonial Revival styling in its simple flat-roofed rectangular box shape is concealed behind a more decorative street-facing facade. Spanish architectural elements include a hipped red tile roof, double 2x2 wood-framed windows behind wrought iron balconettes along the second-story and French windows along the ground floor. Additional Spanish elements consist of a massive protruding central portico, a scroll-like curving battened wall on the SE corner and a red tile-covered shed roofed vestibule on the NE corner. Another of many two-story apartment buildings built along Park Boulevard's "Apartment Row" by Edward F. Bryans for the Broderick Land Company, it attracted local professionals such as physician C. Pennell Baxter and L.P. Enos, display manager of the S.M. Bingham Dry Goods Store.



7. UTM: 11/4866196/3623060 Parcel #452-481-09
3436 Park Boulevard (2103-3-7) Construction Date: 1925
Legal Description: Portion of Blk 245 / St. Clsd Adj /
University Hts, D'Hemecourt Map Amended
Zoning: MR-1500
Present Owner: Melbye, Howard & Peterson, Carl
3440 Park Boulevard
San Diego, CA 92103

This two-story apartment building is a vernacular interpretation of a Renaissance Tuscan villa. Its Mediterranean detailing mimics a 15-16th century Italian villa with its flat, overhanging roof, turret-like corner entrance, and wrought iron balconettes. As are all of the other apartment buildings along Park Boulevard's "Apartment Row," it is set back and slightly above the street behind a small lawn area and bordered by foundation plantings. This apartment building was built ca. 1925 by Edward F. Bryans for Nathaniel and Ellen Sebastian. The Sebastians had several other apartments built within the area during the 1920s. As was the case in the other apartments in "Apartment Row," it was occupied by several professionals, such as George T. Franck, secretary-treasurer of the Citrus Soap Company.



8. UTM: 11/4866196/3623070 Parcel #452-481-11
 3446 Park Boulevard (2103-3-8) Construction Date: 1922
 Legal Description: Blk 245, N 15 Ft of E 92 Ft of Lot 20 &
 E 92 Ft of Lot 21 / St. Clsd Adj /
 University Hts, D'Hemecourt Map Amended
 Zoning: MR-1500
 Present Owner: Lederman, Dr. Stan & Dixi T.
 3446 Park Boulevard
 San Diego, CA 92103

Another one of several apartment buildings developed by Nathaniel and Ellen Sebastian, this Spanish Colonial Revival style apartment building was built by Edward F. Bryans in 1922. The architectural form and detailing of this two-story apartment building, with its turret-like NE corner, hipped red tile roofs, decorative entablature and door surrounds, window grills and wrought iron balconettes, etc., were inspired by the Adalusian houses of southern Spain. Like so many of the apartments along "Apartment Row," it attracted many of San Diego's professionals, such as civil engineer Cornelius de Jonge and Charles S. Powell, vice-president of the Seaboard Building and Loan Association. Converted to a medical building in recent times ("The Health Center"), a concrete ramp had been installed along the base of the ground floor to provide access to the building for handicapped patients.



9. UTM: 11/486226/3623090 Parcel #452-361-12
 3501 Park Boulevard (2103-3-9) Construction Date: 1923
 Legal Description: Blk 247, All of Lot 27 & S 18.75 Ft of Lot
 26 / St. Clsd Adj / University Hts,
 D'Hemecourt Map Amended
 Zoning: MR-1500
 Present Owner: Deveros, John & Dimitra
 5455 Toyon Road
 San Diego, CA 92115

This stuccoed apartment building is a vernacular interpretation of an Renaissance Italian country villa. The structure presents a well-organized facade, fenestration and central columned single-story portico. Its Italian Renaissance imagery is further enhanced by its prominent dentiled cornice and roof-line balustrade. Known as the "Casa Grande," this apartment building was built in 1923 by Edward F. Bryans for William R. Wheeler. Mr. Wheeler, a local real estate developer, also built the neighboring apartment building (3511 Park Boulevard). It and the other apartments along "Apartment Row," attracted many professionals. Among them were Louis J. Neuner, of Neuner Brothers Ford; Lloyd Swain, a Los Angeles realtor; dentist Robert Russell; and George Augustine, USN.



10. UTM: 11/486226/3623100 Parcel #452-361-11
3511 Park Boulevard (2103-3-10) Construction Date: 1924
Legal Description: Blk 247, N 6.25 Ft of Lot 26 & Lots 24-25
/ St. Clsd Adj / University Hts,
D'Hemecourt Map Amended
Zoning: MR-1500
Present Owner: Deveros, John & Dimitra, TRS
5455 Toyon Road
San Diego, CA 92115

This is a vernacular interpretation of a Renaissance Italian country villa. The structure presents a well-organized facade, fenestration and central columned single-story portico. This four-unit apartment building was built in 1924 by Edward F. Bryans for William R. Wheeler. Mr. Wheeler, a local real estate developer, also built the neighboring apartment building (3501 Park Boulevard). However, unlike its neighbor, its dentiled cornice and roof-line balustrade only cover the front facade. Many of San Diego's professionals chose to live here. Among them were Dr. Lucy Clifford; Nolan Crooks, secretary-treasurer of the Expo-Stucco and Art Marble Company; and Norman McDonald, USN.



11. UTM: 11/486226/3623100 Parcel #452-361-10
 3521 Park Boulevard (2103-3-11) Construction Date: 1928
 Legal Description: Blk 247, Lots 22 & 23 / St. Clsd Adj /
 University Heights, D'Hemecourt Map
 Amended

Zoning: MR-1500

Present Owner: Deveros, John & Dimitra
 5455 Toyon Road
 San Diego, CA 92115

This Spanish style apartment building consists of a two-story side-gabled main building along its street elevation and a concealed flat-roofed two-story rear unit. The front elevation shows many fine Spanish-influenced architectural elements, while the rear unit is relatively plain. A deep scallop-arched and Moorish-tiled main entry is one of its most distinguishing features. Above this is a similarly recessed arched alcove, where a small casement window opens out to a decorative pre-formed balconette. Built in 1926 for restaurateur Urban Urbany by Edward F. Bryans, it is one of many such speculative apartment buildings built along Park Boulevard's "Apartment Row" during the 1920s. As did the other apartments in the area, it attracted many of San Diego's professionals, such as: Clifford and J.E. Roberts, divisional managers for the Federal Life Insurance Company; music teacher Grace Drummond; real estate salesman Joseph Ewing; and George Dowling, USN.



12. UTM: 11/486226/3623110 Parcel #452-361-09
 3525 Park Boulevard (2103-3-12) Construction Date: 1926
 Legal Description: Blk 247, Lots 20-21 / St. Clsd Adj /
 University Hts, D'Hemecourt Map Amended
 Zoning: MR-1000
 Present Owner: Deveros, John & Dimitra
 5455 Toyon Road
 San Diego, CA 92115

Inspired by the houses of southern Spain, this apartment building consists of a two-story side-gabled main building facing the street, concealing a flat-roofed rear unit. Unlike its neighbor (3521 Park Boulevard), the symmetry of the front elevation is broken up by a thick-walled stairway, reaching from the NW corner of the unit to a central recessed balcony on the second floor. However, the front block still shows many other Spanish details, such as wrought iron spear-supported fabric awnings, and window grills, red tile roofing tiles and an engaged, stucco-covered chimney. Built 1926 by Edward F. Bryans for restaurateur Urban Urbany, it is one of many such speculative apartment buildings built by this prolific local building contractor. The apartment building attracted such local professionals as Orville Schall, owner and operator of a piano tuning business; County surveyor Octavius Phillips; William Sherfese, a car salesman for the Ray Anderson Packard Motor Cars dealership; and Oscar Baird, a teacher at the nearby San Diego State Teacher's College.



13. UTM: 11/4866196/3623100 Parcel #452-363-09
3610 Park Boulevard (2103-3-13) Construction Date: 1927
Legal Description: Blk 247, Portion of Lot 11 Thru Lot 13 /
St. Clsd Adj / University Hts, D'Hemecourt
Map Amended

Zoning: MR-1500

Present Owner: Nichols, Warren M
<AKA Nichols, Warren Mason>
1506 S. Coast Highway
Laguna Beach, CA 92651

Inspired by the rural villas along the Mediterranean, this two-story apartment building, like all of the other 1920s-era apartment buildings along Park Boulevard's "Apartment Row," is set back and up from the sidewalk. Entrance to the building is through a centrally-located recessed threshold. Churrigueresque-style engaged and freestanding columns support a highly decorative arch element above the entrance. Twin arched casement windows sit above the main entrance. Alterations consist of aluminum-framed windows throughout and it seems to have been re-stuccoed in a texture much different from the original. However, these alterations are merely cosmetic, and do not detract from the building's overall Mediterranean feeling. One of many Mediterranean-inspired apartment buildings to be built along "Apartment Row" during the 1920s, it was built in 1926 by local building contractor Johanne C. Moeller for S. L. Rudolph.



14. UTM: 11/486226/3623120 Parcel #452-361-05
3611 Park Boulevard (2103-3-14) Construction Date: 1921
Legal Description: Blk 247, Lots 9 & 10 / St. Clsd Adj /
University Hts, D'Hemecourt Map Amended
Zoning: MR-1500
Present Owner: Burkard, Eugene, R,
Charitable Remainder Trust, 12-20-91
c/o UCSD Foundation
9500 Gilman Drive
San Diego, CA 92093

This hybrid Italian Renaissance/Prairie style apartment building is one of the earliest such structures built along Park Boulevard's "Apartment Row" by prolific building contractor and developer, Edward F. Bryans, for Nathaniel Sebastian. The overall vertical, two-story Tuscan villa form and mass is augmented by the horizontality of its tripartite windows, wide arched openings in the projecting two-story portico and balcony, and its broadly overhanging Prairie-style flat roof.



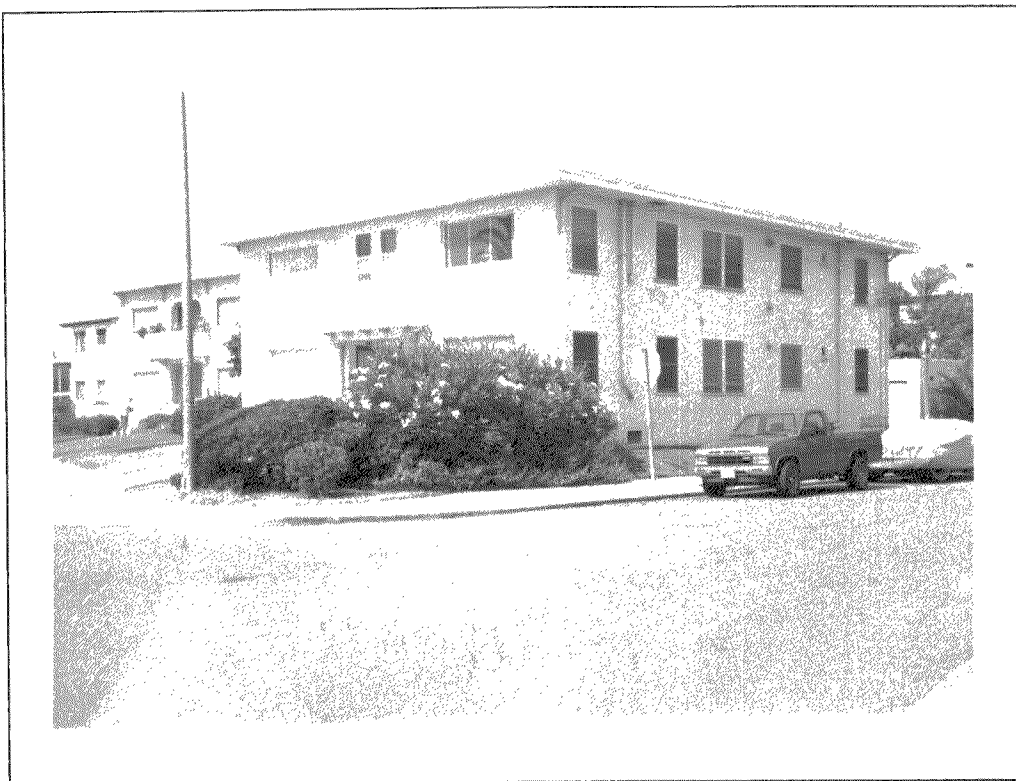
15. UTM: 11/486196/3623140 Parcel #452-361-28
 3645 Park Boulevard (2103-3-15) Construction Date: 1929
 Legal Description: Blk 247, Lots 1-6 / St. Clsd Adj /
 University Hts, D'Hemecourt Map Amended
 Zoning: MR-1500
 Present Owner: American A-One Investment Company, Inc.
 c/o David Lathim
 P.O. Box 15488
 San Diego, CA 92175

This imposing structural clay tile-built four-story structure was built in 1929 for the Brooks Brothers (William M. and Fiske I.) of Los Angeles. Known as "The Padre," the \$250,000 hotel was designed by Los Angeles architects Hiller & Sheet and built by John P. Nelson and W.P. Hill of the same city. Its style combines elements of California Mission, Islamic and Spanish Baroque detailing. The Padre exemplifies the one of the last major investment in the development along Park Boulevard's "Apartment Row" before the onslaught of the Great Depression of the 1930s. William M. Brooks was able to weather out the Depression of the 1930s and purchase the Colonial Hotel in La Jolla, as well as the Pacific Shore and La Jolla Shores motels.



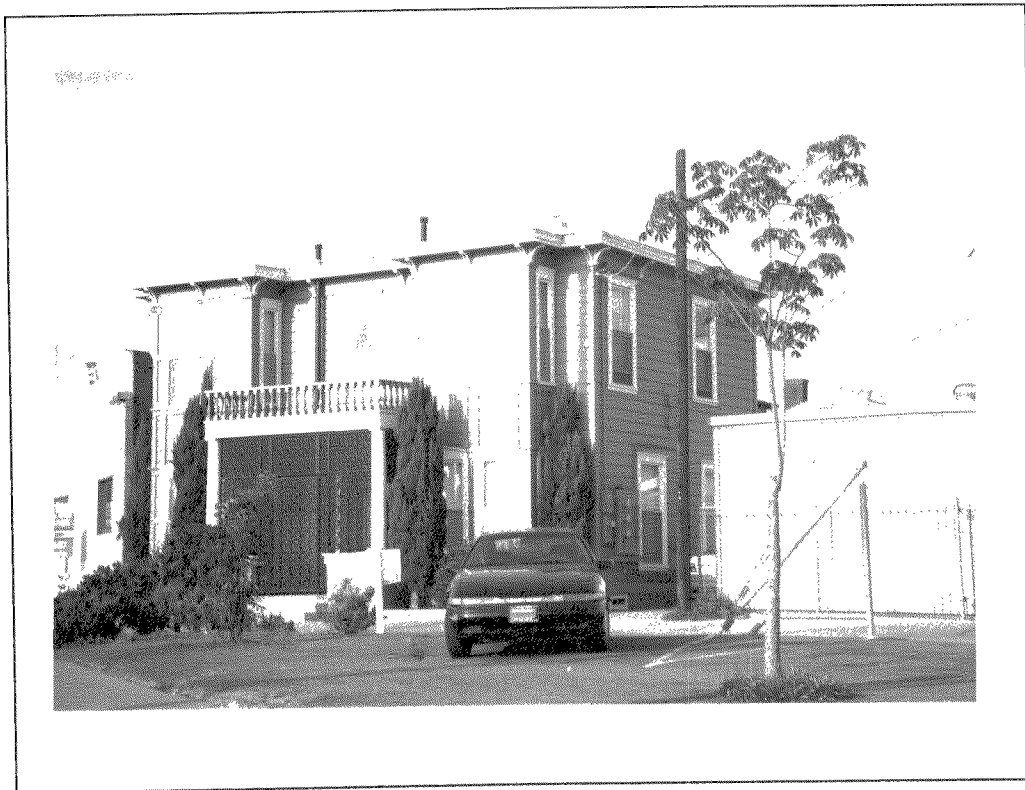
16. UTM: 11/486226/3623140 Parcel #452-213-33
 3682 Park Boulevard (2103-3-16) Construction Date: 1923
 Legal Description: Blk 242, Lots 18-19 / St. Clsd Adj /
 University Hts, D'Hemecourt Map Amended
 Zoning: MR-1500
 Present Owner: Au, Vernon T.K.; Au, Judith P., TR
 10164 Grandview Drive
 La Mesa, CA 91941

Built by George A. Huermann for F.W. Arnold in 1923, this two-story C-shaped apartment building is one of the earliest to be developed along Park Boulevard's "Apartment Row." Combining Italian Renaissance and Prairie Style influence, it is set back of and off from the sidewalk, behind a small front lawn and foundation plantings. Similar to a Mediterranean villa, horizontality is achieved by a Prairie-influenced flat roof, an overhanging boxed-eaved front cornice, belt course and fixed horizontal picture windows along the front elevation. Verticality is achieved by a central recessed threshold in line with a second story recessed balcony.



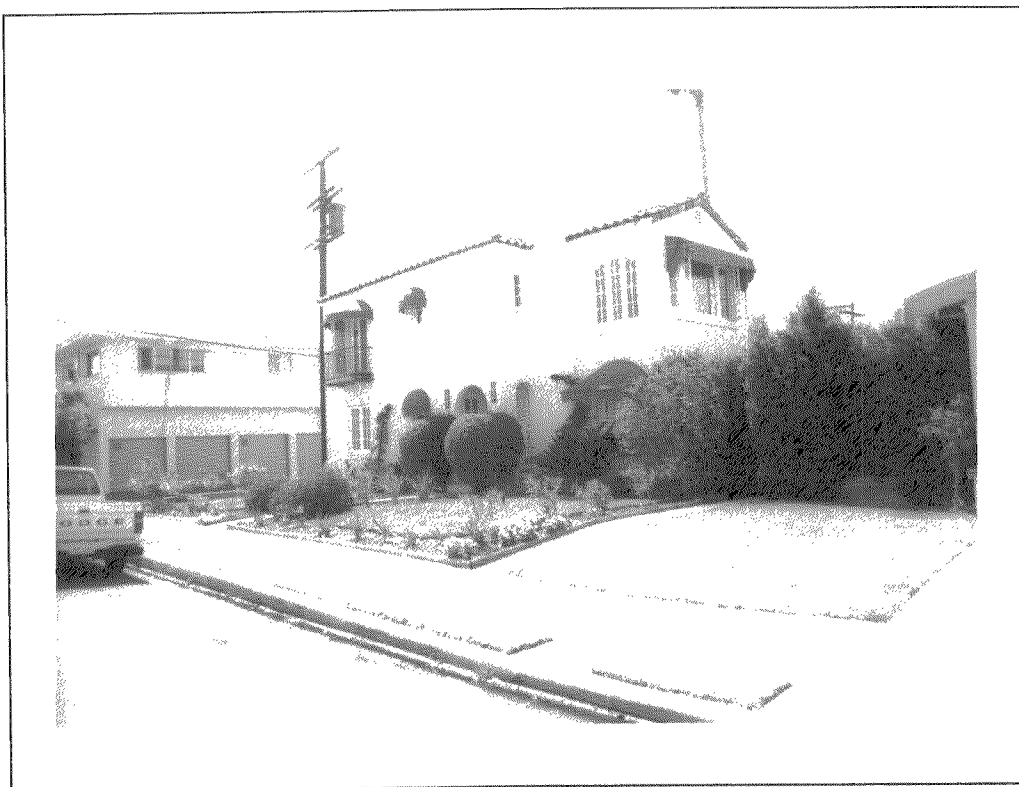
17. UTM: 11/486230/3623250 Parcel #452-213-32
 3690 Park Boulevard (2103-3-17) Construction Date: 1923
 Legal Description: Blk 242, Lots 20-21 / St. Clsd Adj /
 University Hts, D'Hemecourt Map Amended
 Zoning: MR-1500
 Present Owner: Au, Vernon T.K.; Au, Judith P., TR
 10164 Grandview Drive
 La Mesa, CA 91941

Basically a two-story rectangular box, the structure has strong Prairie style influence in its overall lack of ornamentation, cottage style windows and a broadly overhanging boxed corniced flat roof. Yet it still reflects the Italian Renaissance Revival movement in its projecting central portico's decorative Corinthian columned-supported arched entablature. Set back of and off from the sidewalk, behind a small front lawn and foundation plantings, it occupies the SW corner of Park Boulevard and Pennsylvania Avenue. Its construction is credited with having been done by George A. Huermann for F.W. Arnold in 1923.



18. UTM: 11/486230/3623270 Parcel #452-214-12
 3727 Park Boulevard (2103-3-18) Construction Date: ca. 1880s
 Relocated to Present Site: ca. 1920s
 Legal Description: Blk 248, Lots 29 & 30 / St. Clsd Adj /
 University Hts, D'Hemecourt Map Amended
 Zoning: MR-1500
 Present Owner: Barrett, Froman & Margarete, TRS
 3769 Herbert Street
 San Diego, CA 92103

This rectangular, two-story Italianate town house was relocated here sometime after 1921 by either G.W. Carl, or Daisy M. Thomas, respective owners of the property. Already some forty years old by the time at the time of its relocation, and converted to apartments, it represents an adaptive use of an historic structure some seventy years ago. The owners were taking full advantage of the strategic location of the property at the nexus of the streetcar line running along Indiana Street, and Park Boulevard's automobile access to downtown San Diego.



19. UTM: 11/486251/3623150 Parcel #452-363-24
1631 Brookes Avenue (2103-3-19) Construction Date: 1927
Legal Description: Blk 244, Lots 20 & 21 / St. Clsd Adj /
University Hts, D'Hemecourt Map Amended
Zoning: R1-5000
Present Owner: Clark, Roland B. & Rita M.
P.O. Box 759
San Dimas, CA 91773

This is an example of a combination hipped and gabled-end Spanish Colonial Revival style two-story L-shaped apartment building. Typical of the type, fenestration consists of a combination of casement windows and French Doors behind wrought iron balconettes and fabric window hoods. It was built in 1927 by developer John Hutchinson for Robert W. and Ella D. Jones. Its small size represents one of the several ancillary satellite apartment buildings built paralleling Park Boulevard's "Apartment Row" during the 1920s.



20. UTM: 11/486231/3623080 Parcel #452-481-14
 1615 Myrtle Avenue (2103-3-20) Construction Date: 1927
 Legal Description: Blk 245, Lots 26 & 27 / St. Clsd Adj /
 University Hts, D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Estate of Grace M. Burdick
 1615 Myrtle Avenue
 San Diego, CA 92103

This is another example of a small ancillary apartment building built during the late 1920s a short distance from Park Boulevard's "Apartment Row." A combination hipped and gabled-end Spanish Colonial Revival style two-story apartment building, it resembles an Andalusian villa by combining elements of Spanish Renaissance and Moorish detailing. The twin projecting second-story corner bays of the front elevation are topped by Classically-inspired gable-ended red tile roofs and Islamic-influenced oggee-point window arches. Tripartite windows are decorated with wrought iron balconettes. A red tile covered, gable-ended entry pavilion projects out from the center of the ground floor. Further Islamic effects are achieved by the use of oggee-pointed windows, with wrought iron grills, along the ground floor. Known as the "Burdick Flats," it was built in 1927 for Mrs. Aleda S. Burdick and George E. Campbell by the Murray Brothers (J. Rex and J. Henry), local building contractors.



21. UTM: 11/486261/3623080 Parcel #452-481-10
 1641 Myrtle Avenue (2103-3-21) Construction Date: 1927
 Legal Description: Portion of Blk / St. Clsd Adj / University
 Hts, D'Hemecourt Map Amended
 Zoning: MR-1500
 Present Owner: Addicoti, Eloise
 6202 Welshire Place
 Upper Mallboro, MD 20772

Another ancillary apartment building in the Spanish villa mold, this small boxy structure has a flat roof hidden along its front elevation by a narrow red tiled hipped roof with a dropped cornice. Fenestration along the second-story consists of groupings of twin 2x2 windows, with wrought iron balconettes. French doors with arched tops highlight the ground floor. A Tuscan columned, Classically-inspired portico sits upon a six-tiered stoop. At the NW corner of the apartment building is an arched corner vestibule, covered by a shed red tile roof, which provided access to the second-story apartment. Built for Nathaniel Sebastian in 1925 by Edward F. Bryans, it was one of several similar-styled speculative apartment buildings built by Bryans and developed by Sebastian in and along Park Avenue's "Apartment Row" during the 1920s.



22. UTM: 11/486281/3623080 Parcel #452-482-14
1725 Myrtle Avenue (2103-3-22) Construction Date: 1926
Legal Description: Blk 246, W 55 Ft of Lots 20-24 / St. Clsd
Adj / University Hts, D'Hemecourt Map
Amended
Zoning: MR-1000
Present Owner: Schreiner/Warm Trust, 5/30/90
2421 Brant Street
San Diego, CA 92101

Another example of a small Spanish Colonial Revival style two-story apartment building, combining elements of Spanish and Moorish detailing, this one was again built by Edward F. Bryans for Nathaniel Sebastian in 1926. A unique feature is its Spanish Baroque-influenced scallop-arched portico, topped by an engaged cast art stone balconet. Islamic detailing went into the design of the wrought iron balconettes and the decorative metal clamps for the downspout of the gutter on the SE corner. A red tile shed roofed arched vestibule projects off the NW corner, providing access to the apartment on the second floor. Like many of the other apartments in and along Park Boulevard's "Apartment Row," it is set up and back off of the street, behind a small lawn area and foundation plantings.



23. UTM: 11/486311/3623160 Parcel #452-361-20
 3602 Indiana Street (2103-3-23) Construction Date: 1929
 Legal Description: Blk 247, Lots 42 & 43 / University Hts,
 D'Hemecourt Map Amended
 Zoning: MR-1000
 Present Owner: Hardesty, William T. & Frances C.
 4294 Sierra Vista
 San Diego, CA 92103

This two-story apartment building is an example of the evolution of the Spanish Colonial Revival style in California from the somewhat eclectic Andalusian-influenced design elements of the 1920s to the more traditional California-based Monterey Revival tradition. Up and back from the street, almost obscured by foundation plants, the entire ensemble suggests a rustic California rancho, particularly because of an open patio area behind the building shared by its neighbor (3612 Indiana) and walled in by a two apartment/garage units along the alleyway. Both apartment buildings were built in 1928 by W.S. Birney and Kneeland Jenkins. In addition, the apartments were ideally situated along a streetcar line which ran along Indiana Street (1917-1949), and only one block from Boulevard. These provided rail and automobile routes to Balboa Park, downtown, and other parts of San Diego.



24. UTM: 11/486311/3623170 Parcel #452-361-21
 3610 Indiana Street (2103-3-24) Construction Date: 1929
 Legal Description: Blk 247, Lots 44 & 45 / University Hts,
 D'Hemecourt Map Amended
 Zoning: MR-1000
 Present Owner: Hoff, Francis J., TR
 3616 Indiana Street
 San Diego, CA 92103

This is a late 1920s example of a Spanish Colonial Revival styled apartment building. Its rough-textured stuccoed wall, red tile roof, thick wood-trimmed tripartite windows, wrought iron balconettes, open beam-supported central balcony and semi-tropical foundation plants, all suggest an Andalusian farm house. An open patio area behind the building is shared by its neighbor (3602 Indiana). It is walled in by two apartment/garage units along the alleyway. Both apartment buildings were built in 1929 by W.S. Birney and Kneeland Jenkins. In addition, the apartments were ideally situated along a streetcar line which ran along Indiana Street (1917-1949), and only one block from Park Boulevard. These provided rail and automobile to Balboa Park, downtown and other parts of San Diego.



25. UTM: 11/486311/3623190 Parcel #452-361-23
 3634 Indiana Street (2103-3-25) Construction Date: 1923
 Legal Description: Blk 247, Lots 50 & 51 / University Hts,
 D'Hemecourt Map Amended

Zoning: MR-1000

Present Owner: Mooers, John W. & Doris M. Family Trust
 5805 Friars Road
 #2202
 San Diego, CA 92108

Built in 1923 as an investment property by Eugene E. Alexander, this two-story Italian Renaissance apartment building also shows Prairie Style influenced broad, unadorned stuccoed surfaces, "Chicago-style" tripartite windows and a broadly overhanging flat roof. Verticality is achieved through the use of a centrally-located two-story recessed bay, which acts as a main entry on the ground floor, and a closed rail balconied light well on the second floor level. Italian Renaissance detailing is limited to the arched recessed ground-floor entry and thick brackets under the second-story balcony. In addition, the apartments were ideally situated along a streetcar line which ran along Indiana Street (1917-1949), and only one block from Park Boulevard. These routes provided rail and automobile access to Balboa Park, downtown San Diego, East San Diego, Hillcrest and the rest of San Diego.



26. UTM: 11/486311/3623200 Parcel #452-361-26
 3652 Indiana Street (2103-3-27) Construction Date: ca. 1941
 Legal Description: Blk 247, N 1/2 of Lot 53 & All of Lot 54 /
 St. Clsd Adj / University Hts, D'Hemecourt
 Map Amended

Zoning: MR-1000

Present Owner: St. Spyridon Hellenic Foundation (Corporation)
 3655 Park Boulevard
 San Diego, CA 92103

This two-story apartment building is an early 1940s example of the Monterey Revival tradition of the Spanish Colonial Revival style in California. It blends rural California imagery with functional, modern materials and construction. From the late 1920s to the early 1950s, many small to medium-scale apartment and motel groupings were designed in this style. After a brief period of disinterest, the style has undergone a resurgence in communities which sought to capitalize on their Hispanic origins. The apartment building was the first phase of the development of the corner of Indiana Street and Cypress Way by Earl E. Sorenson, a civil engineer. A second, much larger U-shaped apartment building was built in the late 1950s along Cypress Avenue. Access to both a streetcar line along Indiana Street and only one block from Park Boulevard provided rail and automobile access to Balboa Park, downtown San Diego, East San Diego, Hillcrest and the rest of San Diego.



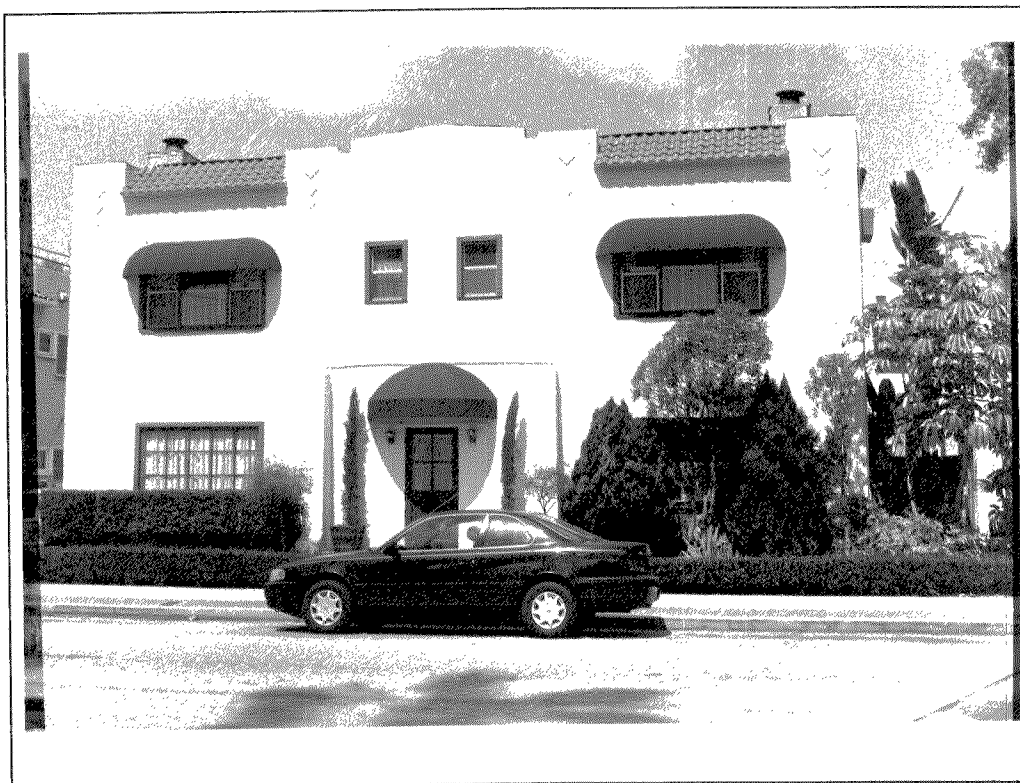
27. UTM: 11/486311/3623270 Parcel #452-214-10
 3710 Indiana Street (2103-3-27) Construction Date: 1927
 Legal Description: Blk 248, Lots 27-28 / University Hts,
 D'Hemecourt Map Amended
 Zoning: CN-2
 Present Owner: Lewis, Arthur E. Co., Inc.
 P.O. Box 33633
 San Diego, CA 92103

This two-story flat-roofed Italian Renaissance-influenced apartment building includes such Mediterranean detailing as a dentiled boxed cornice, decorative surrounds on the second-story windows and a highly decorative recessed central entry. Like many of the other Italian Renaissance-influenced apartments located within Park Boulevard's "Apartment Row," emphasis is given to the main entry. The arched entry is shielded by a gabled red tiled hood. Above the hood is a horizontal water table, which rests under twin casement windows. The structure was built in 1927 for Mary G. Lawson. In addition, the apartment was ideally situated along a streetcar line which ran along Indiana Street (1917-1949), and only one block from Park Boulevard. Both provided rail and automobile access to Balboa Park, downtown San Diego, East San Diego, Hillcrest and the rest of San Diego.



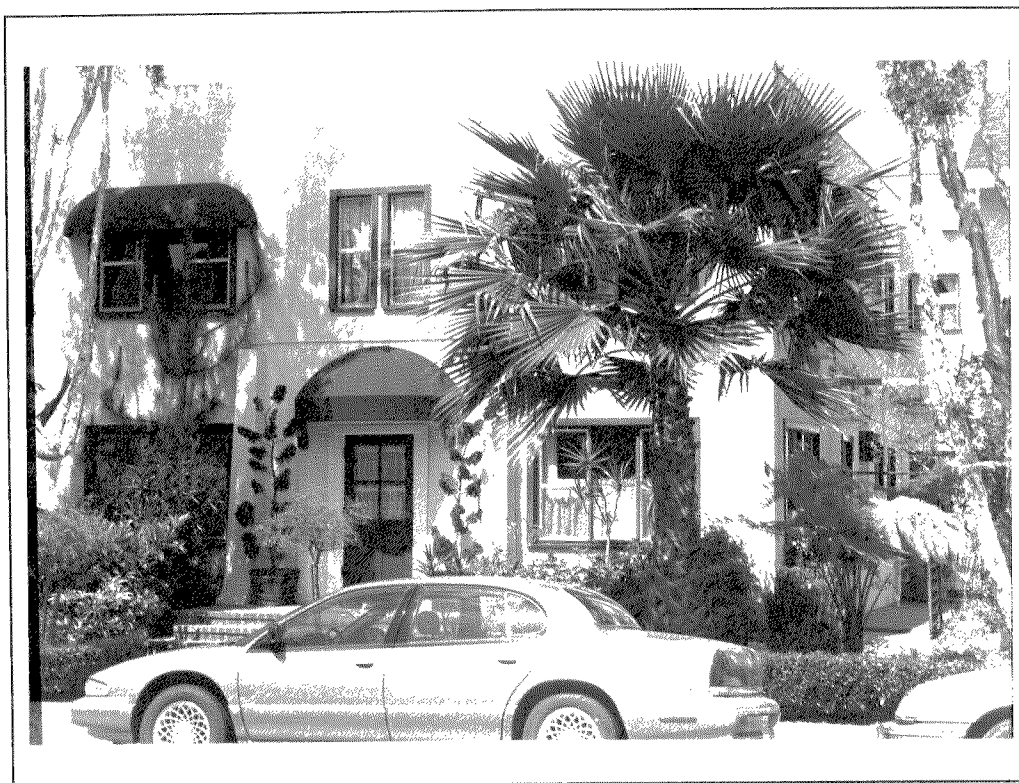
28. UTM: 11/486251/3623000 Parcel #452-481-04
 1634 Upas Street (2103-3-28) Construction Date: 1926
 Legal Description: Blk 245, Lots 8 & 9 / St. Clsd Adj /
 University Hts, D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Hall, Sheldon L. & Frank-Hall, Dixie; Drosch,
 Irma, et al
 P.O. Box 9638
 San Diego, CA 92169

This is one of five, two-story Italian Renaissance villa style apartment buildings developed between 1923-26 by the Broderick Land Company on and adjacent to the SW corner of Park Boulevard and Upas Street. Its construction is accredited to Edward F. Bryans, who built a great number of such structures along Apartment Row for the Broderick Land Company and other developers. Only eight minutes from downtown San Diego via Park Boulevard, it was also near the recreational amenities of Balboa Park. Besides representing the accumulative work of the Broderick Land Company, it also represents the high level of growth in this section of Park Boulevard known as "Apartment Row" in the 1920s. In addition, its allusion to a Renaissance Italian villa highlights the wishes of the developers of Park Boulevard's "Apartment Row," and all of Southern California for that matter, into a Mediterraneanized resort community.



29. UTM: 11/486200/3623010 Parcel #452-481-05
 1646 Upas Street (2103-3-29) Construction Date: 1925
 Legal Description: Blk 245, Lots 10-12 / St. Clsd Adj /
 University Hts, D'Hemecourt Map Amended
 Zoning: MR-1000
 Present Owner: American A-One Investment Company
 P.O. Box 15488
 San Diego, CA 92175

This is one of five two-story Italian Renaissance villa style apartment buildings developed between 1923-25 by the Broderick Land Company on or near the corner of Park Boulevard and Upas Street. It was built as part of a three-unit group around the house of Mr. and Mrs. Walter S. Broderick (3402 Park Boulevard). A small common patio area was shared by the tenants of this unit and its neighbors. Its construction is accredited to Edward F. Bryans, a prolific building contractor of the 1920s, who built a great number of such structures along Apartment Row for the Broderick Land Company and other developers. Only eight minutes from downtown San Diego by car via Park Boulevard it represents the high level of growth in this section of Park Boulevard known as "Apartment Row" in the 1920s. In addition, its allusion to a Renaissance Italian villa highlights the wishes of the developers of Park Boulevard's "Apartment Row," and Southern California for that matter, into a Mediterraneanized resort community.



30. UTM: 11/486276/3623010 Parcel #452-481-05
 1652 Upas Street (2103-3-30) Construction Date: 1925
 Legal Description: Blk 245, Lots 10, 11 & S 20 Ft of Lot 12 /
 St. Clsd Adj / University Hts, D'Hemecourt
 Map Amended
 Zoning: MR1-5000
 Present Owner: American A-One Investment Company
 P.O. Box 15488
 San Diego, CA 92175

This is one of five, two-story Italian Renaissance villa style apartment buildings developed ca. 1923-25 by the Broderick Land Company on or near the corner of Park Boulevard and Upas Street. It was built as part of a three-unit group around the converted house of Mrs. Broderick (3402 Park Boulevard). A small common patio area was shared by the tenants of this unit and its neighbors. Its construction is accredited to Edward F. Bryans, a prolific building contractor of the 1920s, who built a great number of such structures along Apartment Row for the Broderick Land Company and other developers. Only eight minutes from downtown San Diego by car via Park Boulevard it represents the high level of growth in this section of Park Boulevard known as "Apartment Row" in the 1920s.



31. UTM: 11/ Parcel #452-482-09
 1714 Upas Street (2103-3-31) Construction Date: 1926
 Legal Description: Portion of Block 246, University Hts,
 D'Hemecourt Map Amended
 Zoning: MR1-5000
 Present Owner: Hann, Dorothy J.
 <LE> Martinez, Patricia A, TR (1/2) &
 Hahn, Luis S (1/2)
 San Diego, CA 92103

This is a rare example of the late use of the Mission Revival style adapted onto a two-story rectangular apartment building. The Mission Revival is expressed in the raised curvilinear gables at either end of the red tile pent roof over the front elevation. Out of the center of the front elevation is a projecting porch, the roof of which serves as a closed rail deck for the second-story tenants. Wrought iron spears hold up a fabric awning over the deck. Fenestration along the second floor consists of "Chicago-style" tripartite windows with wrought iron balconettes; while arched double casement windows, behind wrought iron grills, are arranged along the ground floor. The entire ground floor is almost obscured by foundation plantings. Located along a quiet side street, the apartment is set high up from the street, and offers an excellent view of Balboa Park and the mountains to the southeast. It was built by Charles H. Williams in 1926.



31. UTM:
1616-1628 Upas Street
Legal Description:

Assessor Parcel Number #452-481-16
Construction Date: 1920's

Zoning:
Present Owner:

Spanish colonial revival court yard apartments. Contributing resource to the district.



32. UTM:
1624 Myrtle Avenue
Legal Description:

Assessor Parcel Number #452-363-31
Construction Date: 19__

Zoning:
Present Owner:

Mission revival court yard apartments, one and two story units.
Contributing resource to district.

6. PARK BLVD.
RENTAL/
MODERNE HIST.
DISTRICT

CONTENTS

6. Park Boulevard Revival/Moderne Historic District

- a. Boundary Description
- b. Boundary Justification
- c. District Map
- d. Statement of Significance from the Greater North Park Survey
- e. Historical Significance from the Greater North Park Survey
- f. Architectural Significance from the Greater North Park Survey
- g. The City of San Diego Historical Site Board Report
- h. State of California the Resources Agency Department of Parks and Recreation, Primary Record
- i. Tabular List of Contributing and Individually Significant Structures within the District
- j. District Forms and DPRs prepared for the Greater North Park Survey

6. Park Boulevard Revival/Moderne Historic District

a. Boundary Description

The proposed district boundary begins at the alley intersection of w/e alley between Robinson and Pennsylvania Avenues and the 45 degree angle alley between Park Boulevard and Robinson. The line continues north at a 45 degree angle to mid block between Park and the alley east of Centre Street. From there it goes due north to the mid block between University Avenue and Essex Street. The boundary then travels west to Centre Street turning north to University Avenue. It travels along University eastward to the mid block between Georgia and Florida Streets then goes south to Robinson. From there it travels east to the intersection of Park, Indiana and Robinson then goes northwesterly at a 45 degree angle to just north of Pennsylvania Avenue returning at a 90 degree angle to the point of origin.

b. Boundary Justification

The proposed boundary encompasses the highest concentration of Egyptian stylized architecture as well as examples from the Moderne era both contemporaneous to each other. The boundary also addresses Park Boulevard as the core arterial and is contiguous to the Park Boulevard Apartment Row Historic District.

c. District Map



Boundaries of the potential Park Boulevard Revival/Moderne Historic District.

SAN DIEGO'S "EGYPTIAN BLOCK"

STATEMENT OF SIGNIFICANCE

San Diego's "Egyptian Block" consists of four 1920s-era Egyptian Revival mixed-use commercial and residential buildings concentrated within a two-block area along Park Avenue, between University and Robinson Avenues. Included are several other structures contiguous to, and ancillary to these buildings which represent the evolution of the various architectural styles and building forms used for commercial/residential development, from the Period Revivals of the 1920s, to the more austere Modern movement of the 1930s to 1950s. This development has left a concentrated collection of rare reminders of past architectural trends, tastes and a look at the social, commercial and physical influences which helped shape a neighborhood.

The structures also represent the development of the area as a major streetcar/automobile-oriented commercial/residential district after WWI. Park Boulevard (originally named "Midland Drive") had been installed through Balboa Park prior to the opening of the 1915 California-Panama Exposition to facilitate access to the attractions along the Prado. In addition, in 1917 an electric streetcar line was continued up from the eastern most entrance of the Prado, north to Indiana Street, where it eventually connected with University Avenue. However, while examples of pre-1920s Craftsman style single-family houses can be found within and along the periphery of the study area, it is the dedication of a transcontinental highway in 1923, terminating at San Diego, which generated residential and commercial development along Park Boulevard north of Balboa Park.

By the early 1920s, mass production techniques learned during the First World War in the production of war material by American factories were transferred to the production of automobiles. Vast numbers of relatively inexpensive-priced automobiles were available to the general public. An overall healthy post war economy also contributed to raising the standards of living of a great number of Americans. Americans also found themselves with more leisure time. Capitalizing on this, articles in the publications of the Automobile Club of Southern California and the efforts of the Chambers of Commerce of both Los Angeles and San Diego to advertise in eastern travel magazines, extolled the area's Mediterranean climate, beaches and historic attractions.

Between 1923 and 1926, the final links of a transcontinental highway from Savannah, Georgia to San Diego were completed. Joined by two other major highway routes from New York and St. Augustine, respectively, it provided an all-weather southern route to San Diego and the rest of Southern California. This, and the paving of the Coast Highway from Los Angeles to San Diego, plus the development of Tijuana as a tourist mecca in Prohibition-era California, accelerated San Diego's role as an

automobile-oriented recreation center in the 1920s. Motorists travelling the final link of Highway 80 (as it was named in 1926) along El Cajon Boulevard, could choose between continuing west along Washington Street to the grade down to Pacific Highway or south along Park Boulevard. Thus, Park Boulevard became a major junction in the southern route of the first all-weather transcontinental highway to San Diego, offering access to downtown San Diego through the heart of Balboa Park.

It was the hoped for influx of motoring tourists and potential future residents which precipitated a major increase in residential housing in San Diego during the 1920s. In addition, San Diego's own local business economy was booming at this time through the development of its agricultural, mining, tuna and aircraft industries. Augmenting this was the development of the harbor and tidelands as a major west coast naval base.

In response to a major influx of new residents during the 1920s, real estate speculators purchased and subdivided parcels of land in already platted additions. They installed the infrastructure--water and sewer hook-ups, street lighting, curbs, sidewalks, paving, and street trees. While most developers of large-scale building projects hired architects to design their buildings, most smaller-scale developments were carried out by general contractors. These highly skilled craftsmen (typically originally carpenters or masons) would build substantial homes or buildings from a catalog of prepared building plans. While not considered "prefabricated" in the modern sense, the existence of ready-made plans shortened the planning and developmental stage, which allowed for the erection of a large number of like structures. It was the individuality of the developer, in consultation with the general contractor, and the popularity of certain stylistic or "fad" architectural movements, which contributed to variations of styles over the years.

One of these speculative real estate developers was Grant A. Bush. On June 4, 1926, Bush was selling lots in his newly platted G.A. Bush Addition in Hillcrest, east of 6th Street, along University Avenue. Twenty-six days later, Bush showcased the opening of an exotic, Egyptian Revival movie palace at 3812 Park Boulevard. Bush, owner of the Bush Theater in downtown San Diego, commissioned local architect Frank W. Stephenson to design an impressive movie house in the Egyptian Revival style at this location. Reminiscent of the monumental pylons or gateways to Egyptian temples, local contractor William G. Reed scored the stuccoed surfaces to resemble cut sandstone. The Egyptian Revival, particularly, lent an exotic, mysterious theatricality to movie-palace designs of the 1920s. The theater was the cornerstone to a high concentration of like commercial buildings in the area. Known as the Bush Egyptian Theater, a real estate office operated out of what today is the box office (Most of the

Egyptian motif was hidden behind a Mondrian-modern glass walled lobby in 1954).

Concurrent with the popularity in the 1920s with period revival architecture, based upon Spanish Colonial and Italian Renaissance antecedents, was the even more exotic Egyptian Revival. The discovery of King Tutankhamen's tomb by Egyptologist Howard Carter in 1922 created a fad for things Egyptian. Although British, Carter was assisted by archaeologist and photographers from the Metropolitan Museum of Art in New York. This, and the fact that the event received national attention in the American news media, added a sense of national and personal pride in the discoveries.

Coinciding with the popularity of Egyptian art and architecture was the development of a new phase in the advancement of "modernism" in architecture. Originating in Europe after WWI, it was termed "Art Deco" from the Exposition des Arts Decoratifs de Paris in 1925. Architects and designers were trying to find different ways to express the rapid growth of new lifestyles after WWI. Advocates of the new style broke with tradition and reached back deep into the past to include Oriental, African, Aztec, Mayan and Native American designs. These styles quickly became the latest architectural fashion for large homes, skyscrapers and movie theaters.

The Egyptian Revival's use of clean lines and rectilinear geometrical forms lent itself well with the Art Deco movement. Verticality tended to be emphasized by tall, battered-walled pylons, resembling entrances to Egyptian temples, and thick lotus crowned columns and gorge-and-roll cornices. In line with Art Deco's use of abstract relief wall ornament was the use of vulture-winged sun disks, Pharaoh heads and cavetto cornices. Unlike the earlier Egyptian Revival of the 1830s-1850s (itself brought about by earlier discoveries of Egyptian art and architecture by Napoleon's armies in Egypt), instead of rough, random-coursed ashlar finishes, walls were often cement or stucco finishes scored to resemble cut stone.

While the earlier phase of Egyptian revival in this country was applied to buildings associated with eternity and the afterlife--churches, prisons and cemeteries, the styles potential for exotic, mysterious theatricality lent itself well towards movie theater design in the 1920s. The Bush Egyptian Theater served as the keystone to the development of a core of Egyptian Revival buildings within the study area. Other Egyptian Revival buildings influenced by the theater included: the Egyptian Court Apartments (3770 Park Boulevard), Pharaoh Court Apartments (3783 Park Boulevard) and the Tinker & Robbins Gas Station (3752 Park Boulevard). Both the garage and the theater have undergone alterations and remodeling, yet elements of their Egyptian "heritage" remain in scrolled surfaces and ornamentation.

The Egyptian Revival also reached out to influence the surrounding buildings in the study area. While designed in the Italian Renaissance Revival vocabulary, the Blake Apartments (3791 Park Boulevard), built in 1928, were renamed the Gemmell Apartments in 1930. Again re-named the Nile Apartments in 1932, Egyptian-style lettering on its neon sign, and the stepped design of its remodelled front doors, both show strong Egyptian Revival/Art Deco influences. Two buildings down, next door to the Pharaoh Court Apartments, Collin's Grocery was re-named the Egyptian Public Market in 1929. Five buildings north, on the southeastern corner of University Avenue and Park Boulevard, the 1926-built Phillips building showed Egyptian Revival influence in its evenly-spaced pilasters, which were attached to the facade from the sidewalk up to the roof line. Over the years, it was the home of several pharmacies, with offices housed on the second floor. Sometime in the late 1940s or early 1950s, most of its Egyptian Revival decoration was removed.

Because Park Boulevard, between University Avenue and Robinson Street, shared both streetcar and automobile traffic, its architecture reflects both pedestrian and automobile traffic-oriented buildings. One of the earliest recognized structures in the study area is a bungalow court (Priscilla Court, built 1923). Two other bungalow courts have been included (the Palace Court and the Egyptian Court Apartments, built in 1924 and 1926, respectively). However, there is also a large number of like courts north of the study area along Park Boulevard, which typifies the area's attraction as, what contemporary newspapers reports referred to as "the Boulevard of Courts." Bungalow courts were uniquely Californian in concept and provided relatively cheap, comfortable housing for the large influx of visitors and permanent residents coming into the city.

The development of the other commercial buildings along Park Boulevard also reflects the evolution of mixed-use multi-family/commercial buildings to single-use, free-standing units. Many of the apartment buildings built along Park Boulevard in the 1920s had large storefront windows which allowed pedestrians, who were transferring streetcars, to look inside. As the automobile became more popular and numerous after 1926, and as speeds along the street increased, the uniformity of the storefronts would appear as just a blur to the passing motorist. Businesses adapted by having the shape of the building itself serve as an indicator of what products and services were inside. Expanding chain operations, such as grocery or dry cleaners, would build single enframed structures which stood out as prominent individual facilities instead of occupying one or two units in a grouping of storefronts in a large building. Horizontal emphasis implied speed through "streamlined" rounded surfaces. By the 1930s, a building's facade would suggested a sleek, mass-produced object, reflecting the highly influential field of industrial

design that was to predominate commercial architecture from the late 1920s to the 1950s.

Alterations to the theater and to a bar north of the Egyptian Court (Once named the Garden of Allah, it was remodeled after a fire gutted it and re-christened "The Flame"), during the 1950s reflect the influence of the new International Style's penchant for a total lack of ornamentation. Introduced into the United States from Europe in the mid-1920s, the International Style was promoted by European architects, like Le Corbusier in France and Walter Gropius and Mies van der Rohe in Germany, who were trying to design buildings exploiting modern materials and technology.

However, Americans as a whole tended to favor period revival houses reflecting past traditions. During the 1930s, several distinguished German architects emigrated to the United States to escape persecution in Nazi Germany. The concepts they brought with them had a profound effect on American architecture. What came to be known in this country as the "Modern" or "International Style," rejected the use of historical references as the Egyptian and other revivals did. It entailed new concepts of form and space; no longer did a building merely enclose space, it was considered as an abstract shape occupying space. The use of the straight line and the absence of ornamentation set the style which would dominate architecture and city planning for over fifty years.

During the post-war years the economy of the area slowed due to the removal of the city's streetcar lines in 1949. The intersection of University Avenue and Park Boulevard no longer held its importance as a passenger transfer point. In addition, expansion of automobile-oriented commercial and residential areas along El Cajon Boulevard and east of Euclid Street along University Avenue further exacerbated the situation. However, this caused a lessening of pressure for commercial development along Park Avenue, which has helped to somewhat preserve the area's pre-1950s ambiance.

The Post-Modern movement of the late 1960s, rejected the Modernist's attitude that it was necessary to "re-invent the wheel" with every modern building. Incorporating past styles into contemporary building design, the Post-Modern movement, and the preservation movement of the late 1960s-mid-1970s, greatly influenced preservationist attitudes towards pre-1950s commercial and residential architecture. Both movements helped to reduce our culture's obsession with newness for its own sake.

Concerns with limited resources has led energy-conscious city and transportation planners and community leaders, nation-wide, looking towards historic patterns of pre-1950s mixed-use commercial and residential development for possible solutions. This has instilled a renewed interest in their preservation, not

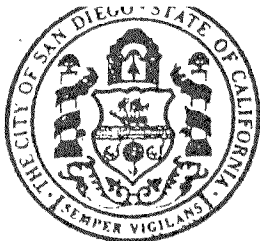
only for the sake of preservation, but as study guides for future planning. In addition, learning how these early commercial and residential areas developed, not only reveals much about the world of previous generations, but also places the architectural styles of our present commercial development and business practices in a clearer perspective.

Prepared by:
Alexander D. Bevil
Land Use Historian
July 29, 1992

REFERENCES

- Blumenson, John J.-G. Identifying American Architecture: a Pictorial Guide to Styles and Terms, 1600-1945. Nashville: American Association for State and Local History, 1981.
- "Boulevard of Courts Receives Latest Addition." San Diego Union. (Building and Development Section). 9 May 1927, 12.
- Christman, Florence. The Romance of Balboa Park. San Diego: San Diego Historical Society, 1985.
- City of San Diego. California Room, San Diego Public Library. Sanborn Fire Insurance Map Books, 1921-1970; San Diego City and County Directories, 1886-1984.
- _____. Department of Water Utilities. Sewer and Water Permits.
- _____. Planning Department/Urban Conservation Section. Park Boulevard Revival/Modern Historic District. 1989.
- _____. Office of the City Clerk. Resolution # 9107243. 24 Jul 1991. Historic Designation of Egyptian Court Apartments.
- _____. Office of the City Clerk. Records Center. Lot Books, 1873-1930: Books 1 through 178 of 178.
- "Courting Your Attention." San Diego Union. (Advertisement for the Tenneson Court). 22 May 1927, 7.
- Curtis, James R. and Larry Ford. "Bungalow Courts in San Diego: Monitoring a Sense of Place." Journal of San Diego History. 34 (Spring 1998): 79-92.
- Ford, Lawrence R. "The Enduring Romantic Cottage: Rethinking Historic Preservation." Landscape. 29 (1986): 17-23.
- _____. "The Historical Evolution of the San Diego Cityscape. As found in San Diego: an Introduction to the Region. ed. Philip Pryde, 189-207. Dubuque: Kendall/Hunt, 1984.
- Forward, Robert H. "Mathias F. Heller, the Cash Grocer." Journal of San Diego History. 22 (Fall 1986): 217-229.
- Gebhard, David and Robert Winter. A Guide to Architecture in Los Angeles & Southern California. Santa Barbara: Peregrine Smith, Inc., 1977.

- Hobbs-Hamlay, Helen McCormick. "The Development of Egyptian Revival Architecture in San Diego County." Journal of San Diego History. 38 (Spring 1992): 93-112.
- Longstreth, Richard. The Buildings of Main Street: a Guide to American Commercial Architecture. Washington, D.C.: National Trust for Historic Preservation, 1987.
- McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1989.
- "New Bungalow Court Nears Completion." San Diego Union. (Building and Development Section). 4 May 1924, 2.
- Olten, Carol. "Tut, Tut, Egyptian Revival's Not Dead Yet." San Diego Union. 19 May 1991, F1.
- Sanborn Map Company. Insurance Maps of San Diego: 1921-70. New York: Sanborn Map Company, 1921-1970.
- Weinberg, Nathan. "Historic Preservation and Tradition in California: The Restoration of Missions and the Spanish Colonial Revival." Ph.D. dis., University of California Davis, 1974.



The City of San Diego

HISTORICAL SITE BOARD

CITY ADMINISTRATION BUILDING • COMMUNITY CONCOURSE MS4A • SAN DIEGO, CALIF. 92101

REPORT

Egyptian Revival Buildings

TWENTIETH CENTURY EVENTS

Egyptian Revival buildings show two significant advancements in the development of architectural styles in the twentieth century. First, they illustrate a technological innovation that was developed after World War I. Revivalists styles, or styles that reflect a correct interpretation of a style from the past, were traditionally built of solid masonry with elaborate patterns of decorative stonework or brickwork exposed on the facades. In the early 1920's, inexpensive techniques were perfected for adding a thin veneer of brick or stone to the exterior of a wooden-framed building. The result was a burst of period styles drawing on the complete spectrum of Old World landmark and Colonial American styles.

At this same time, the uncovering of Tutankhamun's tomb in 1922 by archaeologist Howard Carter created an Egyptian craze in this country. Throughout the 1920's, the public followed media reports on each phase of the excavations of Tut's tomb as well as the restoration of the Sphinx in Egypt in 1925.

Taking advantage of this "fad" and the new building technology, many architects were designing Egyptian Revival commercial and residential buildings to be built throughout the country.

The popularity of Egyptian architecture also reflects a new phase in the advancement of modernism in architecture. The Exposition des Arts Decoratifs held in Paris in 1925 supplied the impetus for the rise of Modernistic Architecture in the late twenties. The term Art Deco comes from the name of this exposition. The identifying features of Art Deco architecture include: smooth wall surfaces, usually of stucco; zigzags; chevrons; and other stylized and geometric motifs. The clean lines and geometric qualities of Egyptian Revival architecture lent itself very well to the art deco "look" which was so popular. Because of this,

Egyptian Revival architecture has become identified as an Art Deco style.

SAN DIEGO

Five examples of Egyptian revival architecture still exist in San Diego. The 3700 and 3800 blocks of Park Boulevard contain an unusual cluster of Egyptian Revival buildings. These buildings include: an auto garage at 3752 park Boulevard built in 1926; the Egyptian Court apartments at 3772 Park Boulevard designed and built in 1925-26 by Paul Carle; the Pharoah Egyptian Apartments at 3785-89 Park Boulevard built in 1928; the Park Theater at 3812 Park Boulevard designed by Frank W. Stephenson and built in 1926, and the Big City Liquor building at 4749 University Avenue, built in 1925 and 1927.

San Diego's climate made it a logical location for the Egyptian style. The building's flat roofs and open courtyards were well suited to San Diego's sunny days and snow-free winters. The explanation for the cluster of buildings in this style on Park Boulevard may simply be that this area was being developed in the middle to later twenties at the very time the Egyptian style was at its peak.

Egyptian Revival buildings are significant reminders of the social and architectural history of the 1920's. They reflect the taste in styles and technological advancements of the period. The five Egyptian style buildings in San Diego are rare examples of this style. There are only two Egyptian buildings in San Diego County besides these five. The fact that the four buildings on Park Boulevard form a cluster of Egyptian buildings is a unique feature not found anywhere else in the western United States and possibly in the whole Country.

Prepared by:

Corey Jon Braun
City of San Diego,
Planning Department

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 1

*Resource Name or #: _____

P1. Other Identifier: San Diego "Egyptian Block"

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad 112

Date _____

T _____

R _____

1/4 of _____

1/4 of Sec _____

B.M. _____

c. Address 3700-3800 Park Boulevard

City San Diego

Zip 92103

d. UTM: (Give more than one for large and/or linear feature)

Zone 11

mE/ _____

mN _____

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

A 486220"3622000

B 486220"3623300

C 486600"3623300

D 486600"3622000

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

Cross-Corridor: University Avenue

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

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

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

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1924-46F

*P7. Owner and Address:

See following forms

*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)

Project Related

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

*Attachments: ☒ NONE

☐ Archaeological Record

☐ Photograph Record

☐ Location Map

☐ District Record

☐ Other: (List) _____

☐ Sketch Map

☐ Linear Feature Record

☐ Continuation Sheet

☐ Milling Station Record

☐ Building, Structure and Object Record

☐ Rock Art Record

☐ Artifact Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: _____

B1. Historic Name: San Diego "Egyptian Block"

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

*B5. Architectural Style: _____

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

Alterations: Facade alterations ca. 1940's - 50's on certain sites

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

*B8. Related Features:

03-Multiple family properties, 06-commercial building

B9a. Architect: See following attached f. b. Builder: See following attached forms

*B10. Significance: Theme Comm/resid. Develp. & Arch. Area University Heights

Period of Significance 1924-1946 Property Type District Applicable Criteria 30

(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) Includes one locally designated site

*B12. References:

See following statement of
significance

(Sketch Map with north arrow required)

B13. Remarks:

*B14. Evaluator: Alex D. Bevil

Date of Evaluation: 07/28 1992

(This space reserved for official comments.)

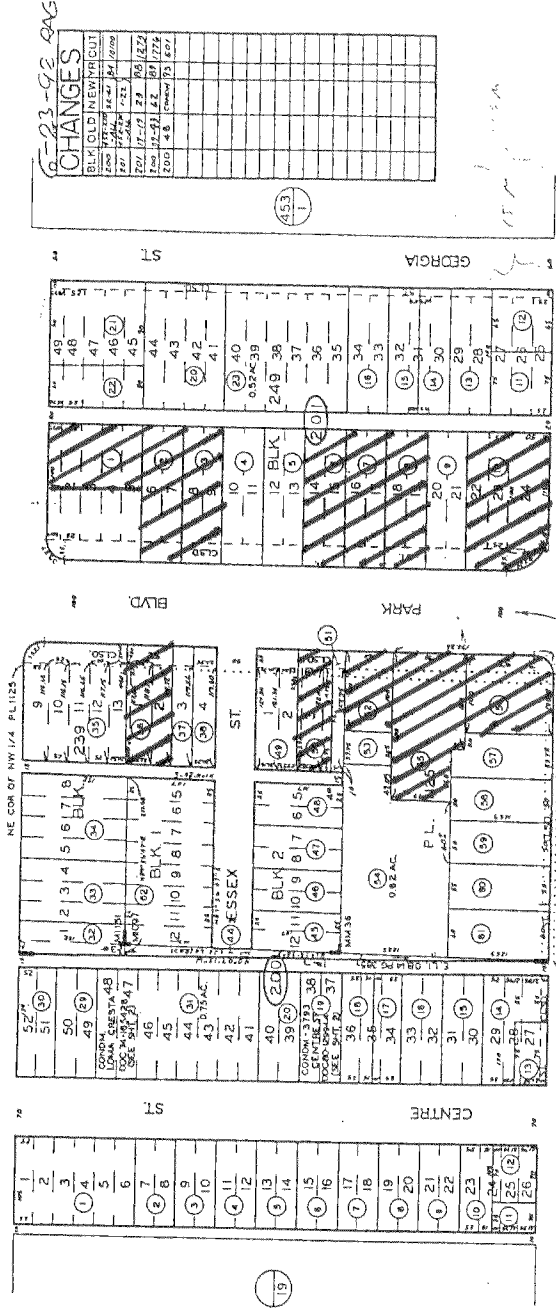
452-20
SHT. 1 OF 2
1"=100'

66 SHT. 1

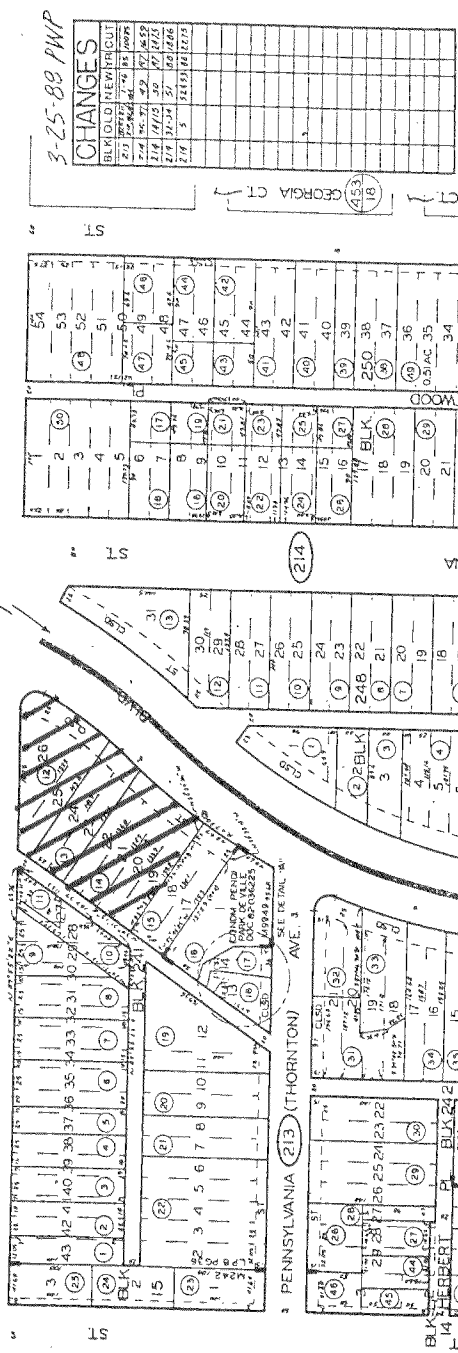
CENTER LN.

UNIVERSITY

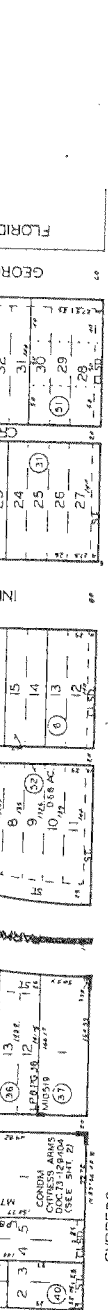
AVE.



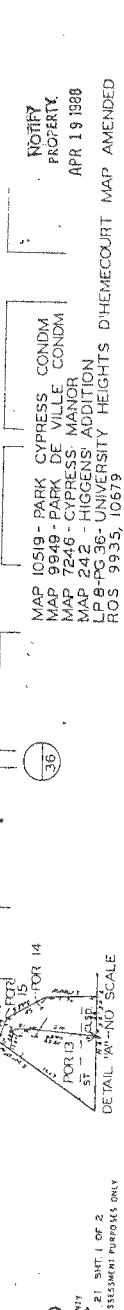
AVE.



AVE.

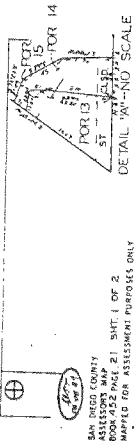


AVE.



NOTIFY
PROPERTY
APR 19 1988

10519 - PARK CYPRESS CONDM
MAP 9948 - PARK DE VILLE CONDM
MAP 7246 - CYPRESS MANOR
MAP 242 - HIGGINS ADDITION
LPB-PC 36 - UNIVERSITY HEIGHTS DHEMECOURT MAP AMENDED
ROS 9935, 10679



DETAIL MAP SCALE

23-92 QAG

CHANGES

BLK	OLD	NEW	PROUT
200	17-17	29	60
201	17-17	29	60
202	17-17	29	60
203	17-17	29	60
204	17-17	29	60
205	17-17	29	60
206	17-17	29	60
207	17-17	29	60
208	17-17	29	60
209	17-17	29	60
210	17-17	29	60
211	17-17	29	60
212	17-17	29	60
213	17-17	29	60
214	17-17	29	60
215	17-17	29	60
216	17-17	29	60
217	17-17	29	60
218	17-17	29	60
219	17-17	29	60
220	17-17	29	60
221	17-17	29	60
222	17-17	29	60
223	17-17	29	60
224	17-17	29	60
225	17-17	29	60
226	17-17	29	60
227	17-17	29	60
228	17-17	29	60
229	17-17	29	60
230	17-17	29	60
231	17-17	29	60
232	17-17	29	60
233	17-17	29	60
234	17-17	29	60
235	17-17	29	60
236	17-17	29	60
237	17-17	29	60
238	17-17	29	60
239	17-17	29	60
240	17-17	29	60
241	17-17	29	60
242	17-17	29	60
243	17-17	29	60
244	17-17	29	60
245	17-17	29	60
246	17-17	29	60
247	17-17	29	60
248	17-17	29	60
249	17-17	29	60
250	17-17	29	60
251	17-17	29	60
252	17-17	29	60
253	17-17	29	60
254	17-17	29	60
255	17-17	29	60
256	17-17	29	60
257	17-17	29	60
258	17-17	29	60
259	17-17	29	60
260	17-17	29	60
261	17-17	29	60
262	17-17	29	60
263	17-17	29	60
264	17-17	29	60
265	17-17	29	60
266	17-17	29	60
267	17-17	29	60
268	17-17	29	60
269	17-17	29	60
270	17-17	29	60
271	17-17	29	60
272	17-17	29	60
273	17-17	29	60
274	17-17	29	60
275	17-17	29	60
276	17-17	29	60
277	17-17	29	60
278	17-17	29	60
279	17-17	29	60
280	17-17	29	60
281	17-17	29	60
282	17-17	29	60
283	17-17	29	60
284	17-17	29	60
285	17-17	29	60
286	17-17	29	60
287	17-17	29	60
288	17-17	29	60
289	17-17	29	60
290	17-17	29	60
291	17-17	29	60
292	17-17	29	60
293	17-17	29	60
294	17-17	29	60
295	17-17	29	60
296	17-17	29	60
297	17-17	29	60
298	17-17	29	60
299	17-17	29	60
300	17-17	29	60

3-25-88 PWP

CHANGES

BLK	OLD	NEW	PROUT
200	17-17	29	60
201	17-17	29	60
202	17-17	29	60
203	17-17	29	60
204	17-17	29	60
205	17-17	29	60
206	17-17	29	60
207	17-17	29	60
208	17-17	29	60
209	17-17	29	60
210	17-17	29	60
211	17-17	29	60
212	17-17	29	60
213	17-17	29	60
214	17-17	29	60
215	17-17	29	60
216	17-17	29	60
217	17-17	29	60
218	17-17	29	60
219	17-17	29	60
220	17-17	29	60
221	17-17	29	60
222	17-17	29	60
223	17-17	29	60
224	17-17	29	60
225	17-17	29	60
226	17-17	29	60
227	17-17	29	60
228	17-17	29	60
229	17-17	29	60
230	17-17	29	60
231	17-17	29	60
232	17-17	29	60
233	17-17	29	60
234	17-17	29	60
235	17-17	29	60
236	17-17	29	60
237	17-17	29	60
238	17-17	29	60
239	17-17	29	60
240	17-17	29	60
241	17-17	29	60
242	17-17	29	60
243	17-17	29	60
244	17-17	29	60
245	17-17	29	60
246	17-17	29	60
247	17-17	29	60
248	17-17	29	60
249	17-17	29	60
250	17-17	29	60
251	17-17	29	60
252	17-17	29	60
253	17-17	29	60
254	17-17	29	60
255	17-17	29	60
256	17-17	29	60
257	17-17	29	60
258	17-17	29	60
259	17-17	29	60
260	17-17	29	60
261	17-17	29	60
262	17-17	29	60
263	17-17	29	60
264	17-17	29	60
265	17-17	29	60
266	17-17	29	60
267	17-17	29	60
268	17-17	29	60
269	17-17	29	60
270	17-17	29	60
271	17-17	29	60
272	17-17	29	60
273	17-17	29	60
274	17-17	29	60
275	17-17	29	60
276	17-17	29	60
277	17-17	29	60
278	17-17	29	60
279	17-17	29	60
280	17-17	29	60
281	17-17	29	60
282	17-17	29	60
283	17-17	29	60
284	17-17	29	60
285	17-17	29	60
286	17-17	29	60
287	17-17	29	60
288	17-17	29	60
289	17-17	29	60
290	17-17	29	60
291	17-17	29	60
292	17-17	29	60
293	17-17	29	60
294	17-17	29	60
295	17-17	29	60
296	17-17	29	60
297	17-17	29	60
298	17-17	29	60
299	17-17	29	60
300	17-17	29	60

HISTORICAL GREATER MID-CITY SAN DIEGO PRESERVATION STRATEGY

Page 1

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
452-200-30	1701-17			UNIVERSITY	AVENUE	1926	SPANISH COLONIAL REVIVAL	IS-D-PARK BLVD REVIVAL/ MODERN	DPR	COMMERCIAL	GOOD
452-200-34	1751			UNIVERSITY	AVENUE	1915	MISSION REVIVAL	IS-D-PARK BLVD REVIVAL/ MODERN	DPR	RESIDENTIAL MF	GOOD
452-200-36	3812			PARK	BLVD	1926	EGYPTIAN REVIVAL	IS-D-PARK BLVD REVIVAL/ MODERN	DIST/ DPR	COMMERCIAL	GOOD
452-200-48	1727			ESSEX	STREET	1911	CRAFTSMAN	CS-D-PARK BLVD REVIVAL/ MODERN	DPR	RESIDENTIAL SF	GOOD
452-200-50	3790			PARK	BLVD	1938	ART MODERNE	IS-D-PARK BLVD REVIVAL/ MODERN	DIST/ DPR	COMMERCIAL	GOOD
452-200-52	3780			PARK	BLVD	1946 & 1955	INTERNATIONAL	IS-D-PARK BLVD REVIVAL/ MODERN	DIST/ DPR	COMMERCIAL	GOOD
452-200-55	3770-74			PARK	BLVD	1925	EGYPTIAN REVIVAL	IS-D-PARK BLVD REVIVAL/ MODERN	DIST/ DPR	COURTYARD	GOOD
452-200-56	3752			PARK	BLVD		EGYPTIAN REVIVAL	IS-D-PARK BLVD REVIVAL/ MODERN	DIST/ DPR	COMMERCIAL	GOOD
452-201-01	1807-21			UNIVERSITY	AVENUE	1923	COLONIAL REVIVAL	IS-D-PARK BLVD REVIVAL/ MODERN	DIST/ DPR	COURTYARD	GOOD

Architect Milford Wayne Donaldson, FAIA, Inc.
 IS Architecture
 RNP/Roesling Nakamura Architects, Inc.

• 530 Sixth Avenue, San Diego, CA 92101 • (619) 239-7888
 • 4191 Stephens Street, San Diego, CA 92103 • (619) 296-1195
 • 363 Fifth Avenue, San Diego, CA 92101 • (619) 233-1023

HISTORICAL GREATER MID-CITY SAN DIEGO PRESERVATION STRATEGY

Page 2

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
452-201-02	3821-27			PARK	BLVD	1927	SPANISH COLONIAL REVIVAL	IS-D-PARK BLVD REVIVAL/ MODERN	DIST/ DPF	COMMERCIAL	GOOD
452-201-03	3811-15			PARK	BLVD	1930	SPANISH COLONIAL REVIVAL	IS-D-PARK BLVD REVIVAL/ MODERN	DIST/ DPF	COMMERCIAL	GOOD
452-201-06	3791-95			PARK	BLVD	1928	ITALIAN RENAISSANCE	IS-D-PARK BLVD REVIVAL/ MODERN	DIST/ DPR	COMMERCIAL	GOOD
452-201-07	3783-89			PARK	BLVD	1928	EGYPTIAN REVIVAL	IS-D-PARK BLVD REVIVAL/ MODERN	DIST/ DPR	COMMERCIAL	GOOD
452-201-08	3771-81			PARK	BLVD	1927	SPANISH COLONIAL REVIVAL	IS-D-PARK BLVD REVIVAL/ MODERN	DIST/ DPR	COURTYARD	GOOD
452-201-09	3767-69			PARK	BLVD	1910	CRAFTSMAN	IS-D-PARK BLVD REVIVAL/ MODERN	DPR	RESIDENTIAL SF	GOOD
452-201-10	3755-59			PARK	BLVD	1940	ART MODERNE/ART DECO	IS-D-PARK BLVD REVIVAL/ MODERN	DIST FRM/ DPR	COMMERCIAL	FAIR
452-201-12	3756			GEORGIA	STREET	1928	SPANISH COLONIAL REVIVAL	IS-D-PARK BLVD REVIVAL/ MODERN	DPR	RESIDENTIAL SF	GOOD
452-201-14	3770			GEORGIA	STREET	1928	SPANISH COLONIAL REVIVAL	IS-D-PARK BLVD REVIVAL/ MODERN	DPR	RESIDENTIAL SF	GOOD

Architect Milford Wayne Donaldson, FAIA, Inc.
 IS Architecture
 RNP/Roesling Nakamura Architects, Inc.

• 530 Sixth Avenue, San Diego, CA 92101 • (619) 239-7888
 • 4191 Stephens Street, San Diego, CA 92103 • (619) 296-1195
 • 363 Fifth Avenue, San Diego, CA 92101 • (619) 233-1023

HISTORICAL GREATER MID-CITY SAN DIEGO PRESERVATION STRATEGY

Page 3

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
452-201-16	3784-88			GEORGIA	STREET	1923	COLONIAL REVIVAL	IS-D-PARK BLVD REVIVAL/ MODERN	DPR	RESIDENTIAL SF	GOOD
452-213-12 & 13	3736-48			PARK	BLVD		ART MODERNE	IS-D-PARK BLVD REVIVAL/ MODERN	DIST/ DPR	COMMERCIAL	GOOD
452-213-14	3718-32			PARK	BLVD	1924	SPANISH COLONIAL REVIVAL	IS-D-PARK BLVD REVIVAL/ MODERN	DIST/ DPR	COURTYARD	GOOD
452-213-15	3712			PARK	BLVD	1914	CRAFTSMAN	IS-D-PARK BLVD REVIVAL/ MODERN	DPR	RESIDENTIAL SF	GOOD
453-011-10	1910			ROBINSON	AVENUE	1937	ART MODERNE	IS-D-PARK BOULEVARD	DIST/ DPR		GOOD

wp80/94651districtapb1a

Architect Milford Wayne Donaldson, FAIA, Inc.
 IS Architecture
 RNP/Roesling Nakamura Architects, Inc.

• 530 Sixth Avenue, San Diego, CA 92101 • (619) 239-7888
 • 4191 Stephens Street, San Diego, CA 92103 • (619) 296-1195
 • 363 Fifth Avenue, San Diego, CA 92101 • (619) 233-1023



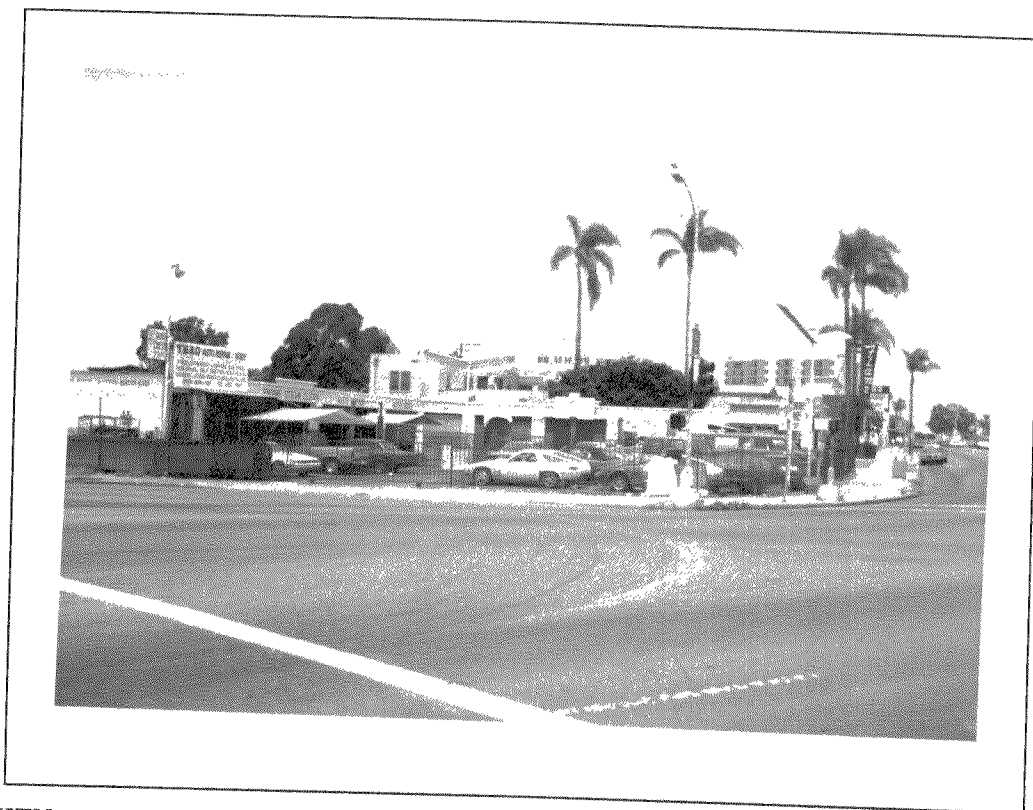
1. UTM: 11/486355/3622120 Parcel #452-213-14
3718 Park Boulevard (2103-4-1) Construction Date: 1924
Legal Description: Por of Blk 241, Lots 19-22 / Str. Clsd
Adj / University Hts, D'Hemecourt Map
Amended
Zoning: MR-1500
Present Owner: Adatto, Albert I. & Ethel D., TRS
3320 3rd Avenue
Suite C
San Diego, CA 92103

This Spanish Colonial Revival style bungalow court was built in 1924 by building contractor C.M. Williams for Abraham Fisher and Joseph Fink. Mr. Fink, who owned a meat market nearby (3745 Park Boulevard), and his wife, Bessie, lived in one of the bungalows here for one year before moving to the neighboring community of North Park. Mr. Fisher, a sheet metal worker, and his wife, Sarah, lived here from 1924-1940, before moving to North Park. Named the "Palace Bungalow Court," it is one of several such courts located along the length of Park Boulevard, from Adams Avenue to Upas Street, which was referred to in the popular press as "The Boulevard of Courts." Its Spanish styling also reflects one of the most popular architectural styles in Southern California during the early part of this century.



2. UTM: 11/486355/3622150 Parcel #452-213-12 & 13
 3736 Park Boulevard (2103-4-2) Construction Date: 1924-46
 Legal Description: Blk 241, Lots 23-26 / Str. Clsd Adj /
 University Hts, D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Warren, Earl T. & Virginia H.
 c/o Exclusive Cleaners
 3740 Park Boulevard
 San Diego, CA 92103

In 1925, Curtis Henry and R.L. Lewis, Jr., had a small single-story commercial block built on the southeastern corner of this property. Here they ran the Pantorium Cleaners and Dyers Company until 1952. Around 1946, this building was expanded northward towards the corner of Robinson Avenue and Park Boulevard into a Streamline Moderne building. The northern-most wing of the new addition was occupied by a restaurant which changed hands and names over the years (Such names included the Park Boulevard Cafe and the Mickey Mouse Cafe). The dry cleaning operation was taken over in 1952 by Walter K. Harned and Earl T. Warren, who changed its name to Exclusive Cleaners. The linear, Streamline Moderne style reflects a simpler and restrained appearance. Also, note the reliance to automobile, with its highly visible sign pylon and off-street parking.



3. UTM: 11/486442/3622185 Parcel #452-200-56
 3752 Park Boulevard (2103-4-3) Construction Date: 1926
 Legal Description: Por of Lot 1125 / St. Clsd Adj (Ex St Op)
 Zoning: CN-2A
 Present Owner: Nicholas, Nick J., TR & Beulah S., TR
 3511 Emerson Street
 San Diego, CA 92106

This single-story, L-shaped auto garage, located on the NW corner of Park Boulevard and Robinson Avenue, was built in 1926 by Thomas M. Earnhart. It was leased to George H. Tinker and Sanis E. Robbins, who ran the Tinker & Robbins Gas and Service Station at this location from 1926-58. It, and a sister gas stations on the SE corner of Park Boulevard and Indiana Street and the SW corner of Park Boulevard and University Avenue (Both since demolished), serviced the stream of automobiles travelling from the western terminus of Highway 80 (El Cajon Boulevard) to downtown San Diego, via Park Boulevard in the mid-1920s. The garage's Egyptian Revival architecture is represented in a concentrated number of similarly-styled commercial buildings located along Park Boulevard, between University and Robinson Avenues. It is currently leased by the Thao Auto Repair and Body Shop.



4. UTM: 11/486467/3622185 Parcel #452-201-10
 3755 Park Boulevard (2103-4-4) Construction Date: 1940
 Legal Description: Blk 249, Lots 22-24 / Str. Clsd Adj /
 University Hts, D'Hemecourt Map Amended
 Zoning: CN-2
 Present Owner: Adrian, Anna P., TR
 1400 Greenbriar Road
 Glendale, CA 91207

Replacing an older Craftsman style building, in 1940 this rectangular-shaped single-story commercial block was built by Oakland, California-based Safeway Stores, Inc. to house one of its San Diego branch stores. Formerly occupying one or two units along the ground floor of a single building, expanding chain operations in the 1930s and 1940s, which sold a large variety of related goods, required larger floor areas on one level. The erection of individual, chain-owned single-story rectangular commercial blocks such as this one solved that problem. Stores from this period, wrapped up in eye-catching Art Deco or Streamline Moderne architecture, presented a similarly specific character to the passing motorist or streetcar rider. Note that half of the lot consists of a parking lot. Thus, the building reflects the transition between pedestrian-orienting commercial architecture to the more visually-oriented automobile-oriented customer.



5. UTM: 11/486442/3622215 Parcel #452-200-55-10
 3770 Park Boulevard (2103-4-5) Construction Date: 1926
 Legal Description: Portion of Lot 1125 / Str. Clsd Adj
 Zoning: CN-2A
 Present Owner: Nicholas, James P. & Linda P.
 756 Armada Terrace
 San Diego, CA 92106

In 1926, local contractor Paul Carle completed this U-shaped garden apartment court for Mrs. Nellie G. Edgar. Dressed in Egyptian Revival finery, it surrounds a central garden courtyard designed by Milton P. Sessions. Named the "Egyptian Court Apartments," its decorations included a frieze of flowers copied from the Malakata Palace of Amenophis III (The palace in which King Tut is believed to have been born), huge concrete entry columns, sun disks and other exotic detailing. In 1940 it was sold to Margaret and Wilson A. Pickney (Who built the Garden of Allah next door). In 1988 much of the court's exotic Egyptian decorations were removed by its new owners. Today, a new owner-developer is restoring this uniquely designed apartment court. On July 24, 1991, it was designated as Site no. 310 in the Register of Historic landmarks by the San Diego Historical Site Board.

HISTORIC RESOURCES INVENTORY

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

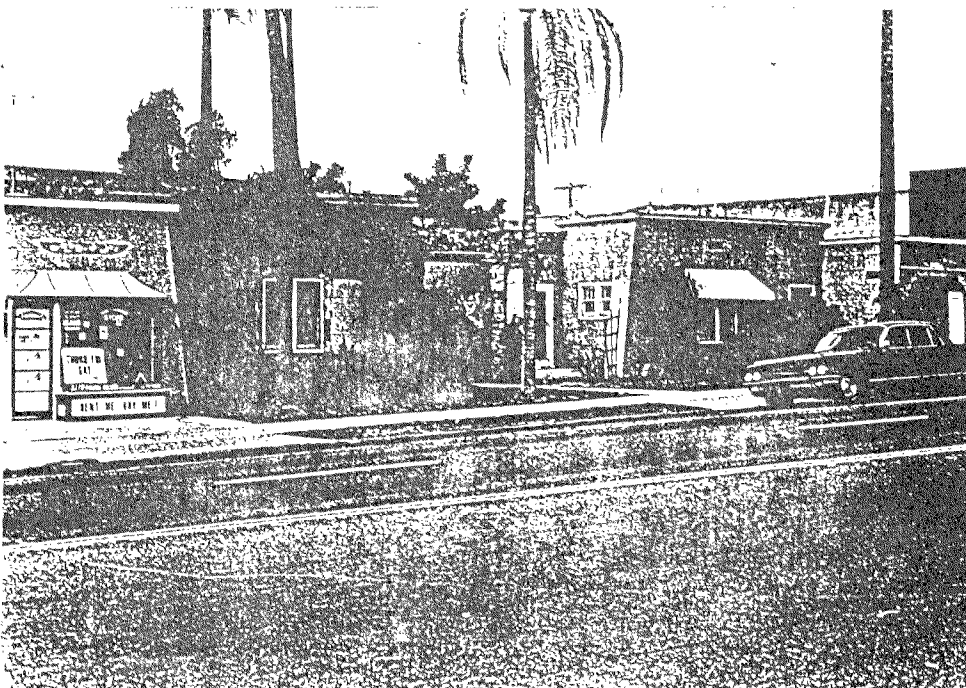
IDENTIFICATION

1. Common name: Egyptian Court Apartments
2. Historic name: Egyptian Court Apartments
3. Street or rural address: 3770-74 Park Boulevard
City San Diego Zip 92103 County San Diego
4. Parcel number: 452-200-55-10
5. Present Owner: Charles A. Miller & Mark R. Brutton Address: 8080 La Mesa Blvd.
Suite 213
City La Mesa Zip 92041 Ownership is: Public _____ Private X
6. Present Use: Commercial/Residential Original use: Commercial/Residential

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: MM0036 Street Closed Adj. and Portion of Lot 1125 Pueblo Lands

These garden apartments form a single building which surrounds a center courtyard. Two single story wings extend toward the street from a two-story section at the rear of the lot. The courtyard is entered through a flat lental archway. The building has a flat roof with a curved cornice along the facade facing the street and on sections facing the courtyard. The commercial units extend toward the street on either end of the front of the building. This wood-framed building is covered with stucco and the front section has been scored with vertical and horizontal lines to give the appearance of masonry blocks. Sloping buttresses and slight extensions with sloping sides give the building a more angular, Egyptian appearance. The building retains its original wood-framed windows which are 4 on one double hung sash or 4 on one fixed paned. Most of the decorative cement decoration has been removed from the building. A few decorative pilasters and panels remain.



8. Construction date:
Estimated _____ Factual 1925
9. Architect Paul Carle
10. Builder Paul Carle
11. Approx. property size (in feet)
Frontage 90' Depth 180'
or approx. acreage .147
12. Date(s) of enclosed photograph(s)
January 1989

13. Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____
- Alterations: concrete ornamentation removed, door added, flagstone patio added
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 X Vandalism X
Public Works project _____ Other: _____
17. Is the structure: On its original site? yes Moved? _____ Unknown? _____
18. Related features: Mature landscaping

SIGNIFICANCE

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

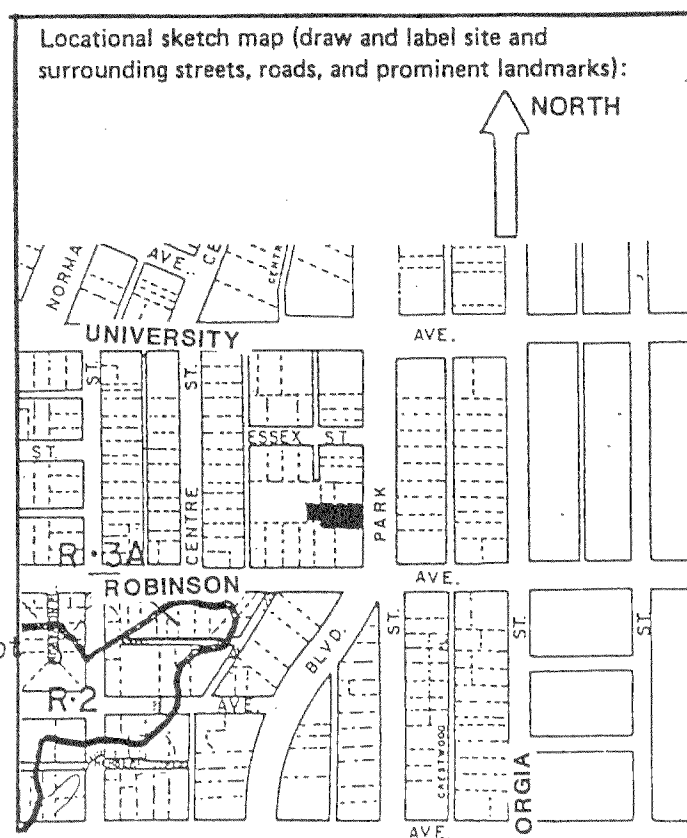
This apartment court was built by Nellie G. Edgar, the widow of Milton A. Edgar. Construction began in 1925 and was completed in April of 1926. The building was designed and built by Paul Carle, a general contractor. The landscaping was designed by Milton P. Sessions. In 1929, the building became the property of E. R. Bladen, a realtor who ran his office in one of the storefronts to this building. In 1945 Wilson A. and Margaret Pickney purchased the building. Mr. Pickney lived there until 1985. The building was built mainly as the owner's residence with income units attached to it. The building was owner occupied from 1926 to 1985. The building is significant for its Egyptian architecture in that it reflects the social history of the 1920's. The opening of King Tutankhamon's tomb in Egypt in 1922 created an Egyptian "craze" throughout the country which included a revival of Egyptian architecture. The streamline geometric qualities of this style were also popular because they reflected the exotic Art Deco look that was very popular in 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 2. _____
Religion _____ Social/Education _____

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

I, II, III, IV, V, XI, XII

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





Egyptian Pharaoh head decorates a commercial building at 3789 Park Blvd.

Tut, Tut, Egyptian Revival's not dead yet

By Carol Olten
Staff Writer

They buried King Tut and found him again. In San Diego as well, Egyptian Revival architecture is hard to keep down.

The style enjoyed a brief but exotic run here in the 1920s, when Tut's tomb was discovered. San Diego's "Egyptian block" on Park Boulevard is a menagerie of apartments, storefronts, a movie theater and at least two automobile garages incorporating sun discs, papyrus reeds, Pharaoh heads and pyramid motifs as decorative ornaments.

Famous as it was, the area never was designated a historic district. And in what seemed like a fatal blow to the future of Egyptian Revival in San Diego, Marc Brutten and Charles Miller 2½ years ago stripped the Egyptian Court apartments at 3770-74 Park Blvd. of the Sphinx-inspired facade. The pair earned an "Onion" from the local chapter of the American Institute of Architects for insensitivity to historic structures.

But now a new developer-owner is restoring the facade at the Egyptian Court, much to the delight of some preservationists and Park Boulevard neighbors.

"I bought the apartments with the idea of restoring as much of the worthwhile historical ornament as possible," said Jim Nicholas, who hopes to have the exterior decoration refabricated and returned to the building by midsummer. Local artist Bob Feely is using old photographs to cast anew the Egyptian motifs that once adorned the Egyptian Court.

5 gold stars

That doesn't mean the rest of the city's Egyptian Revival stock is likely to be mummified. Nicholas also owns Thao Auto Repair, a concrete-block garage with doors flanked by Egyptian-style pilasters at 3752 Park Blvd. He plans to raze it to develop a multi-use retail and residential building.

"I don't think there's anything of the garage worth saving," Nicholas said, noting its sparse Egyptian references and dilapidated state.

Ron Buckley, head of the city's

See **Egyptian** on Page F-4



The San Diego Union/Roni Galgano

Jim Nicholas, owner of the Egyptian Court apartments.

Egyptian—

Continued from F-1

Historic Sites Board, doesn't argue that. "It looks like hell," he said.

Today, only a handful of Egyptian Revival buildings remain in San Diego County. In fact, only five buildings have the gold stars on their roofs that mark them as authentic participants in the movement, according to the Historical Sites Board.

Park Boulevard neighbors responded with applause when developer Nicholas bought the Egyptian Court a few months ago and announced plans to restore the apartments' exterior ornamentation. "I didn't realize there was so much public awareness about this Egyptian Revival," he said.

The new owner also is renovating the interiors of the 12 units, working with a \$150,000 long-term loan from the San Diego Housing Commission, which allows him favorable financial arrangements for renovating historical, low-income residential housing.

He plans to keep many of the tenants, several of whom are elderly. "It's a great opportunity for me to do something for myself as well as the city," said Nicholas, a preservationist newcomer who heads his own development firm.

"I grew up down the street and hate to see everything turning into more strip malls."

Helen Halmay, one of the neighborhood residents who worked to save the Pharaohs' heads, said Nicholas' restoration project confirms the significance of Egyptian Revival in San Diego.

"It reinforces the fact that these buildings are unique and valuable for

See Egyptian on Page F-5

Egyptian—

Continued from F-4

their ornament," Halmay said. "The Historic Site Board recognized that five years ago when they recommended they be part of a historic district."

The historic district, proposed as the Park Boulevard Revival-Modern Historic District, would have included the area's Egyptian buildings as well as many Spanish Colonial apartment courts north of Balboa Park around the intersection of Park Boulevard and Essex Street.

The City Council, however, turned down the board's recommendation.

Despite that defeat, the current restoration of the Egyptian Court is a significant perk for the area, said Buckley of the Historic Site Board.

One of the best-preserved remains of the period is the Park Egyptian apartments at 3783-89 Park Blvd.

Across the boulevard from the Park Egyptian are two Egyptian Revival buildings that oddly became landmarks of International Style and minimal Modernism movements of the 1950s. The Park Theater, originally the Bush Egyptian Theater, was built by Grant and Kent Bush to showcase Egyptian-inspired Hollywood movies — also inspired by discovery of Tut's tomb. The other building, the Flame, is a bar that once was the Garden of Allah restaurant.

The theater's Egyptian motifs were removed when the owner wanted a more modern-looking movie house. The Garden of Allah was rebuilt to resemble the modern style of the theater up the street after a fire burned the original, Egyptian-inspired restaurant.

RESOLUTION NUMBER R - 9107243

ADOPTED ON JULY 24, 1991

WHEREAS, the Historical Site Board for the City of San Diego held a noticed public hearing on July 24, 1991 to consider the historical site designation of the Egyptian Court Apartments located at 3770-74 Park Blvd. (APN #452-200-55); and


WHEREAS, in arriving at their decision, the Historical Site Board considered the historical/architectural report, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the Planning Department report recommended that the site be designated as Site No. 310 in the Register of Historic Landmarks by the Historical Site Board; and

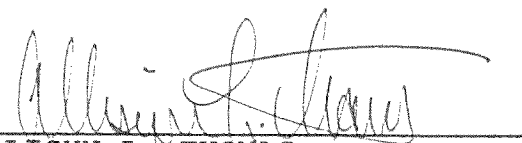
WHEREAS, the Historical Site Board based its designation of the Egyptian Court Apartments on their unique architectural style and their representation of the social and architectural history of the 1920's.

NOW, THEREFORE,

BE IT RESOLVED, by the Historical Site Board for the City of San Diego, that in light of the foregoing, it hereby approves the historical site designation of the above mentioned property, the area specifically designated being the exterior of the building, as Site No. 310.

BY: 
KATHRYN C. WILLETTS
Chair, Historical Site Board

APPROVED AS TO FORM AND
LEGALITY: JOHN W. WITT,
CITY ATTORNEY

BY: 
ALLISYN L. THOMAS
Deputy City Attorney



6. UTM: 11/486467/3622230 Parcel #452-201-08
 3779 Park Boulevard (2103-4-6) Construction Date: 1927
 Legal Description: Blk 249, Lots 18 & 19 / Str. Clsd Adj /
 University Hts, D'Hemecourt Map Amended
 Zoning: CN-2
 Present Owner: Saliba, Gabriel & Sarah
 1605 33rd Street
 San Diego, CA 92102

In 1926, Mr. and Mrs. W. Arnold Smith contracted the American Building & Investment Company to design and build this eleven-unit bungalow apartment court. Owned and operated as an investment property by the Smiths, this \$50,000 Spanish Colonial Revival styled bungalow apartment court was completed in May of 1927. Named the "Tenneson Court," its architectural styling is an adaptation of vernacular rural Spanish housing to the innovative Southern California bungalow court. Each stucco-clad wood-framed unit was furnished in period styling to harmonize with the architecture. One of several such courts located along what was referred to in the popular press as "The Boulevard of Courts," its Spanish Colonial Revival styling reflects one of the most popular architectural styles in Southern California during the early part of this century. In 1935 it was renamed the "Allendale Court" and the two commercial units along the street level were remodeled to provide larger display windows.



7. UTM: 11/486442/362245 Parcel #452-200-52
 3780 Park Boulevard (2103-4-7) Construction Date: 1927
 Legal Description: Por of Lot 1125 / Str. Clsd Adj
 Zoning: CN-24
 Present Owner: Magnuson, Walter E.
 67698 Carey Road
 Cathedral City, CA 92234

Originally Egyptian-styled, the "Garden of Allah" restaurant, was built in 1946 by the then owner of the neighboring Egyptian Court Apartments, Wilson A. Pickney. After a fire gutted the interior in 1954, Pickney hired local architect Richard George Wheeler to remodel the building along more modernistic lines. Pickney whimsically renamed the restaurant "The Flame," commemorating the event. Derived from the European modernism movement of the 1910s and 1920s, what became known in this country as the Modern or "International Style," rejected the use of historical references as the Egyptian Revival did. It entailed new concepts of form and space; no longer did a building merely enclose space, it was considered as an abstract shape occupying space. The use of the straight line and the absence of ornamentation set the style which dominated architecture for over fifty years. Its large neon sign is considered to be an excellent example of neon art by experts in that field.



8. UTM: 11/486467/3622245 Parcel #452-201-07
 3783 Park Boulevard (2103-4-8) Construction Date: 1928
 Legal Description: Blk 249, Lots 16 & 17 / Str. Clsd Adj /
 University Hts, D'Hemecourt Map Amended
 Zoning: CN-2
 Present Owner: Hom, Herbert H. & Deanna;
 Hom, John P. & Valerie C.
 4626 Tarantella Lane
 San Diego, CA 92130

In 1928, Albert E. Roberts contracted local building contractor, George L. Stowe, to build this structure. Roberts, owner of the A.E. Roberts real estate and insurance company, replaced a residence owned by John D. and Elizabeth Roberts (Possible relatives of Albert). The complex is a two-story mixed-use commercial block, with apartment units above street-level storefronts. A corbel-arched gateway leads along the southern side of the apartment building to two single-story bungalow units and a two-story combination apartment/garage unit along a rear alleyway. Named the "Pharaoh Court Apartments," it exemplifies the popularity of the Egyptian Revival movement in American commercial architecture in the 1920s, and is one of several such commercial buildings concentrated in this area. Today it is referred to as the Park Egyptian Apartments.



10. UTM: 11/486462/3622260 Parcel #452-201-06
 3791 Park Boulevard (2103-4-10) Construction Date: 1928
 Legal Description: Blk 249, Lots 14 & 15 / Str. Clsd Adj /
 University Hts, D'Hemecourt Map Amended

Zoning: CN-2

Present Owner: Welsh, Walter L. & Doreen G.
 c/o American Embassy
 Box 30
 General Delivery
 FPO New York, NY 09527

This two-story apartment block consists of two street-level storefronts flanking a decorative central entrance to the apartments above. Despite the name "Nile Apartments," the ornamentation along the front elevation suggests Italian Renaissance Revival styling rather than Egyptian, particularly its arched casement windows, red tile Mansard roof, dentiled cornice, brick trimming and decorative entablature. The structure was built in 1928 for nurseryman George Blake on the site of a former nursery. Commonly known as the "Blake Apartments," it was sold in 1930 to John T. and Mary Gemmell who named it after themselves. In 1932, the Gemmell Apartments name was again changed, this time to the "Nile Apartments," reflected the influence of the high concentration of Egyptian Revival commercial structures nearby.



9. UTM: 11/486442/3622260 Parcel #452-200-50
 3790 Park Boulevard (2103-4-9) Construction Date: 1938
 Legal Description: Blk 2, S 3.50 Ft of Lot 2, All of Lot 3 &
 N 11.75 Ft of Lot 4, Essex Place
 Subdivision

Zoning: CN-2A

Present Owner: Minna, John D., TR;
 Pike, Judith M.
 c/o Add Realty
 2266 Fifth Avenue
 San Diego, CA 92101

Originally the site of the Egyptian Miniature Golf Course, it was converted in 1927 into a nursery by Milton P. Sessions. In 1938, Dr. John B. Minna had this linear, single-story Moderne Style professional complex built in 1938. A practicing physician, Dr. Minna operated a clinic here until the early 1980s. The wrap-around windows, flat roof and smooth wall finish without surface ornamentation created a "streamlined" look typical of the era. After WWII, the movement evolved into the more austere Modernistic movement where more abstract forms were used to occupy space. A number of older buildings in the surrounding area have lost their original period revival ornamentation as they were remodelled in order to "modernize" them. Today the building is occupied by the Deaf Community Services.



11. UTM: 11/486467/3622320 Parcel #452-201-03
 3811 Park Boulevard (2103-4-11) Construction Date: 1930
 Legal Description: Blk 249, Lots 8 & 9 / Str. Clsd Adj /
 University Hts, D'Hemecourt Map Amended

Zoning: CN-2

Present Owner: Devon Court Ltd. Partnership;
 Devon Court Ltd. Partnership, et al
 3843 Park Boulevard
 San Diego, CA 92103

This one-story enframed window walled commercial building, displays a hint of Spanish Colonial Revival detailing in its red tiled pent roof, circular "canales" and raised corner pediments. Popular from the turn of the century to the late 1940s, this type of commercial building enframed a large center section with a wide continuous border. Treated as a single compositional unit, the front facade enframes three street-level storefront bays. A continuous fabric awning runs the length of the storefronts' transoms. In 1930, MacMarr grocery stores opened a branch store here. Located within walking distance of a busy transfer point of two streetcar lines and a busy auto thoroughfare, it was one of several such businesses opened in the area. In 1931 it was absorbed by the Oakland-based Safeway Stores, Inc. Nine years later, in 1940, Safeway Stores moved out into a new store on the NE corner of Park Boulevard and Robinson Avenue.



12. UTM: 11/486442/3622325 Parcel #452-200-36
 3812 Park Boulevard (2103-4-12) Construction Date: 1926
 Legal Description: S 4.5 Ft of Lot 13, University Hts Sub of
 Blk 239 & All of Lots 1 & 2, Blk 1, Essex
 Place Subdivision

Zoning: CN-2

Present Owner: Wells Fargo Bank
 c/o Corporate Real Estate
 111 Sutter
 Suite 22
 San Francisco, CA 94104

In 1925, Grant H. Bush, owner of the Bush Theater in downtown San Diego, commissioned local architect Frank W. Stephenson to design an impressive Egyptian Revival movie palace in this location. Reminiscent of the monumental pylons or gateways to Egyptian temples, local contractor William G. Reed scored the stuccoed surfaces to resemble cut sandstone. Egyptian Revival lent an exotic, mysterious theatricality to movie-palace designs of the 1920s. The theater was the cornerstone to a high concentration of like commercial buildings in the area. Known as the Bush Egyptian Theater, it was soon taken over by the Fox Theater Corporation. The theater's front lobby underwent extensive remodeling in the 1950s, when it was renamed the Capri. Today it is known as the Park Theater.



13. UTM: 11/486467/3622335 Parcel #452-201-02
 3821 Park Boulevard (2103-4-13) Construction Date: 1927
 Legal Description: Blk 249, Lots 6 & 7 / Str. Clsd Adj /
 University Hts, D'Hemecourt Map Amended

Zoning: CN-2

Present Owner: Park Boulevard Associates
 3843 Park Boulevard
 Suite A
 San Diego, CA 92103

This single-story four-bay commercial block was particularly popular along existing streetcar lines, where commercial development often grew along linear lines. The commercial block reflects mid-1920s Spanish Colonial Revival detailing in its corbelled cornice, decorative wrought iron transoms, and stucco clad wood-frame walls. In addition, the storefronts are surrounded by ceramic tiles. The transoms of the two northern storefronts are obscured by contemporary fabric awnings. The building was completed in 1927 as an investment property by Louis F. Weggenmen. Mr. Weggenmen, who lived nearby in Marston Hills, owned and operated Weggenmen Booteries in downtown San Diego.



14. UTM: 11/486600/3622185 Parcel #453-011-10
 1910 Robinson Avenue (2103-4-14) Construction Date: 1937
 Legal Description: Blk 249, E 65 Ft of Lots 25-27 / Str.
 Clsd Adj / University Hts, D'Hemcourt Map
 Amended

Zoning: MR-800B

Present Owner: Hosking, Michael B.
 1910 Robinson Avenue
 San Diego, CA 92104

This two-story Streamline Moderne split-level apartment complex is built along a hillside, up over a multi-car garage (Two of the former garages on the SE end of the lot have been converted to apartment units). The area on top of the garages forms a garden terrace, hence the name, "Tropical Terrace Apartments." Built in 1937 by Arthur H. McKee and Scott King, the apartments were designed by King's brother, Owen, as his master's thesis at the University of California, Berkeley. Nellie I. Fuller bought the building in 1940. Scott King used the money from the sale to build the first of a series of motels which evolved into the Travelodge chain. Owen King, while living in Los Angeles, was vice-president of the Travelodge Corporation and may have designed some of the earlier Travelodge motels for his brother, Scott, the founder and president of the company in San Diego.



15. UTM: 11/486482/3623300 Parcel #452-201-01
1807 University Avenue (2103-4-15) Construction Date: 1923
Legal Description: Blk 249, Lots 1-5 / Str. Clsd Adj /
University Hts, D'Hemcourt Map Amended
Zoning: CN-2
Present Owner: Park Boulevard Associates
3843 Park Boulevard
San Diego, CA 92103

This apartment court consists of eight (8) small clapboard-sided Neo-Classical-influenced bungalows arranged along a central garden court. Extraordinary craftsmanship shows in the construction of the Tuscan column-supported gabled- and eyebrow-ended porticoes. One of the first such courts built within the study area, it was built as an income property by J.H. Hume in 1923 and named the "Priscilla Court." Hume was speculating on an increased demand for housing in the area due to the decision made in 1923 to have San Diego serve as a terminus for an all-weather transcontinental highway.

CONTENTS

7. Shirley Ann Place Historic District

- a. Boundary Description
- b. Boundary Justification
- c. District Map
- d. Statement of Significance from the Greater North Park Survey
- e. Historical Significance from the Greater North Park Survey
- f. Architectural Significance from the Greater North Park Survey
- g. State of California the Resources Agency Department of Parks and Recreation, Primary Record
- h. Tabular List of Contributing and Individually Significant Structures within the District
- i. District Forms prepared for the Greater North Park Survey

7. Shirley Ann Place Historic District

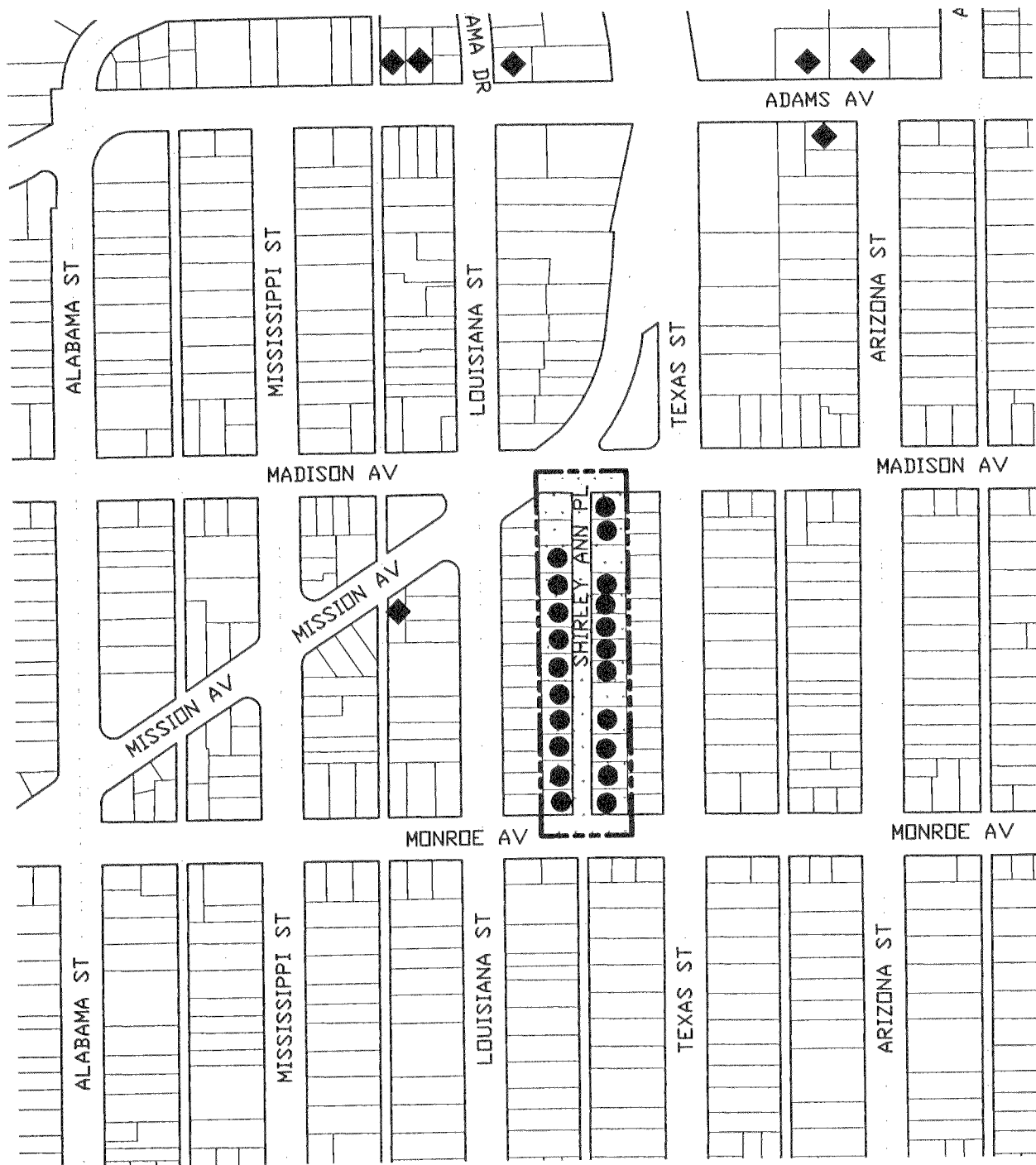
a. Boundary Description

The proposed boundaries for the Shirley Ann Place District begin at the 45 degree intersection of Mission, Louisiana and Madison Avenues. From there the boundary goes east to Texas Street turning south to Monroe Avenue. At Monroe it travels west to Louisiana and going north from there terminates at the 45 degree intersection. Shirley Ann Place is the central vehicular drive and the namesake for the proposed district.

b. Boundary Justification

The proposed boundaries follow the original mini-subdivision lines maintaining the community's integrity.

c. District Map



Boundaries of the potential Shirley Ann Place Historic District.

SHIRLEY ANN PLACE

Statement of Significance

Shirley Ann Place is a well-preserved representation of a pre-planned post-WWI speculative tract housing development. Initiated and developed by a single individual, this "mini-neighborhood" is notable for its intactness and overall consistency of design. Utilizing a large number of Spanish Colonial Revival style bungalows, Shirley Ann Place consists of twenty-two of these bungalows (plus several late 1930s to late 1940s bungalows) laid-out along a former central back alley running north from Monroe Avenue to the south line of Madison Avenue. Two additional Spanish Colonial Revival style bungalows, along the south line of Monroe Avenue near the southeastern corner of Shirley Ann Place, and a local "Mom & Pop" grocery store at the southeastern corner of Madison Avenue and Shirley Ann Place, are also included as part of Shirley Ann Place, due in part to their similar styling and having been part of the original development.

Historically part of the University Heights Subdivision (platted 1888), the surrounding area in which Shirley Ann Place is located experienced scattered development between 1906 and 1912. This was chiefly along established electric streetcar lines running west to east on both Adams and University Avenues. However, it wasn't until the 1920s that the area underwent large-scale residential development.

The 1920s was an era of unprecedented speculative real estate, not only in San Diego, but for all of Southern California. Many factors fueled this development: the nation as a whole and Southern California in particular was experiencing an economic boom; returning veterans, who had either trained or been stationed in San Diego, decided to make it their home; the price and availability of an automobile was now accessible to more people; and, concurrent with that, the nation's interstate highway system was expanding rapidly to the west coast. The most important factors concerning the real estate boom in San Diego were the final paving of the highway between Los Angeles, San Diego and Tijuana, Mexico; the completion of an all-weather highway along a southern route to San Diego; and the marketing of San Diego by the local Chamber of Commerce and other booster organizations, which attracted thousands of tourists and prospective residents to San Diego.

This influx of prospective homebuyers saw a tremendous demand for middle-class housing in San Diego. For some decades before the War, a certain set of ideals for such housing had been evolving: a home should be owned and occupied by the family that lives in it. Likewise, the home should be aesthetically pleasing but not overly ornate, and should blend in well with its immediate surroundings. It should also be soundly constructed, but also economical and practical to live in.

The pace of construction in the 1920s has been categorized as being midway between the slow expansion of homes in the nineteenth century and the massive tract developments of the post-WWII era. During the 1920s real estate speculators purchased and subdivided parcels of land in already platted additions. They installed water and sewer systems, street lighting and improvements. Usually, they did not build the homes, instead, they sold individual lots to builder/contractors who constructed one to several hundred houses based on designs found in formalized pattern books which contained scaled-down designs of architect-designed houses.

Although scaled-down, these small bungalows were built in a time of old-fashioned high-quality construction methods as well as traditional building materials. High-quality woods were used in suspended hardwood floors, framing, built-ins, and doors. Lath and plaster walls, with hand troweled stucco exterior surfaces, were the norm. Hand-laid tile was common in bathrooms and kitchens, with beveled mirrors and glass cabinet doors. Mission- or Spanish-style terra cotta clay roofing tiles were produced locally.

Because the area was built over a period of years by several speculative builders, it contains a greater variety of building styles and sizes than recent post-WWI tract developments. This, and the quality of craftsmanship and building materials, contributes to the staying power of the bungalows along Shirley Ann Place and the surrounding neighborhood. They do not all go out of fashion at one time, and these homes and the surrounding neighborhood appeal to a greater variety of potential homeowners--young families, single professionals and the elderly.

It was during the 1920s when Southern California's residential cityscape materialized itself in the Spanish Colonial Revival. Having evolved from the previous Mission Revival Style, examples of Spanish Colonial Revival were built in Southern California as early as the 1890s. However, the widespread appeal of the revival is attributed to the Panama-California Exposition held in San Diego's Balboa Park in 1915. The buildings designed for the exposition by Bertram G. Goodhue and Carleton M. Winslow were their interpretations of Spanish, Italian, Moorish and Spanish Colonial palaces, churches and gardens.

The term Spanish Colonial Revival actually involves a number of Mediterranean designs--including the Lombardic of Northern Italy, the Plateresque, Churrigueresque and neo-Classic of Spain and her American colonies, and the Islamic of North Africa and Moorish Spain. By the 1920s, Spanish Colonial Revival became the style for all of Southern California. Real estate developers utilized this romanticized vision of Hispanic California in their advertisements for new subdivision. Whole communities were laid-out and planned as Southern California versions of Andalusia or

Seville. Locally, the communities of Mission Hills and Kensington were developed with whole tracts of individually architect-designed Spanish Colonial Revival houses.

While some critics reproach Spanish Colonial Revival style bungalows (and other Period Revival style bungalows as well) as being too "cute," or "cluttered," when designed well, Spanish Colonial Revival style bungalows are quite attractive and hold their value. Their stucco-clad walls offer a variety of color and texture. Other romantic details like arched windows, red tile-covered roofs, hand-worked wood trim and detailing, built-in bookshelves, fireplaces, chimneys, etc., are often missing in most mass-produced post-WWII tract housing.

Albeit most houses built over seventy years ago often have to have their electrical wiring and plumbing updated, they are essentially modern in concept. The houses of the 1920s were built after a major technological leap in the building and outfitting of single-family housing in America. Unlike their Victorian forebears, they all have indoor plumbing, showers, electric lights and sockets, functional kitchens and either floor or wall mounted heating units. Semi-private front porches and private patios provide shade and extra space (In the 1920s, before domestic air conditioning, these features were essential in Southern California).

These houses were also the first to allow space for the family automobile. Builders usually placed the garage (often in the same style as the house) at the end of a long driveway, or along a back alleyway. Since Shirley Ann Place was a converted back alleyway, most of the garages have the former arrangement. This allowed for ample off-street parking and didn't compromise the design of the house's facade. By the late 1950s an increase in the size and number of the family car, coupled with a reduction in building lot size, led to the garage-dominant L house. Much of the front lawn and facade were devoted to a built-in garage with direct access to the street. Although convenient, this arrangement compromised the house's aesthetics, giving it a "cookie cutter" feeling of mass production. The small single-family bungalow of the 1920s, with its semi-hidden, detached garage, allows space for the automobile (which again is getting smaller) without the dominance of the built-in garage.

The entire block in which Shirley Ann Place is located, running from the north line of Monroe Avenues to the south line of Madison Avenue, was purchased in 1924 by the Alberta Security Company from local landholder and real estate investor D.L. Pixley. The lots along the west and east lines of Louisiana and Texas Streets were developed prior to the development of Shirley Ann Place. Stylistically, the small bungalows built along these streets are variations of mid-1920s builder/contractor-designed and built spec houses. Taking advantage of a local real estate

boom, the back lots behind these units along a common alleyway were repurchased by the Alberta Security Company and developed into a planned housing tract sometime between 1925 and 1927.

The former alleyway was graded, developed and dedicated as Shirley Ann Place in 1925. It was named after Shirley Ann Melhorn, the granddaughter of the company's founder, Martin V. Melhorn. Concurrent with the development of Shirley Ann Place, Melhorn was developing another planned neighborhood utilizing Spanish Colonial Revival vocabulary in Mission Hills. Located one block west of Goldfinch Street and one block south of University Avenue, Alberta Place was named after the company's namesake, Melhorn's wife Alberta.

The Alberta Security Company, a real estate investment and development company, was founded in 1913 by Martin V. Melhorn. Melhorn, who had come to San Diego in 1911, from Denver, Colorado, formed the Bay City Construction Company and began to design and build homes in the Mission Hills area. In 1913 Melhorn changed the name of his general contracting company to M.V. Melhorn & Son. Many other examples of his, and his son William's earlier work can be found throughout the communities of Mission Hills, University Heights and North Park.

In 1930, after the death of his father, William B. Melhorn became the company's owner and manager. In 1960 the company incorporated, with Melhorn's son William as its president. At present, the firm's president, Martin W. Melhorn, continues to run one of the largest locally-owned and operated general contracting firms in San Diego, which was founded by his grandfather over 81-years ago.

It should be noted that cities, neighborhoods and individual houses do not age at the same rate. Due to the level of building technology and the location of the house, certain homes have better staying power than others. Preservationists and urban planners concerned with renewing the city most often believe that urban landscapes "wear out" and must subsequently be either "saved" and restored or either "modernized" or demolished to make way for new development.

In San Diego, most of these problems apply to pre-20th century housing stock. Many were built in large numbers between 1886 and 1893, near present-day downtown San Diego. However, by the 1950s, small factories and warehouses, parking lots, apartments and office buildings, as well as freeways had destroyed a large number of them. Most of the survivors are either in deteriorated condition, or have been converted to offices and other commercial uses. A very small number have been reclaimed and renovated as befitting their original use--single-family homes.

Spanish Colonial Revival style spec housing, in formally laid-out and built housing tracts, should be given different attention in attempts at official renewal or preservation. Now almost seventy-years-old, Spanish Colonial Revival style homes have not lost their appeal. They have held their value in a variety of intercity neighborhoods. Most have escaped demolition due to architectural and land use controls and covenants set up in the newer 1920s subdivisions. The greater use and reliance upon the automobile allowed for the placement of this subdivisions further and further away from the central business and commercial district. In addition, a well-developed electric streetcar system allowed greater access to the business and cultural activities available in downtown San Diego. The streetcar, and later the automobile, stimulated the development of strip development along major streetcar lines and streets within a short distance of the newer housing tracts.

Through its uniformity of design, setting, materials and craftsmanship, and its association with one of San Diego's oldest building construction firms, Shirley Ann Place conveys a sense of historic and architectural cohesiveness. It is a well-preserved representation of a pre-planned post-WWI speculative tract housing development typical for its time and location. While there are four noncontributing late 1930s-late 1940s Modern style single-family residences located within Shirley Ann Place, they are still compatible in scale and setback to the earlier bungalows and contribute to the sense of neighborhood.

REFERENCES

- City of San Diego. California Room, San Diego Public Library. Sanborn Fire Insurance Map Books, 1921-1970; San Diego City and County Directories, 1886-1984.
- _____. City Clerks. Records Center. Lot Books, 1873-1930: Books 1 through 178 of 178.
- _____. City Ordinance Books. Ordinance Book No. 36, Page 339. Document No. 174129. Ordinance No. 9988. "Establish Width of Sidewalks on Shirley Ann Place." 1 June 1925.
- _____. City Ordinance Books. Ordinance Book No. 37, Page 14. Document No. 177110. Ordinance No. 10114. "Naming the Unnamed Alley in Block 51, University Heights, Between Monroe Avenue, and Madison Avenue, Shirley Ann Place." 12 Aug 1925.
- _____. City Ordinance Books. Ordinance Book No. 37, Page 14. Document No. 177111. Ordinance No 10105. "Establish Grade Shirley Ann Place Between Monroe Avenue and Madison Avenue." 10 Aug 1925.
- _____. Department of Water Utilities. Sewer and Water Permits.
- Ford, Lawrence R. "The Enduring Romantic Cottages: Rethinking Historic Preservation." Landscape. 29 (1986): 17-23.
- _____. "The Historical Evolution of the San Diego Cityscape. As found in San Diego: an Introduction to the Region. ed. Philip Pryde, 189-207. Dubuque: Kendall/ Hunt, 1984.
- Gebhard, David and Robert Winter. A Guide to Architecture in Los Angeles & Southern California. Santa Barbara: Peregrine Smith, 1977.
- Griffith, John N.D. "Planning of Subdividers Making Better City." San Diego Union. 2 Aug 1925, 1 (Development and Building).
- McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1989.
- Melhorn, Martin W. Telephone Interview With Author. 15 June 1992.
- "Melhorn Services Scheduled Today." San Diego Union. 3 Apr 1969, A-24.

Fourade, Richard F. The Rising Tide. The History of San Diego Series. San Diego: Union-Tribune Publishing Company, 1967.

Sanborn Map Company. Insurance Maps of San Diego: 1921-70. New York: Sanborn Map Company, 1921-1970.

Smith, Henry Atterbury, ed. 500 Small Houses of the Twenties. New York: Dover Publications, Inc., 1990; reprint, with New Introduction. Originally Published as v. 1 of: The Books of a Thousand Homes. New York: Home Owners Service Institute, 1923.

Starr, Kevin. Material Dreams: Southern California Through the 1920s. New York: Oxford University Press, 1990.

"State to Spend Huge Amount Here Buying Homes for War Veterans." San Diego Union. 9 Aug 1925, 1 (Development and Building).

Regua, Richard. "Follow Styles in Architecture Set by Padres, Advice to City." San Diego Union. 23 Aug 1925, 1 (Development and Building).

San Diego Historical Society. Research Archives and Library. San Diego City and County Directories, 1886-1977.

Prepared by:
Alexander D. Bevil
Land Use Historian
3 July 1992

Historical Significance:

An excellent example of a post WWI speculative middle-class builder/contractor-designed housing tract, Shirley Ann Place is notable for its intactness and overall consistency in the use of one of the most popular architectural styles of the 1920s--- Spanish Colonial Revival. The consistency of style, use of materials and workmanship all contribute to the area's definite feeling of time and place.

Built between 1925-27, Shirley Ann Place was one of two known mini-tract housing projects initiated by the Alberta Security Company (The other, Alberta Place, is located in Mission Hills). Founded in 1913 by Martin V. Melhorn, the Alberta Security Company, and its general contracting arm, M.V. Melhorn & Son, were prolific developers and builders of pre-WWI housing stock in San Diego.

The forerunner of the present Melhorn Construction Company, which is continuing an 81-year tradition as one of the largest locally owned and operated construction firms in San Diego, many other examples of their earlier work can be found throughout the communities of Mission Hills, University Heights and North Park.

Architectural Significance:

Shirley Ann Place consists of multiple 1920s-era Spanish Colonial Revival style one-story single-family bungalows, along a north-to-south axis along a former back alleyway. Two additional bungalows non-contiguous to the tract, and an additional "Mom & Pop" grocery store at the northeastern limit of the tract, are also included due to their Spanish Colonial Revival styling and having been part of the original development.

The wood-frame bungalows all exhibit either smooth or textured stucco walls, flat roofs with raised horizontal and triangular or curvilinear parapets. Many of the bungalows also have red tile covered gable or pent wings or hooded doorways. The bungalows are all uniform in design, materials of construction, scale and setbacks behind lawns and foundation plantings.

While four newer bungalows at were built in the late-1930s-late 1940s Modern era, they are still compatible in scale and setback and contribute to the sense of neighborhood. Alterations to the individual bungalows are minimal, while the grocery store's display windows have undergone some extensive remodeling.

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 1

*Resource Name or #: Shirley Ann Place

P1. Other Identifier: Shirley Ann Place

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad 223 Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address _____ City San Diego Zip 92116
d. UTM: (Give more than one for large and/or linear feature) Zone 11, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)
A 486900"3624600 B 486900"3624380 C 48700"3624360
D 48700"3624600

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

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

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

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

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both
1923-30F

*P7. Owner and Address:

See following forms

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

Office of the City Architect
City of San Diego Planning
Department
202 "C" Street

*P9. Date Recorded: ____/____/____

*P10. Survey Type: (Describe)

C

*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) _____

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code _____

*Resource Name or #: Shirley Ann Place

B1. Historic Name: Shirley Ann Place

B2. Common Name: Shirley Ann Place

B3. Original Use: _____ B4. Present Use: _____

*B5. Architectural Style: _____

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

Aluminum sliders, fake rock sidings

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

*B8. Related Features:

Single family properties-02; plus commercial building-06

B9a. Architect: None b. Builder: Martin V. Melhorn

*B10. Significance: Theme Residential Architecture Area University Heights

Period of Significance 1920's-40's Property Type Residential Develop Applicable Criteria 3D

(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:

See following forms

(Sketch Map with north arrow required)

B13. Remarks:

*B14. Evaluator: Alex D. Bevil

Date of Evaluation: 7/3/92

(This space reserved for official comments.)

HISTORICAL GREATER MID-CITY SAN DIEGO PRESERVATION STRATEGY

Page 1

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
445-152-24	4580			SHIRLEY ANN	PLACE	1925	MISSION REVIVAL	CS-D-SHIRLEY ANN	DIST FRM	RESIDENTIAL SF	GOOD
445-153-15	2318			MONROE	AVENUE	1925-27	MISSION REVIVAL	CS-D-SHIRLEY ANN	DIST FRM	RESIDENTIAL SF	GOOD
445-153-16	4512			SHIRLEY ANN	PLACE	1925-27	MISSION REVIVAL	CS-D-SHIRLEY ANN	DIST FRM	RESIDENTIAL SF	GOOD
445-153-17	4320			SHIRLEY ANN	PLACE	1925-27	MISSION REVIVAL	CS-D-SHIRLEY ANN	DIST FRM	RESIDENTIAL SF	GOOD
445-153-18	4532			SHIRLEY ANN	PLACE	1925-27	MISSION REVIVAL	CS-D-SHIRLEY ANN	DIST FRM	RESIDENTIAL SF	GOOD
445-153-19	4536			SHIRLEY ANN	PLACE	1925-27	MISSION REVIVAL	CS-D-SHIRLEY ANN	DIST FRM	RESIDENTIAL SF	GOOD
445-153-20	4544			SHIRLEY ANN	PLACE	1925-27	SPANISH COLONIAL REVIVAL	CS-D-SHIRLEY ANN	DIST FRM	RESIDENTIAL SF	GOOD
445-153-21	4552			SHIRLEY ANN	PLACE	1925-27	SPANISH COLONIAL REVIVAL	CS-D-SHIRLEY ANN	DIST FRM	RESIDENTIAL SF	GOOD
445-153-22	4564			SHIRLEY ANN	PLACE	1925-27	SPANISH COLONIAL REVIVAL	CS-D-SHIRLEY ANN	DIST FRM	RESIDENTIAL SF	GOOD
445-153-23	4568			SHIRLEY ANN	PLACE	1925-27	SPANISH COLONIAL REVIVAL	CS-D-SHIRLEY ANN	DIST FRM	RESIDENTIAL SF	GOOD
445-153-27	2329-31			MADISON	AVENUE	1929	SPANISH COLONIAL REVIVAL	CS-D-SHIRLEY ANN	DIST FRM	COMMERCIAL	GOOD

Architect Milford Wayne Donaldson, FAIA, Inc.
 IS Architecture
 RNP/Roesling Nakamura Architects, Inc.

• 530 Sixth Avenue, San Diego, CA 92101 • (619) 239-7888
 • 4191 Stephens Street, San Diego, CA 92103 • (619) 296-1195
 • 363 Fifth Avenue, San Diego, CA 92101 • (619) 233-1023

HISTORICAL GREATER MID-CITY SAN DIEGO PRESERVATION STRATEGY

Page 2

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
445-153-28	4581			SHIRLEY ANN	PLACE	1920'S	MISSION REVIVAL	CS-D-SHIRLEY ANN	DIST FRM		GOOD
445-153-30	4569			SHIRLEY ANN	PLACE	1925-27	SPANISH COLONIAL REVIVAL	CS-D-SHIRLEY ANN	DIST FRM		GOOD
445-153-31	4565			SHIRLEY ANN	PLACE	1925-27	SPANISH COLONIAL REVIVAL	CS-D-SHIRLEY ANN	DIST FRM		GOOD
445-153-32	4555			SHIRLEY ANN	PLACE	1925-27	SPANISH COLONIAL REVIVAL	CS-D-SHIRLEY ANN	DIST FRM	RESIDENTIAL SF	GOOD
445-153-33	4547			SHIRLEY ANN	PLACE	1925-27	SPANISH COLONIAL REVIVAL	CS-D-SHIRLEY ANN	DIST FRM	RESIDENTIAL SF	GOOD
445-153-34	4543			SHIRLEY ANN	PLACE	1925-27	SPANISH COLONIAL REVIVAL	CS-D-SHIRLEY ANN	DIST FRM	RESIDENTIAL SF	GOOD
445-153-36	4531			SHIRLEY ANN	PLACE	1925-27	MISSION REVIVAL	CS-D-SHIRLEY ANN	DIST FRM	RESIDENTIAL SF	GOOD
445-153-37	4521			SHIRLEY ANN	PLACE	1925-27	MISSION REVIVAL	CS-D-SHIRLEY ANN	DIST FRM	RESIDENTIAL SF	GOOD
445-153-38	4509			SHIRLEY ANN	PLACE	1925-27	MISSION REVIVAL	CS-D-SHIRLEY ANN	DIST FRM	RESIDENTIAL SF	GOOD
445-153-39	4501			SHIRLEY ANN	PLACE	1925-1927	MISSION REVIVAL	CS-D-SHIRLEY ANN	DIST FRM	RESIDENTIAL SF	GOOD

Architect Milford Wayne Donaldson, FAIA, Inc.

IS Architecture

RNP/Roesling Nakamura Architects, Inc.

• 530 Sixth Avenue, San Diego, CA 92101 • (619) 239-7888

• 4191 Stephens Street, San Diego, CA 92103 • (619) 296-1195

• 363 Fifth Avenue, San Diego, CA 92101 • (619) 233-1023

HISTORICAL GREATER MID-CITY SAN DIEGO PRESERVATION STRATEGY

Page 3

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
445-232-29	2335			MONROE	AVENUE	1925'S	SPANISH COLONIAL REVIVAL	OUTSIDE CS-D-SHIRLEY ANN	DIST FRM FRM	RESIDENTIAL SF	GOOD
445-232-30	2327			MONROE	AVENUE	1925	SPANISH COLONIAL REVIVAL	OUTSIDE CS-D-SHIRLEY ANN	DIST FRM FRM	RESIDENTIAL SF	GOOD

wp609463\district\apra

Architect Milford Wayne Donaldson, FAIA, Inc.
 IS Architecture
 RNP/Roesling Nakamura Architects, Inc.

• 530 Sixth Avenue, San Diego, CA 92101 • (619) 239-7888
 • 4191 Stephens Street, San Diego, CA 92103 • (619) 296-1195
 • 363 Fifth Avenue, San Diego, CA 92101 • (619) 233-1023



27. UTM: 11/486900/3624600 Parcel #445-153-26
 4586 Shirley Ann Place (2116-1-27) Construction Date: ca. 1947-48
 Legal Description: Blk 51, Portion of lot 1, University Hts
 D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: McDaniel, Ronald K.
 4586 Shirley Ann Place
 San Diego, CA 92116

This is an rectangular, gable-end California Ranch style single-family dwelling with twin gable-end side wings projecting towards the street. One of these wings is a built-in garage, while the other is a room extension. A small recessed central entry is formed between the two wings. This bungalow is one of several 1930s-40s Modern-Era bungalows located along Shirley Ann Place.

While of an architectural style different than the earlier Spanish Colonial Revival style bungalows, these bungalows complement the sense of neighborhood along Shirley Ann Place by their uniformity of style, scale, setback and materials of construction. They also reflect the changing tastes in architectural styles immediately before and after WWII which favored a California ranch-type of vocabulary.

This bungalow was built ca. 1947-49 and its first occupant was Ellis Brown J., a metalsmith at the Naval Air Station.

"NONCONTRIBUTING RESOURCE"



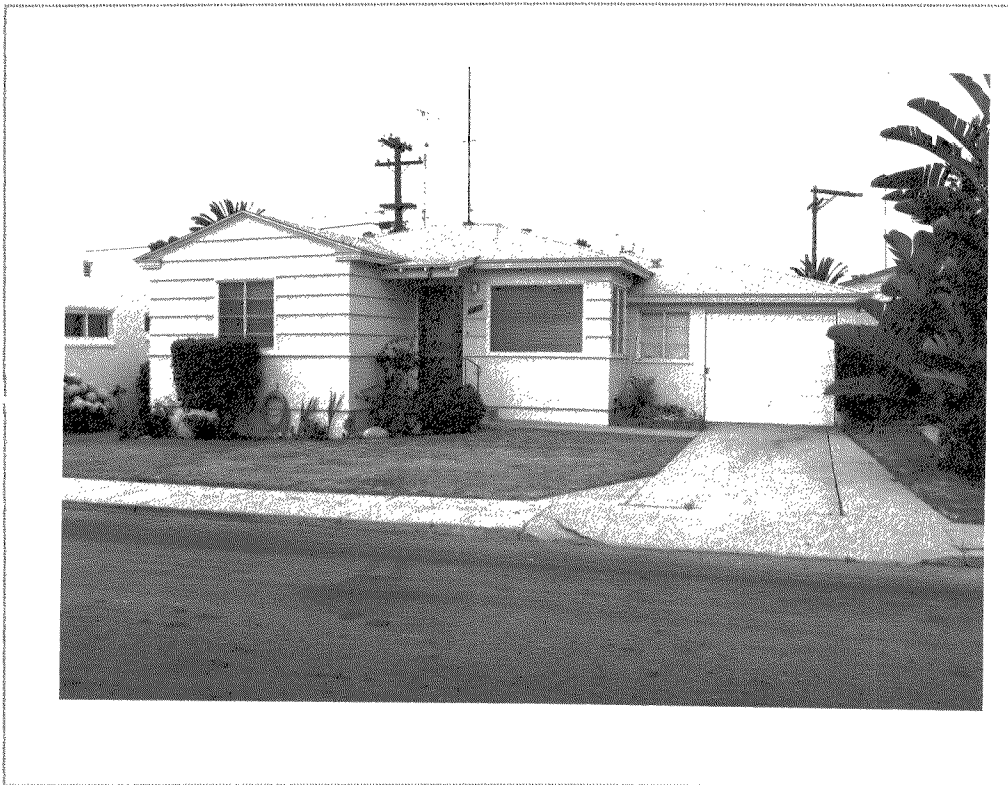
3. UTM: 11/487000/3624560 Parcel #445-153-29
 4575 Shirley Ann Place (2116-1-3) Construction Date: ca. 1939
 Legal Description: Blk 51, lots 40 & 41 / Exc E 70 ft / & / Exc St
 University Hts D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Bissonette, Jerald L. & Cynthia J.
 4575 Shirley Ann Place
 San Diego, CA 92116

This is an L-shape stucco-clad, cross-gable California Ranch style single-family dwelling. A cross-gable side wing projects off of the SW corner towards the street. A small front porch is formed under the overhang of the main roof facing a lattice-work wooden fence bordering the front yard. Like the other bungalows along Shirley Ann Place, a detached front gable-end garage is located at the end of a recessed driveway off of the street.

This bungalow is one of several 1930s-40s Modern-Era bungalows located along Shirley Ann Place. While of an architectural style different than the earlier Spanish Colonial Revival style bungalows, these bungalows complement the sense of neighborhood along Shirley Ann Place by their uniformity of style, scale, setback and materials of construction. They also reflect the changing tastes in architectural styles immediately before and after WWII which favored a more rural, California ranch-type of vocabulary.

This bungalow was built ca. 1939 and first occupied by Mr. Richard Baehr, a stoneworker, and his wife Hulda.

"NONCONTRIBUTING RESOURCE"



26. UTM: 11/486900/3624580 Parcel #445-153-25
 4582 Shirley Ann Place (2116-1-26) Construction Date: ca. 1949
 Legal Description: Blk 51, south 50 ft & east 70 ft of lot 1 /
 Exc St / University Mts D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Lonzo, Anita L.
 4582 Shirley Ann Place
 San Diego, CA 92116

One of several 1930s-late 40s Modern-Era bungalows located along Shirley Ann Place, its irregular shape, hip roof, and late-1940s Modern styling detracts from the norm set by the other Spanish Colonial Revival style bungalows found along Shirley Ann Place by also having a built-in garage as an integral feature of its design. However, while stylistically different than the earlier Spanish Colonial Revival style bungalows found along Shirley Ann Place, this bungalow still complements the neighborhood's sense of uniformity of scale, setback and materials of construction.

The style of this single-family dwelling reflects the changing tastes in architectural styles immediately following WWII which favored a more International Style type of vocabulary with the use of irregular floor plans and modular accessories.

This home was built ca. 1949 as a spec house by the Sherman-Gray Company for George Roesink, who owned and operated the neighborhood market at 2329 Madison Avenue at that time. Mr. Roesink sold the bungalow in 1952 to Ben J. and Cecelia Bloom.

"NONCONTRIBUTING RESOURCE"



9. UTM: 11/487000/3624440 Parcel # 445-153-35
 4535 Shirley Ann Place (2116-1-9) Construction Date: ca. 1947
 LegalDescription: Blk 51, west 70 ft of lots 30 & 31 / Exc St
 University Mts D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Hernandez, Ralph P. & Mary P.
 4535 Shirley Ann Place
 San Diego, CA 92116

One of several 1930s-late 40s Modern-Era bungalows located along Shirley Ann Place, its irregular shape, hip roof, and mid-1940s Modern styling detracts from the norm set by the other bungalows along Shirley Ann Place by also having a built-in garage as an integral feature of its design. However, while stylistically different than the earlier Spanish Colonial Revival style bungalows found along Shirley Ann Place, this bungalow still complements the neighborhood's sense of uniformity of scale, setback and materials of construction.

The style of this single-family dwelling reflects the changing tastes in architectural styles immediately following WWII which favored a more International Style type of vocabulary with the use of irregular floor plans and modular accessories.

This home was built ca. 1947 as a spec house for John H. Murphy, Jr., local real estate salesman and investor involved in buying and selling property along Shirley Ann Place for over ten years prior.

"NONCONTRIBUTING RESOURCE"



2. UTM: 11/487000/3624580 Parcel #445-152-28
4581 Shirley Ann Place (2116-1-2) Construction Date: ca. 1925
Legal Description: Blk 51, lots 42 & 43 / Exc E 70 ft/ & / Exc St
University Hts D'Hemecourt Map Amended
Zoning: R1-5000
Present Owner: Kim, Judy A.
340 S. Cleveland Avenue
#205
Los Angeles, CA 90036

This flat roof, raised parapet Spanish Colonial Revival bungalow is built on a simple square plan with a detached garage at the back of a recessed driveway. Architectural features found on this bungalow, such as a red tile-roof, a triangular-gable central vestibule, tripartite windows, engaged chimneys, stucco cladding and foundation plantings behind manicured front lawns, mirror the other 1920s-era Spanish-style bungalows found along Shirley Ann Place, as well as others found throughout the surrounding community.

Designed and built by Martin V. and William B. Melhorn, building contractors, for the Alberta Security Company (of which Martin V. Melhorn was the president), this is one of many spec houses built along Shirley Ann Place by the Alberta Security Company ca. 1925.

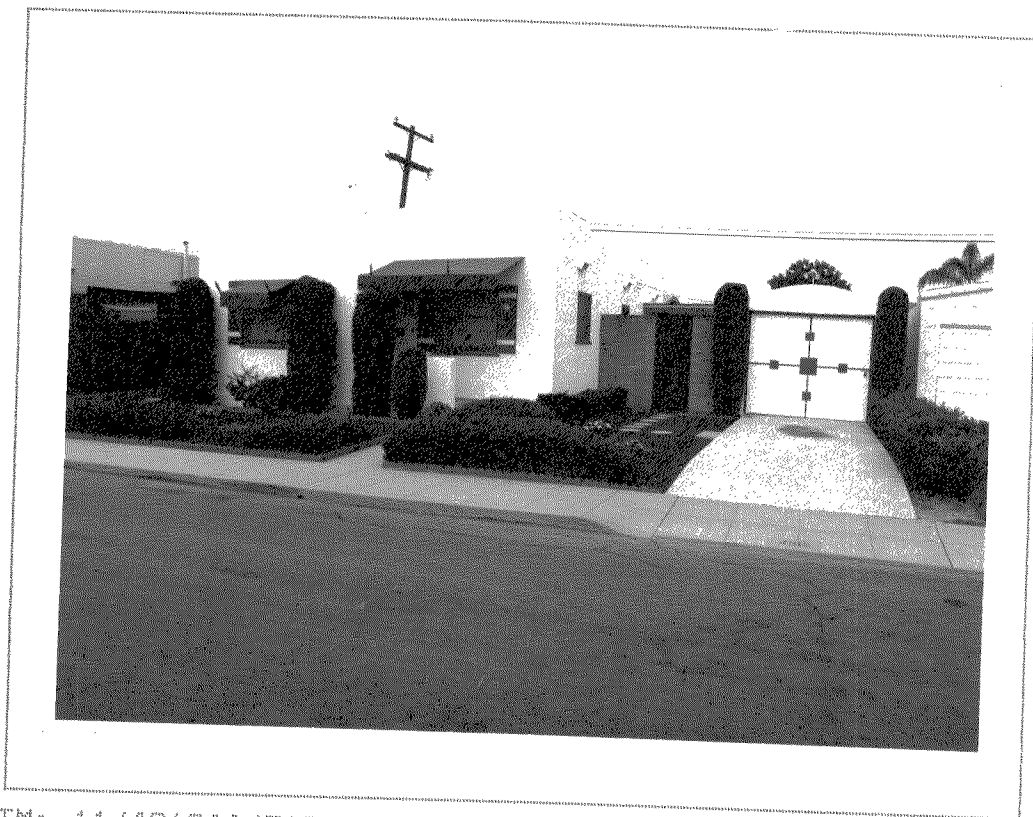
The bungalows first known occupants were Harry E. Le Buf, USN, and his wife Jean, ca. 1929.



16. UTM: 11/486900/3624380 Parcel # 445-153-15
2318 Monroe Avenue (2116-1-16) Construction Date: ca. 1925-27
LegalDescription: Blk 51, E half of Lots 20 & 21 / Exc St Op /
University Hts D'Hemecourt Map Amended
Zoning: R1-5000
Present Owner: Reynolds, Beverly K., Trust
2318 Monroe Avenue
San Diego, CA 92116

Reflecting both craftsmanship and style and acting as an anchor home dominating the SW corner of the street, this is one of the more well-defined examples of Spanish Colonial Revival style bungalows to be found along Shirley Ann Place. While rectangular in shape, it contains a deeply recessed central porch along the south facade giving the home an H-shape appearance. A red tile pent roof, supported by corbel wooden brackets, rafters and posts, shield the porch area. The bungalow's flat roof is hidden behind stepped parapets. At the SW corner of the lot is a detached garage abutting the street.

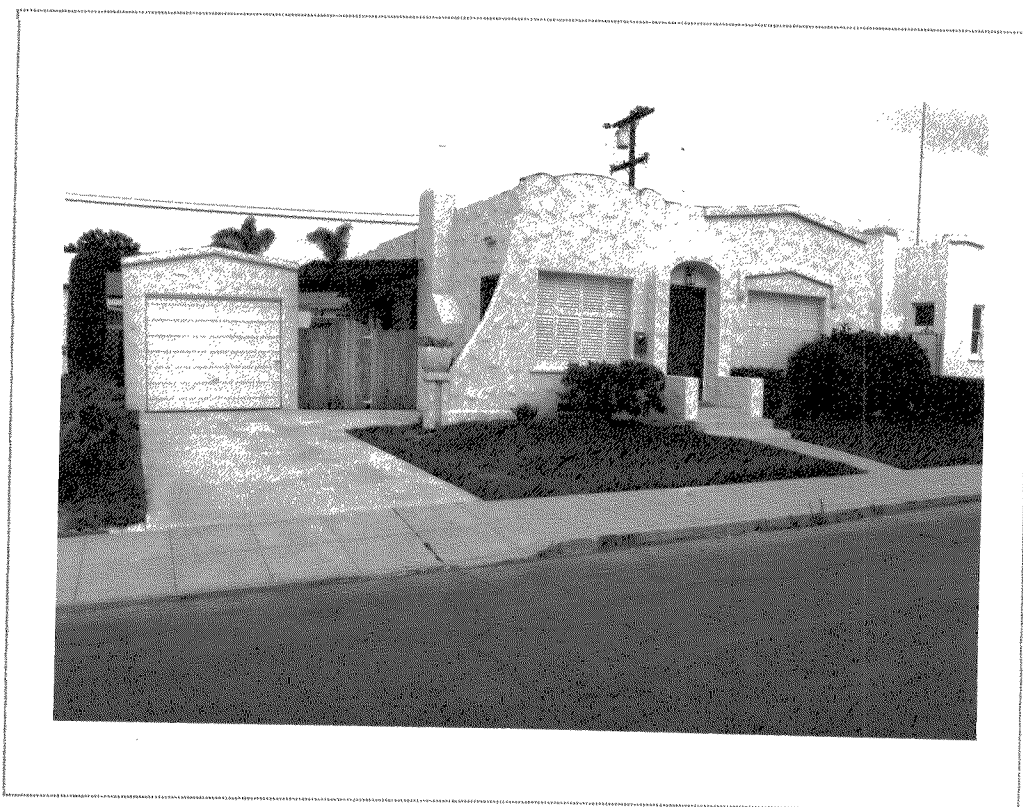
Built ca. 1925-27 by the Alberta Security Company as part of its development of Shirley Ann Place, this bungalow was one of several within Shirley Ann Place purchased by Omar J. Wilmarth, a local carpenter, real estate developer and investor, who sold it to Mrs. Sarah Swartz, a clerk at Holzwasser's department store, in 1929.



17. UTM: 11/486900/3624400 Parcel # 445-153-16
 4512 Shirley Ann Place (2116-1-17) Construction Date: ca. 1925-27
 Legal Description: Blk 51, E 70ft of lots 18 & 19 / Exc St /
 University Hts D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Janeck, Daniel S. & Janeck, Stanley W.
 4512 Shirley Ann Place
 San Diego, CA 92116

This Spanish Colonial Revival bungalow is built on a simple square plan with a detached garage at the back of a recessed driveway. Architectural features found on this bungalow, such as its curvilinear stepped parapet roof, shuttered and fabric awning-cover windows, stucco cladding and foundation plantings, all mirror the other 1920s-era Spanish-style bungalows found along Shirley Ann Place, as well as others found throughout the surrounding community.

Built ca. 1925-27 by the Alberta Security Company as part of its development of Shirley Ann Place, this bungalow was one of several purchased by Omar J. Wilmarth, a local carpenter, estate developer and investor, in the late 1920s.



18. UTM: 11/486900/3624420 Parcel # 445-153-17
4520 Shirley Ann Place (2116-1-18) Construction Date: ca. 1925-27
Legal Description: Blk 51, E 70ft of lots 16 & 17 / Exc St /
University Hts D'Hemecourt Map Amended
Zoning: R1-5000
Present Owner: Fayman, Bruce; Fayman, Danah
4520 Shirley Ann Place
San Diego, CA 92116

This flat roof, raised gable-lip parapet Spanish Colonial Revival bungalow is built on a simple square plan with a detached garage at the back of a recessed driveway. Architectural features found on this bungalow also include batten walls, highly textured stucco cladding, engaged chimney and landscaping, mirror the other 1920s-era Spanish-style bungalows found along Shirley Ann Place, as well as others found throughout the surrounding community.

Built ca. 1925-27 by the Alberta Security Company as part of its development of Shirley Ann Place, this bungalow was one of several purchased by Omar J. Wilmarth, a local carpenter, estate developer and investor, in the late 1920s. The first resident of note was Mrs William R. Weckerly, manager of San Diego Sheet Metal Workers, and his wife Bess.



19. UTM: 11/486900/3624440 Parcel # 445-153-18
4532 Shirley Ann Place (2116-1-19) Construction Date: ca. 1925-27
Legal Description: Blk 51, E 70ft of lots 14 & 15 / Exc St /
University Hts D'Hemecourt Map Amended
Zoning: R1-5000
Present Owner: Cerezo, Richard R.
4520 Shirley Ann Place
San Diego, CA 92116

Another box-like flat-roof Spanish Colonial Revival style bungalow, its dominant feature is a central bracketed red tile pent roof hood over the main entrance. Like several of the Spanish style bungalows along Shirley Ann Place, there is a detached garage at the end of a recessed driveway connected by an arched wingwall.

Architectural features found on this bungalow, such as stepped parapets, wrought iron railings and stucco cladding, mirror the other 1920s-era Spanish-style bungalows found along Shirley Ann Place as well as others found throughout the surrounding community.

This modest bungalow was purchased from the Alberta Security Company as a spec house by Omar J. Wilmarth, a local carpenter, estate developer and investor, in the late 1920s. The first resident of note was Mrs. Effie P. Kellogg.

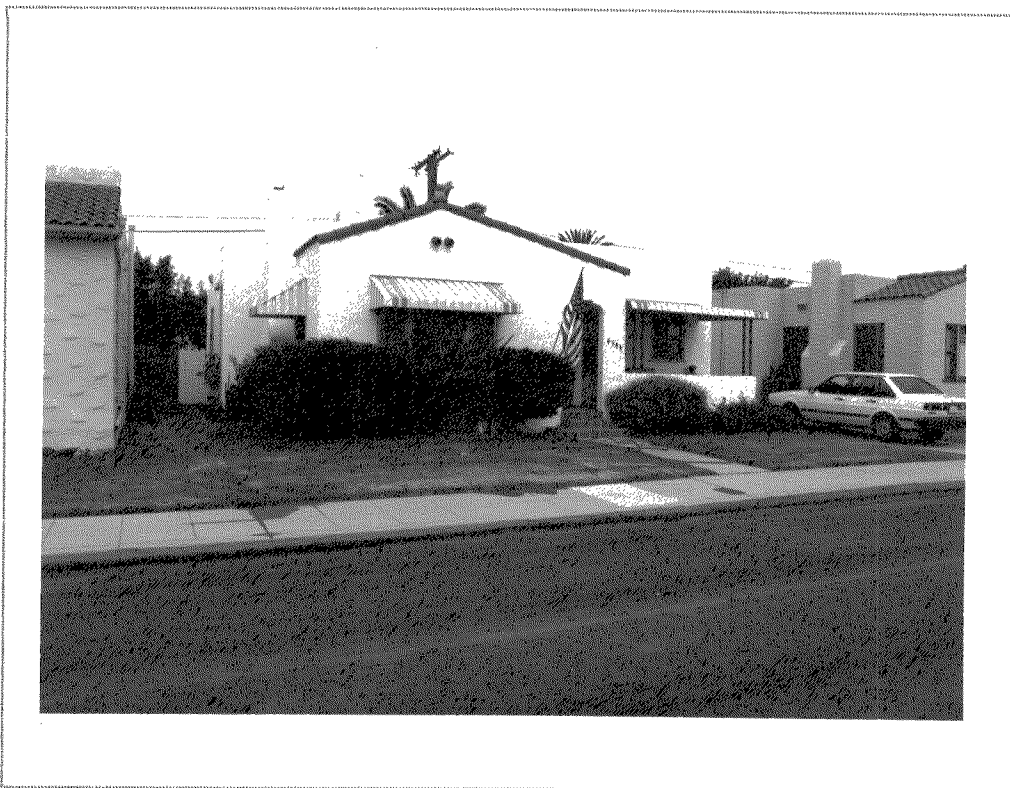


20. UTM: 11/486900/3624460 Parcel # 445-153-19
 4536 Shirley Ann Place (2116-1-20) Construction Date: ca. 1925-27
 Legal Description: Blk 51, E 70ft of lots 12 & 13 / Exc St /
 University Hts D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Riordan, E. Blanche
 4536 Shirley Ann Place
 San Diego, CA 92116

A rectangular flat-roof Spanish Colonial Revival style bungalow, its dominant feature is an off-centered red tile pent roof extension off of the NE corner. Like several of the Spanish style bungalows along Shirley Ann Place, there is a detached garage at the end of a recessed driveway off of the street.

Architectural features found on this bungalow, such as stepped parapets, Palladian-style windows and heavily-textured stucco cladding, mirror the other 1920s-era Spanish-style bungalows found along Shirley Ann Place as well as others found throughout the surrounding community.

This modest bungalow was purchased from the Alberta Security Company as a spec house by Omar J. Wilmarth, a local carpenter, estate developer and investor, in the late 1920s. The first resident of note was Mrs. Anna M. Taylor.



21. UTM: 11/486900/3624480 Parcel # 445-153-20
 4544 Shirley Ann Place (2116-1-21) Construction Date: ca. 1925-27
 Legal Description: Blk 51, E 70ft of lots 10 & 11 / Exc St /
 University Hts D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Kwaser, Jerome D. & Marlyne
 4544 Shirley Ann Place
 San Diego, CA 92116

A rectangular flat-roof Spanish Colonial Revival style bungalow, its dominant feature is an off-centered red tile-covered gabled wing off of the SE corner of the building. Like several of the Spanish style bungalows along Shirley Ann Place, there is a detached garage at the end of a recessed driveway off of the street.

Architectural features found on this bungalow, such as stucco cladding, terra cotta "canales," and an enclosed terrace off the NE corner of the wing, all mirror the other 1920s-era Spanish-style bungalows found along Shirley Ann Place as well as others found throughout the surrounding community.

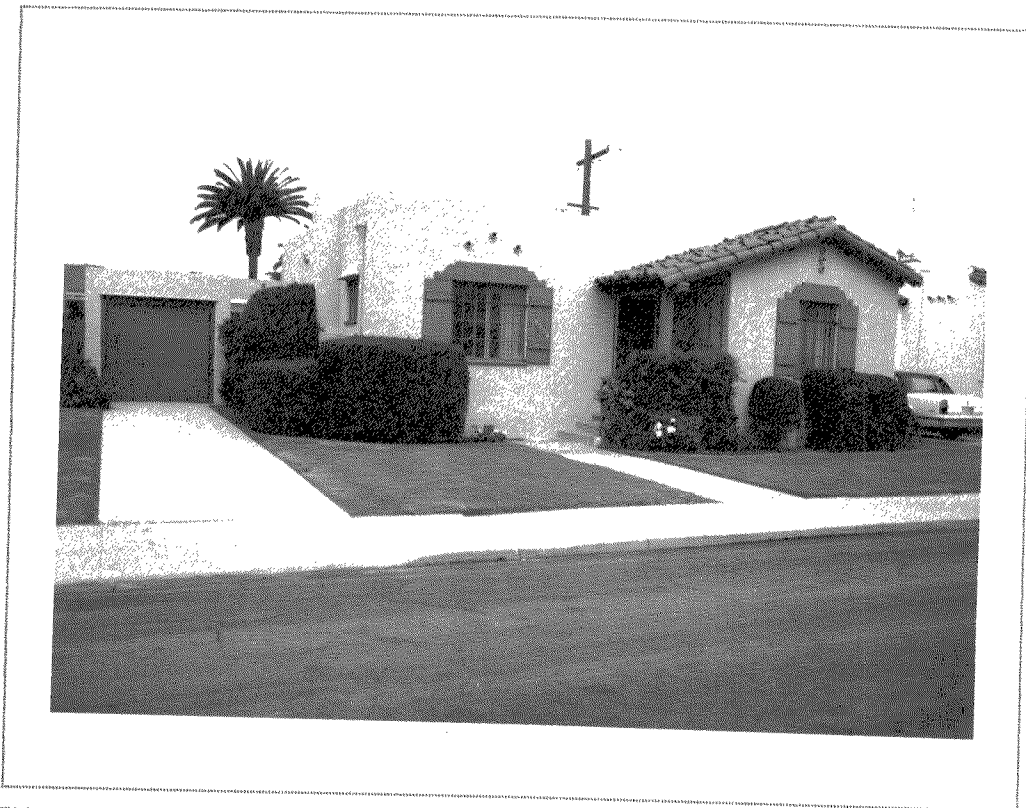
Originally listed as 4540 Shirley Ann Place, this modest bungalow was purchased from the Alberta Security Company by Charles F. McCurdy, owner and operator of the neighborhood market at 2329 Madison Avenue, for his son William, ca. 1928.



22. UTM: 11/486900/3624500 Parcel # 445-153-21
 4552 Shirley Ann Place (2116-1-22) Construction Date: ca. 1925-27
 Legal Description: Blk 51, east 70ft of lots 8 & 9 / Exc St /
 University Hts D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Thomson, William & Betty M.
 4552 Shirley Ann Place
 San Diego, CA 92116

This is another well-detailed flat-roof, rectangular-shape Spanish Colonial Revival style bungalow with a protruding red tile-covered gable-end wing at its SE corner. Distinctive features include a red tile pent-roof vestibule adjacent to the north side of the wing. A semi-circular corbel-framed threshold in the vestibule opens towards the street. A smaller one on the north wall of the vestibule opens up to view the foundation plantings along the east wall of the bungalow. A small lawn along the street is bisected by a concrete walkway. Like several of the Spanish style bungalows along Shirley Ann Place, there is a detached garage at the end of a recessed driveway off of the street.

This bungalow was acquired by Charles F. McCurdy in the late 1920s from the Alberta Security Company as a real estate investment. He later sold to Howard Moses, manager of a wholesale paper distribution center in downtown San Diego, and his wife Estelle, in 1931.



23. UTM: 11/486900/3624520 Parcel # 445-153-22
 4564 Shirley Ann Place (2116-1-23) Construction Date: ca. 1925-27
 Legal Description: Blk 51, east 70ft of lots 4 & 5 / Exc St /
 University Hts D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Nichols, Leone <LE> Reid CB., TR
 4564 Shirley Ann Place
 San Diego, CA 92116

This is another well-detailed flat-roof, rectangular-shape Spanish Colonial Revival style bungalow with a protruding NE red tile-covered gable wing. An extension of the south gable forms an overhang for the bungalows centrally-located main entry.

Distinctive design features include clusters of terra cotta "canales" protruding from the parapets, worked lintels and false shuttered window surrounds, engaged chimneys and stucco cladding. Foundation plants border the base of the bungalow. A concrete walkway leads up to the front stoop. Like several of the Spanish style bungalows along Shirley Ann Place, there is a detached garage at the end of a recessed driveway off of the street.

This bungalow was acquired by Charles F. McCurdy, owner and operator of the neighborhood market at 2329 Madison Avenue, in the late 1920s as a real estate investment from the Alberta Security Company. One of three contiguous bungalows owned by McCurdy along Shirley Ann Place, this was his home until his death in 1938.



24. UTM: 11/486900/3624540 Parcel # 445-153-23
 4568 Shirley Ann Place (2116-1-24) Construction Date: ca. 1925-27
 Legal Description: Blk 51, east 70ft of lots 4 & 5 / Exc St /
 University Hts D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Guntz, Mae L., TR
 4568 Shirley Ann Place
 San Diego, CA 92116

This is another well-detailed flat-roof, rectangular-shape Spanish Colonial Revival style bungalow with a protruding red tile-covered gable wing and pent-roof porch extension. Distinctive features include a red tile-roof gabled bay off the south facade and a false-shuttered double-hung focal window in the gable wing. Foundation plants bordering the base of the facade, face a small lawn area. Like several of the Spanish style bungalows along Shirley Ann Place, there is a detached garage at the end of a recessed driveway off of the street.

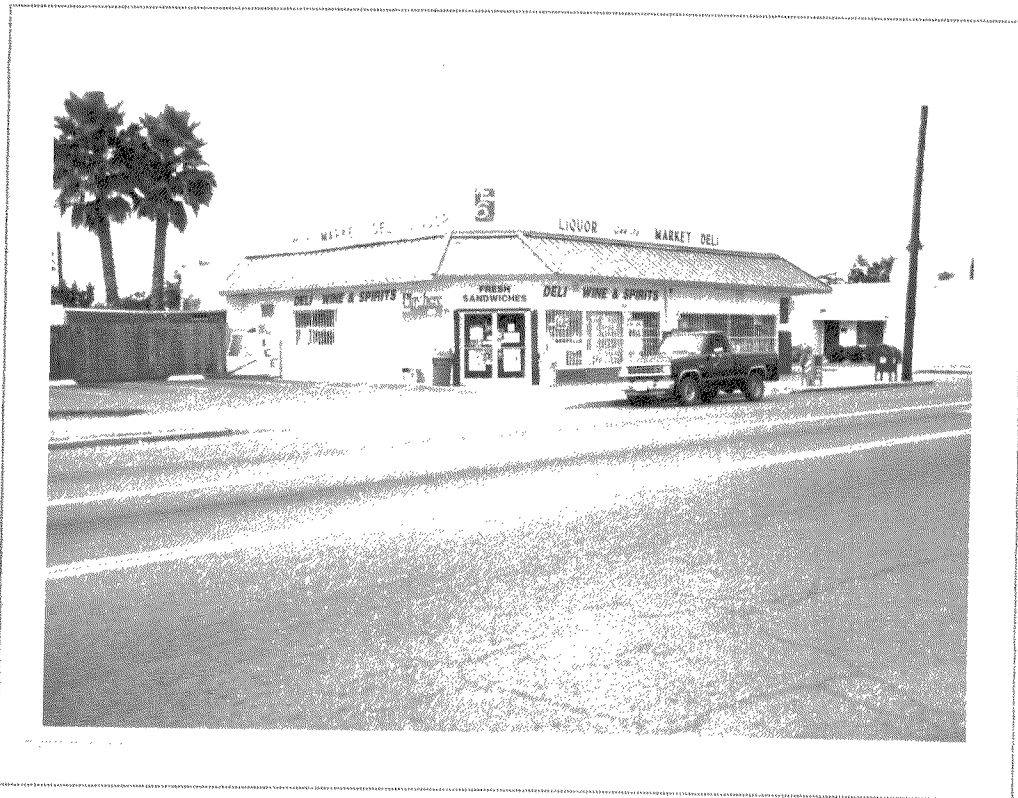
This is one of several Spanish Colonial Revival style single-family bungalows found along Shirley Ann Place built as spec housing by the Alberta Security Company in the mid-1920s.



25. UTM: 11/486900/3624560 Parcel #445-152-24
 4580 Shirley Ann Place (2116-1-25) Construction Date: ca. 1925
 Legal Description: Blk 51, lots 2& 3 / Exc E 70 ft / & / Exc St
 University Hts D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Kim, Judy A.
 340 S. Cloverdale Ave
 #205
 Los Angeles, CA 90036

This flat roof, raised and stepped parapet Spanish Colonial Revival bungalow, is built on a simple square plan with a detached garage at the back of a recessed driveway. Design features found on this bungalow, such as a projecting red tile gable-shape central vestibule, engaged chimney, stucco cladding and foundation plantings behind manicured front lawns, mirror the other 1920s-era Spanish-style bungalows found along Shirley Ann Place, as well as others found throughout the surrounding community.

Designed and built by the Alberta Security Company ca. 1925, it changed hands several times before being occupied by Robert Douglas, a salesman for the Fuller Brush Company, in 1927.



1. UTM: 11/487000/3624600 Parcel #445-153-27
 2329 Madison Avenue (2116-1-1) Construction Date: ca. 1929
 Legal Description: Blk 51, lots 44 & 45 / Exc E 70 ft / & / Exc
 St / University Hts D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Name: Quality Market
 Present Owner: Romaya, Thamir E.
 2329 Madison Avenue
 San Diego, CA 92116

This "mom & pop" grocery store was built ca. 1929 by the Alberta Security Company as part of its development of Shirley Ann Place. Vestiges of its original Spanish Colonial Revival styling can be found in its stucco cladding and raised parapet over the store's canted entrance along Madison Avenue.

Charles F. McCurdy (who lived at 4564 Shirley Ann Place), active in the local retail grocery business during the early part of this century, operated a grocery business here until his retirement in 1935. The market was then operated by G.W. Roesink until 1955, after which it has experienced several owner/operators until the present time.



4. UTM: 11/48700/3624540 Parcel #445-153-30
4569 Shirley Ann Place (2116-1-4) Construction Date: ca. 1925-27
Legal Description: Blk 51, west 70 ft of N 1\2 of lot 38/ Exc St
& W 70 ft of lot 39 / Exc St / University
Hts D'Hemecourt Map Amended
Zoning: R1-5000
Present Owner: Zebal, Kenneth W.
5333 Likini St
Honolulu, HI

Reflecting both craftsmanship and style, this is one of the more well-defined examples of Spanish Colonial Revival-style bungalows to be found along Shirley Ann Place. A red tile covered gable-end roof, covering the north/south street facade, hides a flat roof. A ribbon of formally trimmed foundation shrubs, faced by a small front lawn, flanks a concrete walkway and stoop before a central recessed threshold. An arcaded red tile pent-roof wingwall extends southward from the SE corner, guarding the entrance to a detached L-shape garage at the end of a recessed driveway.

Built ca. 1925-27 by the Alberta Security Company as part of its development of Shirley Ann Place, this rectangular-shape bungalow was one of five purchased by Earl Lombard in the early 1930s as a real estate investment. Mr. Lombard, who was also a local real estate developer, investor and builder of bungalow homes in the area, sold the bungalow to Ernest Mahid, a bookkeeper, ca. 1935.



5. UTM: 11/487000/362520 Parcel #445-153-31
 4565 Shirley Ann Place (2116-1-5) Construction Date: ca. 1925-27
 Legal Description: Blk 51, west 70 ft of S 1\2 of lot 38/ Exc St
 & W 70 ft of lot 37 / Exc St / University
 Hts D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Harvey, H.W. & Margaret M.
 4565 Shirley Ann Place
 San Diego, CA 92116

Like many other rectangular stucco-clad, red tile roof Spanish Colonial Revival style bungalows along Shirley Ann Place, this one is cross-gabled. Other architectural features incorporated are a recessed tile-surrounded threshold, wood shuttered and framed bipartite windows. To the NE corner of the lot sits a detached L-shape garage at the end of a recessed driveway which runs along the north side of the house. Alterations include aluminum window awnings and fake rock veneer within the threshold.

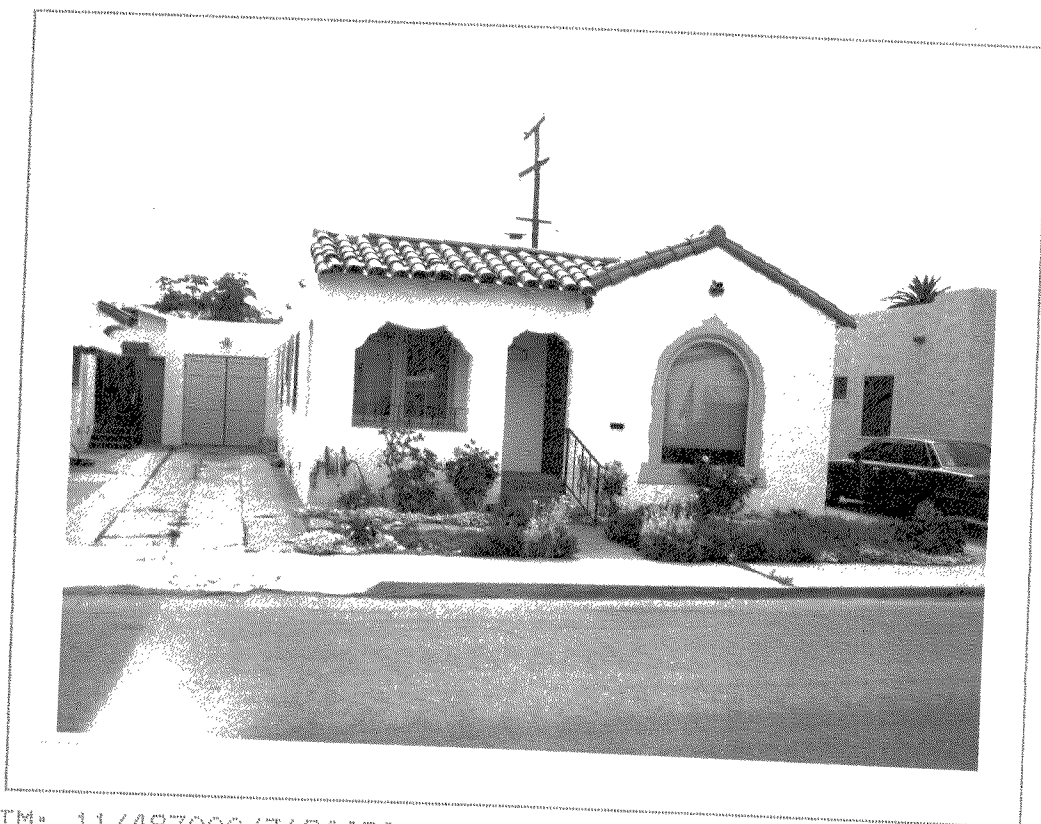
Another of five bungalows located along Shirley Ann Place acquired by Earl Lombard in the early 1930s from the Alberta Security Company, it was later sold to Earl Baranov, a salesman at Baranov's Credit Jewelers, and his wife Virginia ca. 1935.



6. LTM: 11/487000/3624500 Parcel # 445-153-32
 4555 Shirley Ann Place (2116-1-6) Construction Date: ca. 1925-27
 Legal Description: Blk 51, west 70 ft of lots 36 & 38 /Exc St /
 University Hts D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Clark, Mary S.
 4555 Shirley Ann Place
 San Diego, CA 92116

Another rectangular stucco-clad, cross-gable Spanish Colonial Revival style bungalow, this one has a recessed NW corner porch incorporated under the overhang of the bungalow's side gable red tile roof. The NW corner of the porch's overhanging roof is supported by a corbelled wingwall. To the NE corner of the lot sits a detached L-shape garage at the end of a recessed driveway which runs along the north side of the house.

This is another of five bungalows located along Shirley Ann Place acquired by Earl Lombard in the early 1930s from the Alberta Security as a real estate investment.



7. UTM: 11/487000/3624480 Parcel # 445-153-33
 4547 Shirley Ann Place (2116-1-7) Construction Date: ca. 1925-27
 Legal Description: Blk 51, west 70 ft of lot 34 / Exc St/ & west
 70 ft of N 1/2 of lot 33 / Exc St / University
 Hts D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Albers, Wade & Fam
 4547 Shirley Ann Place
 San Diego, CA 92116

This is another well-detailed flat-roof Spanish Colonial Revival style bungalow. Its distinctive features included a corbeled-arch porch incorporated under an overhanging red tile-covered pent roof. Other distinctive features include an semi-circular tile-framed focal window in a gable-end street-facing wing. Semi-tropical foundation plants border the base of the facade facing a small lawn bisected by a concrete walkway.

This is another of five bungalows located along Shirley Ann Place acquired by Earl Lombard in the early 1930s from the Alberta Security Company as a real estate investment. It was later sold to Robert Young, a salesman at San Diego Soda Works, and his wife Carmelita ca. 1933.



8. UTM: 11/487000/3624460 Parcel # 445-153-34
 4543 Shirley Ann Place (2116-1-8) Construction Date: ca. 1925-27
 Legal Description: Blk 51, west 70 ft of S 1\2 of lot 33/ Exc St
 & west 70 ft of lot 32 / Exc St / University
 Hts D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Boyd-Gibson, Sharen
 4543 Shirley Ann Place
 San Diego, CA 92116

This rectangular Spanish Colonial Revival style bungalow is one of the more box-like Spanish bungalows found along Shirley Ann Place. A protruding red tile-roof gable-end wing, with a deeply recessed threshold, intersects the flat parapeted roof at the bungalow's SW corner. Also, like the other bungalows, there is a detached garage at the end of a recessed driveway.

Architectural features found on this bungalow mirror the other 1920s-era Spanish-style bungalows found along Shirley Ann Place as well as others found throughout the surrounding area.

This was one of the first homes along Shirley Ann Place purchased by Earl Lombard from Alberta Security Company ca. 1931. Its first occupants of note were James H. and Fryn McConnel in 1934.



10. UTM: 11/487000/3624420 Parcel # 445-153-36
 4531 Shirley Ann Place (2116-1-10) Construction Date: ca. 1925-27
 LegalDescription: Blk 51, west 70 ft of lots 28 & 29 / Exc St
 University Hts D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Reed, William V. & Mary Ca.
 4531 Shirley Ann Place
 San Diego, CA 92116

A simple box-like, flat-roof Spanish Colonial Revival style bungalow, its symmetry is enhanced by a linear red tile pent roof extending the length the facade under the raised parapet. A bracketed 1\2-hip roof overhang extends over the central entry. In addition, a concrete stoop leads up to a decorative wood panel door.

These and other architectural features found on this bungalow, such as tripartite windows, wrought iron railings across the windows and front sidewalk, as well as foundation plantings, mirror the other 1920s-era Spanish-style bungalows found along Shirley Ann Place, and throughout the surrounding community.

This modest bungalow was purchased from the Alberta Security Company ca. 1938 as a spec house by John H. Murphy, Jr., a local real estate salesman and investor. Its interior furnishings were designed by Franciska Croxall, a local interior decorator.



11. UTM: 11/487000/3624400 Parcel # 445-153-37
 4521 Shirley Ann Place (2116-1-11) Construction Date: ca. 1925-27
 LegalDescription: Blk 51, west 70 ft of lots 26 & 27 / Exc St
 University Hts D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Shaw, Elizabeth; Shaw, Mary A.
 4521 Shirley Ann Place
 San Diego, CA 92116

Another box-like, flat-roof Spanish Colonial Revival style bungalow, its dominant feature is a central triangular-gable stepped parapet atop a bracket-supported, red tile pent roof doorway hood. Like most of the other Spanish-style bungalows along Shirley Ann Place, there is a detached garage at the end of a recessed driveway.

Architectural features found on this bungalow, such as tripartite windows, wrought iron railings, and foundation plantings behind a manicured front lawn, mirror the other 1920s-era Spanish-style bungalows found along Shirley Ann Place as well as others found throughout the surrounding community.

Formerly listed as 4513 Shirley Ann Place, this modest bungalow was purchased from the Alberta Security Company ca. 1928 as a spec house by John H. Murphy, Jr., a local real estate salesman and investor involved in buying and selling property along Shirley Ann Place. Its interior furnishings were designed by Franciska Croxall, a local interior decorator.



12. UTM: 11/487000/3624400 Parcel # 445-153-38
 4509 Shirley Ann Place (2116-1-12) Construction Date: ca. 1925-27
 LegalDescription: Blk 51, west 70 ft of lots 24 & 25 / Exc St
 University Hts D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Bley, Alberta E. & Bley, Richard J.
 1636 Madison Avenue
 San Diego, CA 92116

Another box-like Spanish Colonial Revival style bungalow, with a raised, stepped-parapeted flat roof, its dominant feature is a central curvilinear gabled parapet. A concrete walkway and stoop lead up to a glass paneled doorway. Like most of the other Spanish-style bungalows, there is a detached garage at the end of a recessed driveway.

Architectural features found on this bungalow, such as tripartite windows, stucco cladding and foundation plantings behind a manicured front lawn, mirror the other 1920s-era Spanish-style bungalows found along Shirley Ann Place, as well as others found throughout the surrounding community. Alterations consist of aluminum louvered awnings shading the front windows.

This modest bungalow was purchased from the Alberta Security Company ca. 1928 as a spec house by John H. Murphy, Jr., a local real estate salesman and investor involved in buying and selling property along Shirley Ann Place. Its interior furnishings were designed by Franciska Croxall, a local interior decorator.



13. UTM: 11/487000/3624380 Parcel # 445-153-39
 4501 Shirley Ann Place (2116-1-13) Construction Date: ca. 1925-27
 LegalDescription: Blk 51, west 70 ft of lots 22 & 23 / Exc St
 University Hts D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Galvin, Lawrence A. Revocable Trust 07
 4501 Shirley Ann Place
 San Diego, CA 92116

Reflecting both craftsmanship and style and acting as an anchor home dominating the SE corner of the street, this flat roof, stucco-clad, engaged chimney bungalow is one of the more well-defined examples of Spanish Colonial Revival style homes to be found along Shirley Ann Place. A triangular-bracketed red tile 1\2-hip hood shields the main doorway and windows of the bungalow's SW facade. The flat roof is hidden behind both triangular and curvilinear gabled stepped parapets. At the SE corner of the lot is a detached garage abutting the street.

Originally listed as 4503 Shirley Ann Place, this bungalow was built ca. 1925-27 by the Alberta Security Company as part of its development of Shirley Ann Place. It was one of several purchased in the early 1930s by John H. Murphy, Jr. as a real estate investment. Mr. Murphy, who was also a local real estate developer and investor, contracted Franciska Croxall to design the interior of this home.



14. UTM: 11/48720/3624360 Parcel # 445-232-29
 2335 Monroe Avenue (2116-1-14) Construction Date: ca. 1925
 Legal Description: Blk 72, west 90 ft & east 45 ft of
 lots 47 & 48, University Hts D'Hemecourt Map
 Amended

Zoning: R1-5000

Present Owner: Buss, Elaine L.
 2335 Monroe Avenue
 San Diego, CA 92116

This small rectangular Spanish Colonial Revival style bungalow has a flat roof, stepped parapets and stucco cladding. A NW projecting red tile-trim gable-end wing faces Monroe Avenue. At the NE corner of the wing is a deeply recessed threshold with a solid wood panel door. To the west of the threshold is a large, multi-sash focal window. An off-set gable wingwall guards the entrance to an east walkway between the house and a detached garage.

While not contiguous to the other Spanish Colonial Revival style bungalows along Shirley Ann Place, this, and its near-mirror image neighbor (2327 Monroe Avenue), were both built ca. 1925 by the Alberta Security Company and exhibit architectural characteristics found on other 1920s-era Spanish-style bungalows along Shirley Ann Place, as well as throughout the surrounding community.

"CONTRIBUTING STRUCTURE OUTSIDE THE DISTRICT"



15. UTM: 11/48700/3624360 Parcel # 445-232-30
 2327 Monroe Avenue (2116-1-15) Construction Date: ca. 1925
 Legal Description: Blk 72, west 45 ft of lots 47 & 48, University
 Hts D'Hemecourt Map Amended
 Zoning: R1-5000
 Present Owner: Mozer, Harvey M.
 5221 Rimpark Ln
 San Diego, CA 92124

This small, rectangular Spanish Colonial Revival style bungalow has a flat roof, stepped parapets and stucco cladding. A projecting red tile-trim gable wing room extension, at the NE corner of the bungalow, faces towards the street. At the NE corner of the Within it is a deeply recessed threshold and wood panel door. A large, multi-sash focal window occupies the room extension's facade. An arcaded wingwall guards a walkway between the west side of the house and a detached garage along the alleyway.

While not contiguous to the other Spanish Colonial Revival style bungalows along Shirley Ann Place, this, and its near-mirror image neighbor (2335 Monroe Avenue), were both built ca. 1925 by the Alberta Security Company and exhibit architectural characteristics found on other 1920s-era Spanish-style bungalows along Shirley Ann Place, as well as throughout the surrounding community.

"CONTRIBUTING STRUCTURE OUTSIDE THE DISTRICT"