



THE CITY OF SAN DIEGO
M E M O R A N D U M

DATE: November 19, 2020

TO: Historical Resources Board

FROM: Kelley Stanco, DPM III, Historic Preservation Planning

SUBJECT: Info Item A: Results of Intensive-Level Survey Work for the Potential Arizona Street Tract (aka Park Villa) Historic District

In August 2009, The City of San Diego retained Historic Resources Group (HRG) to complete a historic resource reconnaissance survey as part of the North Community Plan Update. HRG conducted a detailed examination of the community plan area, focusing on properties constructed prior to 1970. Surveyors identified properties that appeared eligible for individual designation, as well as geographically-definable areas that appeared eligible for designation as historic districts. The Park Villa Potential Historic District was not among the districts identified by HRG. Members of the community objected and requested that staff re-evaluate the neighborhood centered around Park Villa Drive at a reconnaissance level to determine if the district was potentially eligible. Staff did so, and found that the area appeared to retain sufficient integrity to identify it as a potential historic district. As a result, the final 2016 North Park Community Plan Area Historic Resources Survey acknowledges the Park Villa Historic District as a community-identified potential historic district.

In late 2019, staff issued a task order to as-needed planning consultant ICF and their sub-consultant Urbana Preservation & Planning to prepare a historic context statement, statement of significance, period of significance and boundary description and justification for the Park Villa Potential Historic District (Attachment 1). Concurrently, Senior Planner Bernie Turgeon and Assistant Planner Shannon Anthony from the Planning Department completed the survey work, which included pulling and reviewing water and sewer records, lot and block books, Sanborn Fire Insurance Maps, Residential Building Records, and available permit histories; evaluating and documenting each building in the field; comparing the historical records to the existing building to piece together the development history and complete an integrity analysis; and entering detailed property records into the City's California Historic Resources Inventory Database (CHRID).

The potential Arizona Street Tract (aka Park Villa) Historic District is located on Block 80 of the Park Villas subdivision, which was re-subdivided by the Southern California Home Builders (SCHB) upon purchase in 1912. The re-subdivision created 48 lots out of 24, with the mid-block alley converted to Park Villa Drive. SCHB began construction of the first bungalows in the northeast corner of the district that same year. The revised name for the potential district, the "Arizona Street Tract Historic District" is derived from SCHB, which envisioned a bungalow community of 60 homes sited along Block 80 and the west side of Block 75 of the Park Villas tract, including along Arizona Street, which they advertised as the "Arizona Street

Tract.” By 1914, having become financially insolvent and after building only 17 homes, SCHB ceased construction efforts in its Arizona Street Tract. In 1916 and 1918, the company sold its developed and undeveloped properties within the tract to the Barnson Realty Company and to Sydney B. Brown. In 1921, Frank Baumgartner, a Detroit native who relocated to San Diego in 1920, purchased eight of the former SCHB “Arizona Street Tract” lots and developed four with Craftsman bungalows. Construction remained steady on Block 80 until all activities ceased in 1927, by which time the district was nearly built out with 44 modest bungalows. Construction stopped due to the Great Depression and World War II, with the exception of Lot 27 which was constructed in 1941. The last three lots were developed after WWII in 1950, 1956, and 1959, respectively.

The intensive-level research and analysis found that the Arizona Street Tract Historic District is potentially significant under HRB Criterion A as a special element of San Diego’s architectural development, with a period of significance of 1912, when the district was initially improved with bungalows by the Southern California Home Builders (SCHB), through 1927, when the district was nearly built out with individual dwellings. Initial construction was prompted by expansion of the streetcar lines and the anticipation of the 1915 Panama-California Exposition. One component of the potential district’s significance is its 17 bungalows that served as models for SCHB’s 1913 plan-book, “Southern California Bungalow Plans” which marketed SCHB’s design-build services across Southern California. The scale and character of SCHB’s designs set the framework for future development through the 1920s.

Although the district has been identified as potentially significant under HRB Criterion A, the intensive-level field survey of all properties within the district described earlier has resulted in the determination that the district does not retain integrity to physically convey its identified significance under HRB Criterion A. Designation of a historic district is dependent upon a majority of the properties within the district boundaries being identified as contributing resources. Beyond the simple majority, a target of 60-65% contributing resources is preferred, although not required, in order to more fully convey significance. Modifications to individual dwellings within the potential Arizona Street Tract Historic District have reduced the amount of district contributors such that the district does not meet the majority threshold requirements for designation.

Only 20 of the 48 parcels (42%) are classified as contributing resources. The remaining 28 parcels (58%) do not retain integrity to the period of significance as contributing resources, and as such, are identified as non-contributing resources. A map showing the location of contributing and non-contributing resources is provided in Attachment 2. Staff considered alternative boundaries for the district that would provide a sufficient concentration of contributing resources in a manner consistent with the historic context and statement of significance; however, no alternative boundary scenarios resulted in a majority of contributing resources. Furthermore, many of the non-contributing resources were designed and built by SCHB, precluding the creation of a smaller district based upon their buildings alone. Overall, the potential district retains integrity of location, setting, feeling, and association. However, more importantly, it lacks ability to convey integrity of design, materials, and workmanship. Thus, the intensive-level survey has concluded that the Arizona Street Tract is not eligible for historic district designation due to lack of integrity. This determination may be reversed at a future date if an adequate number of non-contributing

resources within the potential district boundaries are rehabilitated to their historic appearance consistent with The Secretary of the Interior's Standards for the Treatment of Historic Properties.

On March 6, 2020, Historic Preservation Planning staff conducted a walking tour with representatives from the North Park Planning Committee (NPPC), the North Park Historical Society (NPHS), Save Our Heritage Organisation (SOHO), and staff from Council District 3. The purpose of the walking tour was to review the findings of the district context statement and the intensive-level field work with key stakeholders and advocates for the district. Single page summary sheets were prepared for each property that included photographs, Sanborn Maps, a bulleted list of modifications, and the classification as contributing or non-contributing (Attachment 3). The group walked the district property-by-property, reviewing the forms, discussing the properties and answering questions. At the conclusion of the walking tour, the stakeholders concurred with the staff analysis that while the district is potentially significant under Criterion A, it lacks sufficient integrity to convey that significance as a cohesive whole.

At the conclusion of the meeting, staff committed to completing the nomination and survey work, presenting the analysis to the Historical Resources Board as an informational item, posting the nomination to the City's website and CHRID for future reference and use, and following-up with the property owners to inform them of the results of the intensive-level survey. The nomination and survey work have been completed. Preparation and posting of the final documents were put on hold to focus staff resources on the remaining 2020 district, Culverwell and Taggart's, but will be completed in the first part of 2021. Lastly, staff will notify all property owners of the results of the intensive-level survey work and provide information to those interested in undertaking restoration work via mail once the final district documents are posted.



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KS/bt/sa

Attachments:

1. Potential Arizona Street Tract Historic District Historic Context, Statement of Significance, Period of Significance and Boundary Description and Justification.
2. Map of Contributing and Non-Contributing Resources in the Potential Arizona Street Tract Historic District.
3. Summary Sheets for Properties within the Potential Arizona Street Tract Historic District.

ATTACHMENT 1

ARIZONA STREET TRACT POTENTIAL HISTORIC DISTRICT

Final Draft Nomination Package

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Final Draft
April 9, 2020

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4. San Diego Electric Railway Lines, Circa 1920. Access to Park Villas was achieved through the 7 and 11 lines
5. Historic View, Circa 1910, of Unpaved Portion of Park Boulevard in the Vicinity of Balboa Park
6. 1926, Map of the City of San Diego and Vicinity (excerpt)
7. January 15, 1888 San Diego Union advertisement for the Park Villas Tract.
8. 1912, Re-Subdivision Map of Block 80 of Park Villas (Map #1495)
9. 1920-1921, Combined San Diego Sanborn Fire Insurance Maps, 1920-1940, Vol. 2 and 3, Sheets 242-243, 247-252, 274, 331, 333-336
10. 1921, San Diego Sanborn Map, 1920-1940, Vol. 3, Sheet 334
11. 1920-1950, Combined San Diego Sanborn Fire Insurance Maps, 1950, Vol. 2 and 3, Sheets 242-243, 247-252, 274, 331, 333-336
12. 1950, San Diego Sanborn Map, Vol. 3, Sheet 334
13. 1956, San Diego Sanborn Map, Vol. 3, Sheet 334
14. 823 A Avenue in Coronado, *Southern California Bungalow Plans*, 1913.
15. 3976 Kansas Street in SCHB's design book, *Southern California Bungalow Plans*, 1913.
16. October 4, 1912 San Diego Union article on SCHB.
17. February 4, 1912, Newspaper ad; San Diego Union advertisement for the SCHB.
18. 3512 Arnold Street (now addressed as 3512 Arnold Avenue), *Southern California Bungalow Plans*, 1913.
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27. 3573 Park Villa Drive, *Southern California Bungalow Plans*, 1913.
28. 3585 Park Villa Drive (now addressed as 3581 Park Villa Drive), *Southern California Bungalow Plans*, 1913.
29. April 14, 1921 San Diego Union article on Frank Baumgartner.
30. 1943, Aerial of Park Villas
31. 1963, Aerial of Park Villas showing the smaller lots and developed alley compared to the other blocks

EXECUTIVE SUMMARY

The Arizona Street Tract Potential Historic District (AST-PHD) is located in the Park Villas subdivision, within the City of San Diego North Park Community Planning Area (CPA). Initially identified as the 'Park Villas Historic District' within the 2016 North Park CPA Historic Resources Survey, the Arizona Street Potential Historic District was recommended for formation consideration by the North Park Community Planning Group, the North Park Historical Society, and Save Our Heritage Organisation. To respond to stakeholder requests, the City of San Diego (City) and Urbana Preservation and Planning, LLC (Urbana) surveyed the potential district at the intensive level to determine whether it could be found significant under the criteria of the City's Historical Resources Register, and whether it retained integrity to physically convey any identified significance. Urbana prepared this potential district package to provide a historic context, boundary identifiers, and a statement of significance for the City to use in its integrity and eligibility determination process.

The AST-PHD is significant under HRB Criterion A as a special element of San Diego's architectural development. The period of significance identified for the potential district is 1912, when the district was initially improved with bungalows by the Southern California Home Builders (SCHB), through 1927, when the district was nearly built out with individual dwellings. The naming convention for the potential district, the "Arizona Street Tract" is derived from SCHB, which envisioned a bungalow community of 60 homes sited along Block 80 and the west side of Block 75 of the Park Villas tract, including along Arizona Street. Initial construction was prompted by expansion of the streetcar lines and the anticipation of the 1915 Panama-California Exposition. One component of the potential district's significance is its 17 bungalows that served as models for SCHB's 1913 plan-book, "Southern California Bungalow Plans" which marketed SCHB's design-build services across Southern California. The scale and character of SCHB's designs set the framework for future development through the 1920s.

Although the potential district has been identified as significant under HRB Criterion A, intensive level field survey activities have resulted in the determination that the district does not retain a sufficient degree of integrity to physically convey its identified significance under HRB Criterion A. Modifications to individual dwellings have reduced the amount of district contributors such that the district does not meet the majority threshold requirements for designation. As a result, while the district is identified as historically significant, it does not retain integrity, and is not currently proposed for designation by the City. Rehabilitation of non-contributing resources within the potential district boundaries may provide an opportunity to reconsider the district's integrity and designation potential.

I. HISTORIC DISTRICT INTRODUCTION AND DESCRIPTION

The AST-PHD is located in the Park Villas subdivision, within the City of San Diego North Park Community Planning Area (CPA) and was initially identified as the 'Park Villas Historic District,' within the 2016 North Park CPA Historic Resources Survey. The North Park CPA grew primarily from the University Heights, West End, and Park Villas tracts, all initially surveyed in the mid-1800s with widespread construction of dwellings and commercial improvements initiated by the early 1900s and intrinsically tied to the development of the City's streetcar system and sitting in close proximity to Balboa Park, site of the 1915 and 1935 expositions. This historic context draws from the narratives included within the *North Park Community Plan Area 2016 Historic Resources Survey Report* and relating to the history of Balboa Park and the 1915 Panama-California Exposition, the effects of the streetcar on the development of North Park and the Park Villas tract, and the work of Southern California Home Builders (SCHB), a construction company that sold and built Craftsman bungalows throughout the Southern California and San Diego region including the initial grouping of homes in the AST-PHD.

Located on Block 80 of the Park Villas tract, the AST-PHD includes 48 single family properties fronting the east side of the 3500 block of Arizona Street, the west side of the 3500 block of Arnold Avenue, the south side of the 2500 block of Dwight Street, and the north side of the 2500 block of Myrtle Avenue. The blocks in the Park Villas tract generally include 24 lots: 12 at the west side of each block and 12 at the east side of each block, with each block bisected by a central alley in a north-south orientation. The AST-PHD is physically and visually differentiated from the Park Villas tract via its 48 lots: 24 at the west side of the block and 24 at the east side of the block, bisected by a central alley in a north-south orientation. The district, as Block 80, initially featured 24 lots but was additionally subdivided in 1912 to include the existing 48 parcels, each to be developed with single-family dwellings. As part of the 1912 lot split campaign, the original alley was widened slightly and converted to a street, Park Villa Drive. The AST-PHD was developed between 1912 and 1959, with the majority of the homes constructed in two major phases: 1912-1914 and 1921-1927. The district represents plan book construction of modern low-cost homes designed for comfort and convenience as well as artistic simplicity and economy, and additionally demonstrates the popular domestic architectural styles constructed in San Diego's suburban neighborhoods and the North Park CPA in the first three decades of the 20th Century, specifically bungalows designed in the Craftsman and Spanish Eclectic styles.

II. HISTORIC CONTEXT

Park Villas Tract

Survey of the Park Villas tract (**Figures 1 and 2**) was originally commissioned by Joseph Nash, a pioneer of New Town under Alonzo Horton's revitalization period. Mr. Nash established the first general store in New Town and helped to form the first bank in San Diego¹ (**Figure 3**). A speculative real estate developer, Nash, along with Aaron Pauly, and the City Trustees, purchased the Pueblo lands in the vicinity of present-day University Avenue and Upas Street, and platted Pauly's Addition, Park Villas, and West End. Pauly's Addition was recorded in 1873 as Map No. 65 and ran east from Alabama Street to Arizona Street and south from University Avenue to Upas Street. Park Villas was east of Pauly's Addition and was surveyed in 1870 by James Pascoe, Engineer for the City of San Diego, two years after the establishment of Balboa Park, then referred to as City Park, in 1868. Recorded as Map No. 438, the surveyed land tract encompassed 60 blocks on Pueblo lots 1126, 1127, and 1339. The Park Villas tract extended from Arizona Street (originally Choate Avenue) east to Boundary Street (originally Lincoln Avenue) and from University Avenue south to Upas Street (originally Coe Street). The Park Villas tract was divided into two sections, physically interrupted by the West End tract. Blocks 21-61 were located east of the West End tract and Blocks 62-81 were situated west of the West End tract, which ran from 29th Street east to Ray Street and from University Avenue south to Upas Street.

Although Park Villas was surveyed in 1870, the tract was not recorded as a subdivision until 1887 having been delayed by legal disputes relating to the street design in the area.² City trustees did not like the block configuration of Park Villas and preferred the wider, shorter blocks of West End, so development in Park Villas was stagnate.³ The following year, in 1888, lot sales began within the University Heights tract. The tract sat just north of Pauly's Addition, Park Villas, and West End along University Avenue but did not follow the block and street layout of those

tracts. In 1890, Joseph Nash sold sections of his property in Park Villas to various entities, including R.A. Thomas, Charles S. Hamilton, C.C. Seaman, J.W. Collins, and the College Hill Land Association (CHLA). The CHLA was responsible for the speculative development effort in University Heights including the construction of a new university surrounded by manmade lakes and residential lots, near the present-day intersection of Park Boulevard and El Cajon Boulevard. With the Park Villas tract sited immediately south of University Heights, the CHLA may have purchased the lots in Park Villas as part of their speculative development of the area. Construction efforts, however, were brief with lagging lot sales resultant from an economic downturn, and by the early 1890s, CHLA's efforts permanently ceased, leaving the CHLA-owned properties vacant until the turn-of-the-century. In 1894, Nash sold another section of his Park Villas tract to James M. Hartley who sought additional lands for lemon orchards. After determining that the soil was not suitable for agriculture, Hartley platted his Hartley's North Park tract.⁴ In 1910-1911, Mr. Nash sold an additional portion of the Park Villas tract, south of Hartley's North Park, to Joseph McFadden and George Buxton. This 1910-1911 sale formed the McFadden's and Buxton's North Park tract.

Streetcar Service

Interest in the Park Villas tract is attributed to its proximity to Balboa Park and the municipal streetcar lines. Three early streetcar lines spanning through and radiating around Balboa Park are attributed to the growth and expansion of Park Villas and the surrounding residential tracts. The Nos. 2, 7, and 11 lines were installed in 1886, 1890, and 1917 respectively, and formed the backbone for commercial and residential development in the city's first ring suburban communities (**Figures 4-6**). As each of these lines were installed and expanded, accessibility to Park Villas and Balboa Park increased, in particular the No. 2 line which ran into the Park Villas tract.

- **No. 2 Line – University Heights Motor Road / Park Belt Line:** In 1886, Elisha Babcock and H.L. Story built a steam power streetcar line, the University Heights Motor Road (or Park Belt Line), through the southeast section of the City. The line connected downtown, City Heights, University Heights and Hillcrest via a ten-mile loop. Originally initiating at Cedar Street, the line ran along 30th Street, through Switzer Canyon at the east edge of City Park, and onto the adjacent mesa. In 1908 the 30th Street Trolley Bridge, a wood and steel structure, was constructed to connect the South Park neighborhood to North Park and the Park Villas tract. By 1909 the line terminated at Juniper Street, and in 1912 the line extended to University Avenue. By 1926, when the Rodney Stokes Company mapped the streetcar lines (**Figure 6**), the No. 2 Line was delineated as starting at the intersection of 12th and Broadway, then heading east on Broadway, north on 25th Street, east on B Street, north on 28th Street, east on Beech Street, and north on 30th Street where it terminated at the intersection of University and 30th Street. This line was integral to connecting North Park to Downtown San Diego, as it was the north-south transportation option on the east side of Balboa Park and was sited nine blocks east of the University Heights expansion area.
- **No. 7 Line – Fifth Avenue Trunk Line:** In 1890, the San Diego Cable Railway (SDCR) initiated local streetcar service via a trunk line installed on Fifth Street between L Street and University Avenue. Heading east to Park Boulevard the line spanned north along Park Boulevard to terminate at The Bluffs, a cliffside park the SDCR developed overlooking Mission Valley, to serve as the northern destination of the line. Initially opened as a five-acre site, The Bluffs was anchored by a pavilion built in an early Arts and Crafts aesthetic under the design of Master Architect William Hebbard. Tree-lined walkways, a lily pond, and other attractions surrounded the building. The Bluffs, as a streetcar destination, however, was short-lived. By 1892, the SDCR had gone bankrupt, terminating streetcar service, and the cliffside park remained in a state of minimal repair. In 1896, the Citizens Traction Company (CTC) renamed The Bluffs as Mission Cliff Park, expanded the park to include additional attractions, and re-established the streetcar service after converting the old cable cars and lines to overhead trolleys. By 1898, the CTC holdings were acquired by The San Diego Electric Railway Company (SDERC), which renamed and expanded the Mission Cliff Park as Mission Cliff Gardens, and continued streetcar operations through the city, including in University Heights. In 1907, the Georgia Street Bridge opened, enabling an eastward extension along University Avenue to 30th Street, the northern terminus of the University Heights Motor Road / Park Belt Line (No. 2 Line). The No. 7 Line ran under the Georgia Street Bridge, a wooden bridge that allowed street and pedestrian traffic to cross over University Avenue, and continued out to the City of East San Diego, thereby opening-up a whole new area to development. In 1911, the line was double tracked to accommodate increased ridership resultant from population growth and continued suburban development in University Heights and the

adjacent communities north and east of Balboa Park. By 1926, when the Rodney Stokes Company mapped the streetcar lines (**Figure 6**), the No. 7 Line was delineated as starting at the intersection of Fifth Street and Market Street, then heading north on Fifth Street, and east on University Avenue where it terminated at Euclid Avenue. This line was integral to connecting University Heights to Downtown San Diego, as it was the north-south transportation option on the west side of Balboa Park and offered direct connection through the park into the University Heights expansion area.

- **No. 11 – Park Boulevard Line:** Identified as the No. 11 line on the 1926 Rodney Stokes Company Map of City of San Diego (**Figure 6**), the Park Boulevard Line shared an alignment with the No. 7 Line through Balboa Park, and with No. 1 along Adams Avenue. The route provided a stop at the south gate for the 1915 (and later the 1935-1936) Exposition in Balboa Park. In 1917 the Park Boulevard Line was extended north from the park's south gate, up Indiana Street to the intersection of Park Boulevard and Robinson Avenue where it continued north on Park Boulevard and terminated at University Avenue. This line was integral to connecting University Heights to Downtown and Balboa Park and offered a direct connection to the University Heights extension area, thereby increasing the visibility of the Victorian-period tract for new commercial and residential development opportunities into the 1920s.

The streetcars were an affordable source of transportation throughout the city and leading to the more remote and idyllic residential tracts around Balboa Park. The first subdivisions in North Park followed the development of the streetcars and were built directly off of the trolley lines. The No. 2 ran directly through the Park Villas subdivision along 30th Street, while stops along the No. 7 and 11 were a short walk to the west of the tract (and to the AST-PHD). Early newspaper advertisements for Park Villas emphasized the tract's connection to the streetcars and the location of the tract along the northern edge of the City Park, home to the 1915 Panama-California Exposition⁵ (**Figure 7**).

1915 Panama-California Exposition

The Exposition was a major impetus for growth in the city and the North Park CPA, including the Park Villas tract. Held in Balboa Park between 1915 and 1917, the Exposition shaped the character of the park with substantial, and ultimately permanent, improvements to circulation, landscaping, and facilities, and introduced Exposition attendees to the opportunities for residential and commercial development north and east of Balboa Park. In 1909, the San Diego Chamber of Commerce announced that the city would host an exposition celebrating the completion of the Panama Canal. The Chamber incorporated the Panama-California Exposition Company and announced its agenda to the city's 40,000 residents. The event would be held at City Park, renamed in 1910 to Balboa Park, after Spanish explorer Vasco Núñez de Balboa. The park was an excellent site for the Exposition because of its favorable topography, abundance of undeveloped land and proximity to downtown. In anticipation of the Exposition, improvements were undertaken at the urban edges of the park, including along Sixth Avenue, which was widened and planted with rows of *Cocos plumosa* palm trees on each side; paving of University Avenue; paving of Washington Street; and filling in a canyon at the southwest corner of the park to connect West Park Boulevard to Sixth Avenue in the vicinity of Date and Juniper streets.

In 1911 the City began to formally develop Balboa Park as the site of the 1915 Panama-California Exposition.⁶ Anticipation of the Exposition and its two-year timeframe fostered one of the greatest building booms in San Diego's history, with landowners speculatively developing apartment and hotel properties in Downtown and on the west side of the park in advance of the event, and visitors who chose to relocate to San Diego settling in the first ring suburban neighborhoods accessible from the streetcar lines, including in Park Villas. The Exposition opened on January 1, 1915 and closed on January 1, 1917. The success of the Exposition was largely attributed to its exotic architecture and beautifully landscaped gardens and park grounds. However, the Exposition also had a practical purpose. Beyond promoting a new architecture and the region's temperate climate, the Exposition illustrated the great opportunities to be found in this burgeoning western metropolis. In addition, San Diego had invested approximately \$2 million in physical improvements in preparation for the Exposition — buildings, landscaping, roadways, and infrastructure.⁷ Both during and after the 1915 Exposition, the North Park CPA experienced intensive development and assumed the shape and character of a streetcar suburb.

Within the Park Villas tract, the first phase of development occurred during this period of Exposition readiness. In

August 1912, Block 80 and the west half of Block 75 of the Park Villas tract was purchased by Southern California Home Builders (SCHB), a Los Angeles-based home building firm offering affordable bungalow plans in their small subdivisions in Los Angeles and San Diego. In October 1912, the firm re-subdivided the 24 lots into 48 smaller lots, and the alley between was converted to a city street, Park Villa Drive (**Figure 8**). The company most likely divided the lots to make a larger profit off of the resubdivided block, which SCHB marketed as the Arizona Street Tract. The SCHB's bungalow plans maintained the Craftsman aesthetic popular in the early twentieth century and were similar to other homes being built throughout the Park Villas tract.

By 1921, when the Park Villas tract was initially surveyed by the Sanborn Fire Insurance Company, the tract had been improved with 157 buildings, concentrated predominantly on the west side of the tract where the AST-PHD is located (**Figure 9**). The 157 new improvements consisted of mostly single-family residential buildings. The first homes in the Park Villas tract were one to two story bungalows designed in the Craftsman style and were stylistically consistent with the houses constructed in Block 80 by 1921 (**Figure 10**). The 20 residential structures constructed in the AST-PHD were all one-story, detached single-family dwellings constructed in the Craftsman bungalow style, 17 of which were constructed by SCHB. Also, by 1921, 10 commercial buildings were constructed in the Park Villas tract. Most of the commercial buildings were located on University Avenue. However, in 1921 most of the lots along University Avenue were still vacant. One commercial building, a grocery store, was constructed within the Park Villas tract residential area and within a lot encompassed by the AST-PHD at the corner of Myrtle Avenue and Arizona Street. It was the only grocery store located within the residential area; however, it was not the only grocery store in or within walking distance to the Park Villa tract. In 1921, there were seven grocery stores serving the Park Villas tract. Along with the residential and commercial buildings constructed by 1921, the Park Villas Congregational Church and the Imperial Home for Children were also built in the residential core of the Park Villas tract.

Great Depression through Post-World War II

The rapid growth that characterized the city's development in the 1910s and 1920s collapsed at the start of the Great Depression. By 1933, nearly 25% of the American workforce was unemployed. In San Diego County, statistics were equally grim: at least 16,000 were unemployed and 4,000 families were on direct relief.⁸ The Great Depression had an immediate impact on residential development in Park Villas and elsewhere. In North Park, only 14 building permits were issued in the first quarter of 1930, compared with 36 in the first quarter of 1929. Real estate sales continued to decrease, and new development largely ceased through the mid-1930s. The dramatic decline in construction activity created a surplus in materials and skilled labor, resulting in a reduction in building costs. A new home could be built for just two-thirds the cost before the Depression, and existing homes were also offered at a greatly reduced price.

New Deal-era economic stimulus programs, and other locally sponsored efforts, resulted in a number of infrastructure projects, civic improvements, and homebuilding initiatives in the vicinity of the North Park CPA. Four pedestrian tunnels were built at points on Park Boulevard and El Cajon Boulevard, a new building was constructed at the San Diego State Normal College campus, and a rehabilitation, conservation, and improvement campaign was undertaken at Balboa Park funded by the Works Progress Administration. In June of 1934, Congress passed the National Housing Act (NHA) to relieve unemployment and stimulate the release of private credit for home repairs and construction. The NHA was intended to encourage home ownership by making residential mortgages more affordable. The legislation also created the Federal Housing Administration (FHA) to administer the program, which offered long-term loans with regular monthly payments in order to reduce the size of loan. Within the North Park CPA, residents and merchants of North Park joined together to form a committee in support of utilizing the NHA in their community, thereby connecting this major government initiative directly to housing starts in the North Park CPA.⁹

Into the 1930s and through the 1940s, as a result of the Great Depression and an interest in adapting a more affordable and simple aesthetic for working class dwellings, the exterior of homes was stripped to only the most minimal detailing and form. This design direction was substantially influenced first through the United States Commerce Department, in particular via the 1931 President's Conference for the Design of Residential Neighborhoods (President's Conference). The 1931 President's Conference convened experts in architecture, planning, residential design, home building, and lending to establish recommendations on reforming the nation's housing system. Primary goals of the conference included creating a home financing program, improving the quality of moderate and low-income housing and residential districts, and

stimulating the building industry. The conference culminated in the creation of a new national priority to lower the cost of American homes while improving their design and efficiency. Design direction was also influenced by Franklin Roosevelt's New Deal programming and the creation of the Federal Housing Administration (FHA). Financing goals and enforcing quality construction practices were implemented by the FHA established in 1934, which, through its approval of properties for mortgage insurance and publication of housing and subdivision standards, instituted a national program that would guide home building practices for decades to come.

Published in 1936 and revised in 1940, the FHA's Technical Bulletin No. 4 Principles of Planning Small Houses detailed a series of floor plans and features for small houses between one and four bedrooms that offered a "maximum amount of usable space, with as much comfort, convenience, and privacy as possible" all obtained "for a minimum amount of money." This publication affirmed the professional opinions and experience of architects, espousing that the planning of well-designed, livable houses could be achieved through adherence to a few fundamental principles. The simplest FHA design, known as the "FHA minimum house", was designed for a family of three adults or two adults and two children, and measured 534-624 square feet, with a kitchen, living room, two bedrooms, and one bathroom. With an emphasis on enlarging the home to meet user needs, the one story minimum house could be expanded to accommodate growing families, with aesthetic features and stylistic details similarly tailored to respond to an owner's aesthetic interests via the inclusion of gable or hipped roofs, porches at different facades, exterior wall and roof materials, window types and corresponding adornments including shutters, awnings, etc. The stylistic classification assigned to these 'minimum' houses built in the 1930s-1940s period is Minimal Traditional.

Loosely based on the Tudor Revival and Colonial Revival style and occasionally designed to feature Modernistic details, Minimal Traditional homes were built in large numbers throughout the country immediately preceding and following World War II. The style reached its peak in popularity by the late 1940s. Typically compact in size and single-story, relative to plan and form, the building type represents a transition between the deep-set bungalows and cottages of the 1910s and 1920s and the horizontally oriented Ranch homes built in the 1950s and 1960s. Minimal Traditional homes were typically built as part of comprehensively constructed residential subdivisions. Since North Park, including the AST-PHD, was mostly developed by the 1930s and 1940s, Minimal Traditional styled houses were used as infill development for the few vacant lots left and are not reflective of a dominant style within the original subdivisions. One Minimal Traditional house did appear in the AST-PHD as infill development in 1941.

In 1935 and 1936 San Diego hosted the California Pacific International Exposition at Balboa Park. The Exposition made use of the remaining 1915 buildings, with new construction occurring on the southern edge of the developed mesa in the Pueblo Revival, Mayan, and Moderne styles of architecture. In addition to using the preexisting Spanish Baroque structures from the 1915 Exposition, the California Pacific International Exposition featured several vernacular buildings designed by Master Architect Richard Requa. The Exposition was intended to showcase a brighter future in the midst of the Depression and displayed among its many exhibits, options for minimalist, low-cost single-family housing that would become the standard for development in San Diego from the Depression through World War II. Unlike its predecessor, though, the 1935 Exposition did not significantly influence the architectural character of the Park Villas tract or the surrounding first-ring communities as many of the tracts were built out by the mid-1930s.¹⁰

In 1949, the city's streetcar lines were removed from service, leaving residents and businesses in the Park Villas tract, and the surrounding North Park CPA, completely reliant on personal automobiles and the municipal bus system. Beyond the main transportation corridors – University Avenue, El Cajon Boulevard, and Park Boulevard – physical improvements in the area were not typically designed with the automobile in mind, although vehicle ownership had steadily increased since the 1920s. Thus, existing garages, when constructed, at residential properties were small structures typically detached from the house or apartment building and accessible via a narrow driveway or from a rear alley. Concern over the availability of off-street and on-street vehicle parking likely increased as a result of the streetcar decommissioning.

By 1950 the Park Villas tract was documented in the Sanborn Fire Insurance Maps as having 840 detached single-family dwellings, 37 apartment buildings, and 32 commercial buildings (**Figure 11**). All of the blocks including Block 80 were completely built out by 1950 with the exception of 12 lots of the 1,073; one of these lots was located in Block 80 (**Figures 12 and 13**). Of the 32 commercial buildings, four were automobile related, with most concentrated on University Avenue and

one gas station along Ray and Upas Streets. Development was concentrated in the eastern vicinity as this area was not largely developed. Development also included a kindergarten and three places of worship: Plymouth Congregational Church, Beth Jacob Congregation, and the North Park Baptist Church.

Housing Types and Architectural Styles in the Park Villas Tract

The Bungalow

The bungalow is the chief property type developed in the Park Villas tract and the North Park CPA. As a property type, the bungalow represented a modest but attractive housing option for city dwellers staking their claim as the new suburban pioneers. Constructed in the popular styles of the day, the California bungalow was usually a one-story detached house; however, variations on this norm included bungalow courts and houses with an inhabitable attic. Consistent plan features include the entrance directly into the living room with no parlor and a large kitchen. Many had sleeping porches, breakfast nooks, and inglenooks (or fireplace seats). Bungalows were usually constructed on small- to medium-sized lots and define the architectural scale of residential neighborhoods developed in the San Diego region during the first four decades of the Twentieth Century. Bungalows were finished in a multitude of architectural aesthetics, including the Craftsman and Spanish Revival / Eclectic styles constructed around the Park Villas subdivision and within the AST-PHD. With ready-made drawings and materials for sale from local and regional design-build companies and the popularity of mail-order house catalogues, the proliferation of Craftsman and Spanish Revival / Eclectic bungalow construction formed the suburban landscape that typifies regional neighborhoods developed in the first two decades of the Twentieth Century. The majority of these vernacular Craftsman-style and Spanish Revival / Eclectic-style dwellings constructed in the San Diego region, including in the Park Villas tract, are wood frame with either wood siding or an applied stucco exterior finish. Some examples feature the more distinctive and character-defining characteristics and materials that convey the underlying philosophy and origins of the Craftsman style in the English Arts & Crafts movement and the Spanish Revival. Into the mid-Twentieth Century, the bungalow evolved to feature more simplified modernistic facades, with an extended form, and gave rise to the Minimal Traditional style, the progenitor of the Ranch style. Minimal Traditional dwellings are observed intermittently throughout the Park Villas tract and the North Park CPA, although the bungalow remains as the most prevalent property type.

Craftsman Style

Nationally popular from 1900 to 1920, the majority of Craftsman style dwellings in the San Diego region date from the 1910s forward. This style was influenced by the English Arts and Crafts movement and emphasized handcrafted products over machine-made details in reaction to the profusion of the mass-manufactured ornamentation of the Victorian era styles. The movement embodied every aspect of residential design from furniture, to the bucolic setting of one's own yard, to the art pottery and wallpaper that decorated house interiors. Popular literature, such as *The Craftsman*, *Ladies Home Journal*, *Bungalow Magazine*, and *House Beautiful*, distributed the movement's ideals to the middle class. The Craftsman style had broad boundaries that were further defined by regional tastes and interests. Craftsman-style design was popular nationwide but flourished in California because the mild climate allowed for an integration of interior and exterior spaces, as exemplified by large porches and balconies. In California, the Craftsman style often incorporated varying influences, including California's Mission tradition, Shingle style, as well as Middle Eastern and Asian influences.

The Craftsman style is often associated with and applied to bungalows – low one-story houses with large front porches. However, many two-story houses were designed with Craftsman-style features, such as the large front porch, natural materials, and interior plan. Other character-defining features of the style include wide overhanging eaves, exposed rafters and purlins, massive piers, porches that connect interior and exterior rooms, gabled roofs, dormers, and solid balustrades. Nationwide, the style often employed materials such as fieldstone, regular and clinker brick. Craftsman style homes that may be regarded as architecturally significant exhibit many or a combination of these character-defining features.

Spanish Revival / Eclectic Style

Another style popular in San Diego, and within the AST-PHD, in the early Twentieth Century was the Spanish Revival / Eclectic bungalow. The designs for the 1915 Panama-California Exposition buildings and structures were influenced by Spanish Colonial architecture and Mission architecture in the western United States. Architects either attending the Exposition or reading the several publications on the event were inspired by the building designs and developed it into

their own style, referred to as Spanish Revival / Eclectic. High-style examples offered more decorative detailing, such as large doors and opulent surrounds, large focal windows with decorative grilles and framing, balconies with embellished arcades, and several other elaborations.¹¹ Spanish Revival / Eclectic bungalows offered simplified facades with gable or flat roofs covered in Spanish tile roofing or coping, wood casement and sash windows, terracotta vents, and in some instances, incorporation of limited arch features as a nod to the high-style examples.

Minimal Traditional Style

Into the 1940s, bungalows, most widely characterized by the Craftsman and Spanish Revival / Eclectic styles, evolved into the Minimal Traditional, a property type and architectural aesthetic utilized for single-family homes and apartment buildings stripped to only the most minimal detailing and form. New Deal programming substantially influenced this design direction, particularly under the FHA, and was based on policies previously established by the United States Commerce Department, under Herbert Hoover, and its 1931 *President's Conference for the Design of Residential Neighborhoods* (President's Conference). The 1931 President's Conference convened experts in architecture, planning, residential design, home building, and lending to establish recommendations on reforming the nation's housing system. Primary goals of the conference included: creating a home financing program, improving the quality of moderate and low-income housing and residential districts, and stimulating the building industry. The conference culminated in the creation of a new national priority to lower the cost of American homes while improving their design and efficiency.

Southern California Home Builders

The Arizona Street Tract was initially developed between 1912 and 1914 by the Los Angeles-based construction firm, Southern California Home Builders (SCHB). SCHB envisioned the tract as a complete development of 60 affordable and attractive bungalows developed over the western half of Block 75 and all of Block 80 of the Park Villas subdivision. The firm constructed individual residences and smaller tracts in the bungalow building type form throughout Southern California. In 1912, its founding year, SCHB purchased plots of land in the cities of Los Angeles, San Diego, and Coronado, and later purchased land for speculative development in the Coachella Valley. In Coronado, SCHB constructed a large, six-room dwelling on the east side of A Avenue between Eighth and Ninth Streets, now 810 Adella Avenue. This single-site campaign evolved into "the Coronado Tract" with the construction of two additional houses addressed as 821 and 825 A Avenue (**Figure 14**). The 821 A Avenue property is similar in appearance and massing to the houses in the Arizona Street Historic District: one-story massing, front porch with stucco and wood columns, exterior plaster chimney, shaker shingle siding, and a similar plan of the living room and dining room along one side of the house and the bedrooms along the other. 825 A Avenue, however, was constructed with a different appearance and layout: cement / stucco exterior, heavy timbers, a cement porch offset to one side of the front elevation with a separate roof, and the living room at the front of the house with the other rooms at the rear. Unlike the Arizona Street tract, the lots in Coronado were not subdivided into smaller lots. Work continued in 1912 in Coronado with the construction of bungalows between Sixth and Seventh Streets and C and H Avenues; however, most of these houses have been demolished and no information was identified.

Following the construction of the Coronado Tract, SCHB purchased six lots along Kansas Street, between University and Lincoln Avenues in 1913. The company developed 3976 Kansas Street, a small bungalow comparable to the Arizona Street Tract houses with similar massing, plan, front porch with brick and wood columns, and board siding. (**Figure 15**) However, the Kansas Street house included all three porch options, the front porch, the side pergola, and the back screen porch, and the lots were not subdivided into smaller lots as in the Arizona Street tract. Although the Kansas Street Tract was advertised in their plan book, SCHB failed to develop the remaining lots and sold the Kansas Street holdings by 1918.

SCHB also worked for other development firms designing and building new houses. In 1914, the Homeland Improvement Company (HIC) hired SCHB to construct four known houses in the Cabrillo Terrace neighborhood of Point Loma. Unlike the aforementioned tracts, the HIC— not SCHB — owned the lots. Rather than the Craftsman bungalows that defined their work in North Park, the houses were constructed in the Pueblo Revival style which was becoming more popular in San Diego due to the impending 1915 Panama-California Exposition. HIC was one of several companies improving vacant land in time for the Exposition. Three of the Cabrillo Terrace houses were constructed adjacent to one another along LeRoy Street, while the fourth was built on Trumbull Street. The houses are characterized by a one-to-two story massing, cement/plaster exteriors, flat rooflines, Spanish tile along porch roofs, and large wood casement windows. These houses

were much larger and more expensive than the small working-class bungalows in the Arizona Street Tract and were designed for wealthier owners.

As SCHB constructed houses in San Diego, the company simultaneously developed lots in Los Angeles and Riverside County. In Los Angeles, SCHB built bungalows in the Manzanita Tract, the 83rd Street Tract, and an unnamed tract along Virginia Avenue. SCHB's Los Angeles area houses were generally larger and more costly than the houses in the Arizona Street Tract. The larger size is attributed to larger lot sizes in Los Angeles, and the higher cost is attributed to higher demand for housing. The Los Angeles houses occasionally featured an extra room, the Den, and more detailing such as exposed beams, built-ins, and windows. Commonalities between SCHB's Arizona Street Tract and their Los Angeles house included a front porch with wood or brick columns, wood casement windows with wood framing, Shaker shingle or board siding, and an exterior chimney. In 1913 SCHB purchased 7,200 acres of date and alfalfa lands in the Coachella Valley (Riverside County) believing the soil was the most viable soil in Southern California. SCHB intended to sell minimum one-acre lots under three pricing options:

1. \$50 the land unlevelled;
2. \$200 for the land leveled with water connection; and
3. \$400 for the land leveled, with water connection, a four-bedroom house, chickens, an acre of planted figs, and an acre of planted alfalfa.¹²

In 1917-1918, after four straight years without sales, SCHB sold the Coachella Valley acreage to the Van Schremer Investment Company in San Diego.

The most comprehensive advertisement for SCHB's work was its plan book, *Southern California Bungalows*, published in 1913. In the 19th and 20th centuries building companies promoted their services and abilities through hundreds of catalogs and pamphlets produced for would-be owners to select the home of their dreams. Plan books, including SCHB's *Southern California Bungalows*, were concentrated marketing efforts that helped to influence American domestic architecture and suburban development patterns while imbuing the concept of domesticity with health, happiness, and contentment. SCHB's plan book stressed the importance of home ownership, use of high-quality materials, and homes designed for highest efficiency and systematic housekeeping. Owners had the option of individualizing the base level plans for additional cost, therein offering creative opportunities for buyers. SCHB additionally promoted its projects in Southern California newspapers, with articles and advertisements inflating the viability of the company and the construction status of its tracts. SCHB was one of many building companies that attempted to maximize its holdings and profile in San Diego and Southern California using false claims that overstated the number of homes built, proximity to natural resources, and proximity to scenic locations. On paper, SCHB was on-trend in the field of home building through the use of plan books to bolster lot sales and interest in their services. However, the company failed in its endeavors as a result of several factors: over-acquisition of lots on speculation, unsuccessfully carrying the note / self-financing homes for buyers, and corporate mismanagement.

By 1914, SCHB was over-extended with too many development projects but not enough revenue coming in. For the suburban developments, such as the Arizona Street Tract and the Kansas Street Tract, SCHB served as the mortgage lender for its buyers. Several of the buyers failed to pay their monthly allotments leaving SCHB to absorb the costs. Developments like the Arizona Street Tract were not profitable and combined with lack of sales in the Coachella Valley, SCHB was operating at a loss. In response, SCHB formed a subsidiary company, the Southern California Improvement Company to act as a sales agent, selling any country lands or suburban properties the company could no longer afford. This subsidiary company was run by the Directors of SCHB, President E.W. Peckham and Vice President John A. Barnes. Selling of the Kansas Street and Arizona Street lots, in circa 1918, were part of this effort. A majority of the Arizona Street Tract lots were sold to Sydney B. Brown, who served as a proxy to manage the land transactions on behalf of the SCHB while owning the lots outright. The company claimed that it could not hold annual stockholder meetings because of the cost involved, however, these claims may have served the purpose of avoiding responsibility to their stockholders.¹³ Since 1912, SCHB Directors authorized payment of dividends to stockholders when the company was not yielding profits. By 1916 the company was accused of declaring illegal dividends. In 1917 and 1920, SCHB Directors John A. Barnes, E.W.

Peckham, S.L. Conde, R.O. Young, M.V. Carpenter, and H.S. Brainard, were proven responsible for funneling nearly \$40,000 in dividends to use as stockholder payments.¹⁴

SCHB relocated its San Diego headquarters annually having been sited at 861 Sixth Street (in 1912), at 1054 Sixth Street the Timken Building (1913), 1015 Seventh Street (1914-1915), and 948 Third Street (1916). *San Diego City Directory* listings cease for the company in 1917. Corporate Secretary R.O. Young is identified as residing at the U.S. Grant Hotel in 1913 during the initial construction of the Arizona Street Tract and other San Diego projects, while all other Corporate Directors resided in Los Angeles. Thus, the company did not offer a consistent local presence. SCHB employees, as identified in *San Diego City Directories*, included stenographers, office managers, and secretaries although none of these positions or personnel were stable or persisted year-to-year. By the late 1930s, SCHB dissolved.

Despite its short period of performance in the San Diego region, the SCHB constructed dozens of high-quality affordable bungalows in the San Diego communities of North Park and Pt. Loma, and in Coronado. Approximately 25 known examples remain, in varying degrees of integrity. Approximately 20 of these dwellings are direct examples of SCHB work advertised in its 1913 *Southern California Bungalows* plan book.

Arizona Street Tract Potential Historic District

Forming the boundaries of the AST-PHD, the 24 lots comprising Block 80 were acquired by George W. Frost in 1894. Mr. Frost and his descendants retained ownership of Block 80 until April 1, 1912 when the land was sold to the Southern Trust and Savings Bank (STSB).¹⁵ By August 5, 1912 the STSB sold Block 80 and the western half of Block 75 to SCHB. Re-subdivided in October 1912 as Map No. 1495, Block 80 of the Park Villas tract exhibits a street pattern and pattern of development that is clearly discernible from the surrounding Park Villas tract. The October 1912 re-subdivision provided for a lot split of the block's original 24 lots into 48 smaller lots and converted the block's original alley into a surface street – Park Villa Drive.¹⁶ SCHB developed the block with 17 homes, designed by architect A. S. Falconer, ranging in value from \$1,950 to \$2,200 (**Figure 16**). Falconer was a draftsman for several other building firms in San Diego and Los Angeles, including Standard Building Investment Company. SCHB's homes were constructed on Lots 1-8, 11, and 17-24, all in 1912-1913.¹⁷

Advertising its bungalow tract in Los Angeles and San Diego area newspapers, SCHB referred to Block 80, and the western half of Block 75, as the "Arizona Street Tract" touting the block as an ideal location adjacent to Balboa Park, with scenic streets overlooking the city, and direct accessibility to the city via the University Avenue street car line¹⁸ (**Figure 17**). The first bungalows were built on Block 80 and were illustrated in the SCHB's 1913 plan book titled *Southern California Bungalow Plans* (**Figures 18-28**). The book included photographs of 11 completed models along with the home's physical location, floorplans, and a description of the exterior and interior materials and features. The standard features employed for each of the SCHB models included single-story massing, one or two porches, wood casement windows painted white, and a heavy oak door. With plans starting at a cost of \$5, buyers could upgrade their designs using the following options:

- Placement and size of porches;
- Color and pattern of redwood shake shingle siding;
- Column-facing materials of cobblestone, brick, or plaster (stucco);
- Chimney-facing materials of cobblestone, brick, or plaster (stucco);
- Placement / location of the chimney (thus offering interior floor plan changes);
- Placement of the front door at the street-facing façade;
- Inclusion of basement and attic space; and
- Inclusion of a pergola or smaller porch that could be screened in or enclosed with windows.

SCHB emphasized the affordability of their houses so everyone could own their own home. Rather than purchasing the property out-right from the company or paying a mortgage lender a monthly fee, SCHB held the mortgage to the property and the homeowners paid the company through a trust deed. The homeowners paid for the primary but did not pay the taxes and fees. The end goal for the homeowners was to own the property after several years of paying off the mortgage to SCHB. **Table 1** lists the properties attributed to SCHB in the AST-PHD.

By 1914, having become financially insolvent and after building only 17 homes, SCHB ceased construction efforts in its Arizona Street Tract. In 1916 and 1918, the company sold its developed and undeveloped properties within the tract to the Barnson Realty Company and to Sydney B. Brown. In 1916 the Barnson Realty Company acquired Lots 29-43 of Block 80 and Lots 9-24 of Block 75, all undeveloped. In 1918 Sydney B. Brown acquired nine of SCHB's 17 developed lots (Lots 6, 7, 11, 18-23, and 48 of Block 80) and 14 of its undeveloped lots (Lots 9, 10, 12-16, 25-28, and 45-47 of Block 80; and Lots 1-8 of Block 75). Brown, a realtor from Los Angeles, acted as a property manager for SCHB, collecting rents and payments on trust deeds, managing the insurance, and maintaining the properties. The mortgages and properties were under Brown's name such that SCHB could avoid trust fees and collection charges from bank lenders, but the revenue was directed to SCHB. Brown sold the last SCHB properties by 1924. Barnson Realty retained the vacant lots until 1921. That year, Frank Baumgartner, a Detroit native who relocated to San Diego in 1920, purchased eight of the former SCHB "Arizona Street Tract" lots. By 1922 Baumgartner had constructed four Craftsman bungalows on Lots 42-44 and 46¹⁹ (Figure 29). Baumgartner has not been attributed to other residential projects in the San Diego area. *San Diego City Directories* identify his occupation as Electrical, Salesman, Broker, and Real Estate. Lots 10, 38, and 48 were additionally developed between 1921-1922, although any associated architects and builders have not been identified. D.H. Shreve developed a home on Lot 47 in 1921 in the Craftsman bungalow style. By 1921, the Sanborn Fire Insurance Company delineated 21 bungalows constructed throughout Block 80.²⁰

In 1923, Barnson Realty developed Lots 34 and 39 with new Craftsman style bungalows, constructed by local builder J.M. Anderson, and sold the remainder of the lots to individual buyers who were responsible for all design and construction needs. Construction remained steady on Block 80 until all activities ceased in 1927. Other builders attributed to Block 80 include A.M. Southard (Lot 29 in 1923), H.H. Vroom (Lot 45 in 1923), R.R. West (Lots 15, 30, and 31 in 1926-1927), and John S. Siebert (Lot 40 in 1923).

The A.M. Southard Building Company was San Diego's largest custom residential home builder between 1926 and 1929.²¹ The company formed around 1921 when A. M. Southard and his wife moved to San Diego from Colorado. From 1921 to 1926, the company was an authorized agent for Pacific Ready-Cut Homes, a mail-order company similar to Sears Roebuck and Aladdin. The company reportedly constructed over a thousand Pacific Ready-Cut Homes in the San Diego area, including Lot 29 in the AST-PHD. Lot 29, 3562 Park Villa Drive, was Style 84 in the 1925 *Pacific Ready-Cut Homes Catalog*, featuring a small bungalow in the Colonial Revival / Craftsman style.²² The house was characterized by a central porch with a front-gable roof, defined fascia, and supported by round columns. Southard broke away from the Pacific Ready-Cut Homes around 1926 and constructed individually designed residences into the 1940s.

Between 1923 and 1927, Spanish Revival style bungalows were constructed alongside the earlier Craftsman style bungalows, including on Lots 15, 26, 28, 32, 33, 37, 40, and 41. Robert R. West and John S. Siebert are attributed to several of the Spanish Revival bungalows constructed on the block. West was a well-known builder in San Diego during this period and into the 1940s. In the 1920s, he was part of the West-King-Peterson Lumber Co., which has one Spanish Revival home from 1934 attributed to them on the City's California Historical Resources Inventory Database.²³ HRB No. 1008, a Minimal Traditional style dwelling constructed in 1941, is additionally attributed to Mr. West.²⁴

John Selmar Siebert is an established Master Architect in the City of San Diego. Siebert moved to San Diego in 1909 and started designing schools and commercial buildings. Shortly after moving to the area, Siebert founded the San Diego Architectural Association. During World War I, he was appointed as a Government Inspector then promoted to architect for San Francisco and San Diego; he was responsible for the designs of Goat Island in San Francisco and the Naval Air Station in San Diego. Between 1919 and 1923, Siebert was the building inspector for Naval Public Works and the City of San Diego and was elected to the San Diego City Council in 1935. During his time in San Diego, Siebert also worked with several prominent architects in the area designing private residences, fraternal halls, and schools. In 1917 and 1924-26, he designed the Eagles Hall, listed on the National Register of Historic Places and designated as HRB No. 189, and the San Diego Coliseum Athletic Club with William Henry Wheeler, respectively. In 1924, Siebert designed the South Bay Elementary School with Master Architect, Irving Gill. The last building accredited to Siebert was the Veterans' War Memorial Building in Balboa Park, designated as HRB No. 412.

The district was nearly built out by the end of 1927, with only lots 12, 13, 27 and 35 remaining as undeveloped. By 1927 the

district featured 44 homes, and property values had doubled since 1921, from \$240-\$320 to \$560-\$1400.²⁵ Construction stopped due to the Great Depression and World War II, with the exception of Lot 27 which was constructed in 1941 (**Figure 30**). Lot 27, 3576 Park Villa Drive, was constructed in the popular architectural style of the time – Minimal Traditional. The last three lots (Lots 12, 13, and 35) were developed after WWII in 1950, 1956, and 1959, respectively. Lots 12 and 13, 2540-2542 Myrtle Avenue and 2530-2532 Myrtle Avenue, are multi-family properties constructed in the Spanish Eclectic / Minimal Traditional style by the firm Packer and Bassett. In the late 1930s, the firm began as Packer, Bassett, and Beebe and constructed FHA Title VI Homes throughout the San Diego area, including newly developing areas in East County. Between 1942 and 1947, Beebe left the firm which became Packer and Bassett. The firm continued to construct houses, including Lots 12 and 13, into the 1950s. The last home in the AST-PHD was built in 1948 by Jack Watson at an unknown location and moved to Lot 35 in 1959. Aerial imagery from the mid-century shows the district as completely built (**Figure 31**). The 1913-1927 timeframe represents the most significant period of development in the district with 44 of the block's 48 dwellings attributed to that timeframe.

III. STATEMENT OF SIGNIFICANCE

The AST-PHD, located within the North Park CPA, is directly associated with one significant theme outlined in the North Park CPA Historic Context Statement.

- Development of North Park, 1907-1929:** The city saw an influx of primarily working and middle-class residents during this period, largely attributable to two events: the arrival of the United States Navy in San Diego, and the growth of tourism following the Panama-California Exposition. The development of North Park during this period was influenced by the completion of the streetcar lines, which ran along Adams Avenue, University Avenue, and 30th Street. According to *The San Diego Union*, in 1924 North Park was considered the fastest growing district in San Diego. Residential and commercial areas that were in tracts that had been subdivided previously began to be developed rapidly in order to accommodate the area's growing population.

Development in the district mirrors the larger development patterns of North Park in the 1907-1929 period and offers a closer view of these patterns through the extant bungalows sited within the district, each having been constructed between 1912 and 1927. 17 of the bungalows within the AST-PHD (35% of all buildings) exhibit varying degrees of integrity, but cumulatively represent SCHB's *Southern California Bungalows* plan book published in 1913. The potential district offers a rare opportunity for nearly parcel-by-parcel pedestrian viewing of historic-era plan book bungalows that represent American domestic architecture, building construction methods and options, and affordable housing for working class San Diegans in the 1912-1927 period. Additionally, the potential district is distinctive from its surrounding blocks within the Park Villas Tract for its smaller lot sizes, doubled number of lots, and Park Villa Drive, a narrow alley converted to a charming street, that evokes the feeling of a small working class residential tract set within a bustling first ring suburb of San Diego.

The AST-PHD is significant under HRB Criterion A as a special element of San Diego's architectural development from 1912, when the district, comprised of Block 80 of the Park Villas tract, was resubdivided into its smaller lots and intersecting street – Park Villa Drive – and initially developed by the Southern California Home Builders (SCHB) as the Arizona Street Tract, to 1927 when the district was almost completely built out by individual builders before the decline in construction during the onset of the Great Depression. Specifically, the AST-PHD, which developed in response to the expansion of the streetcar lines and the build-up to the 1915 Panama-California Exposition, is unique as a subdivision that was initially speculatively developed by SCHB, who then used the 17 completed homes as models for their plan-book, *Southern California Bungalow Plans*, which marketed their design-build services across Southern California. The scale and character of SCHB's designs established a framework for development in the district by other developers in the 1920s who built similarly sized bungalows in Craftsman and Spanish Eclectic styles, occasionally also utilizing plan-book designs.

The first 17 houses constructed in the AST-PHD, in 1912 and 1913, are attributed to the SCHB with floor plans and original images published in its *Southern California Bungalows* 1913 plan book. After the Exposition, the next grouping of houses constructed in AST-PHD between 1921 and 1927 reflected the evolution of architectural styles with the construction of Spanish Eclectic dwellings alongside the Craftsman bungalows. Architects were inspired by the Spanish architecture of the Exposition and wanted to reproduce the style in their own work. During this period, eight houses were constructed in

the Spanish Revival style. The houses of the 1921-1927 building boom in the AST-PHD were constructed by individual architects who used plan book designs such as the Pacific Home Builder Craftsman and Spanish Revival plans. By 1927, the end of the district's period of significance, 44 homes had been constructed along the district's 48 lots.

Integrity Considerations and Designation Thresholds

Although the AST-PHD is significant under HRB Criterion A, as a special element of San Diego's architectural development between 1912 and 1927, the potential district no longer retains sufficient integrity to convey that significance. In its current appearance and level of cumulative integrity, the potential district does not feature the necessary majority of contributing resources to qualify for designation.

Intensive survey efforts, led by the City, determined that only 20 of the 48 parcels (42%) are classified as contributing resources. The 20 contributing resources are generally concentrated on the western half of Block 80 with six dating to the SCHB period (1912-1913) and 14 post-dating the SCHB period, having been constructed between 1921-1927. The remaining 28 parcels (58%) do not meet the integrity requirements, and as such, are identified as non-contributing resources. Overall, the potential district retains integrity of location, setting, feeling, and association. However, perhaps most important, it lacks ability to convey design, materials, and workmanship.

- **Location:** all dwellings are located on their original lots with a single building moved onsite.
- **Setting:** the parcels within the potential district and the surrounding Park Villas Tract were developed with bungalows in the 1910s, 1920s, and 1930s; this pattern of development remains in place with limited density increases in the immediate vicinity.
- **Design:** More than half of the properties in the district (28 properties amounting to 58%) have been altered in some capacity such that they are regarded as non-contributing. Acceptable alterations range from non-historic awnings to in-kind window replacements. Alterations that impair design integrity include incompatible additions and changes to the original porch (enclosures, extensions, etc.). With more than half of the properties having experienced substantive design changes, the district as a whole no longer retains integrity of design.
- **Materials:** More than half of the properties in the district (28 properties amounting to 58%) have been altered in some capacity such that they are regarded as non-contributing. Design alterations have resulted in material alterations including replacement of original board siding with wood siding in an alternate installation pattern, introduction of stucco wall surfaces, removal of decorative fascia, and removal of original windows and doors. Loss of material integrity is evident throughout the district.
- **Workmanship:** With loss of material and design integrity, the non-contributing resources no longer express the original workmanship of the original builders and architects; this loss of workmanship is evident at a large number of SCHB-built bungalows which define the early period of development in the potential district. Because the workmanship is lost or decreased for a majority of the properties within the potential district, the aspect of workmanship is not retained.
- **Feeling:** The potential district conveys a feeling of early Twentieth Century suburban development with bungalows built in an economical plan within smaller / resubdivided lot boundaries and featuring Craftsman and Spanish Revival / Eclectic facades. However, the feeling aspect of integrity has been reduced through noticeable design, materials, and workmanship changes at a majority of properties.
- **Association:** With historic development patterns, massing, and architectural styles evident, the potential district maintains its association with the SCHB period of development, 1912-1913, and the subsequent period of 1921-1927. However, the associative aspect of integrity has been reduced through noticeable design, materials, and workmanship changes at a majority of properties.

Designation of a historic district is dependent upon a majority of the properties within the district boundaries being identified as contributing resources. Beyond the simple majority, a target of 60-65% contributing resources is preferred, although not required, in order to more fully convey significance. Thus, at the time of field survey efforts, the AST-PHD is not eligible for designation. This determination may be reversed if an adequate number of non-contributing resources within the potential district boundaries are rehabilitated to their historic appearance consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and the associated *Standards for Rehabilitation*. The district's

integrity and eligibility for designation may be re-evaluated in the future based on rehabilitation efforts or presentation of other new information.

IV. BOUNDARY DESCRIPTION AND JUSTIFICATION

The proposed AST-PHD encompasses Block 80 of the Park Villa Tract, and is bound by Dwight Street to the north, Myrtle Avenue to the south, Arizona Street to the west, and Arnold Avenue to the east. The district includes 48 single family properties fronting the east side of Arizona Street, the west side of Arnold Avenue, the south side of Dwight Street, and the north side of Myrtle Avenue. The boundary was selected because Block 80 was re-subdivided in 1912 and developed by the SCHB with 17 bungalows that are traceable to the company's 1913 *Southern California Bungalows*. As part of the 1912 re-subdivision, the original 24 lots within Block 80 were reduced by half to create 48 lots, and the bisecting alley was converted to Park Villa Drive. This lot and street pattern differentiate the district from the surrounding blocks in the Park Villas tract and the North Park CPA.

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- ² North Park Historical Society, *San Diego's North Park*, 7.
- ³ Ibid.
- ⁴ *San Diego Union*, "Real-estate Section", March 29, 1894.
- ⁵ "Park Villas," *San Diego Union*, January 15, 1888.
- ⁶ Richard Amero, *The Making of the Panama-California Exposition, 1909-1915*, *Journal of San Diego History*, Winter 1990, Volume 36, No. 1. <http://sandiegohistory.org/journal/1990/january/expo/>. City Park was renamed as Balboa Park by the City's Park Commission on November 1, 1910.
- ⁷ North Park Community Plan Area, 2016 Historic Resources Survey Appendix A-14 - A-15).
- ⁸ KPBS Public Broadcasting, *WPA Left Its Mark on San Diego – Interview between Pat Finn and Iris Engstrand*, April 10, 2007. <http://www.kpbs.org/news/2007/apr/10/wpa-left-its-mark-on-san-diego/>
- ⁹ North Park Community Plan Area, 2016 Historic Resources Survey Appendix A-30 - A-32.
- ¹⁰ Uptown Community Plan Area, 2016 Historic Resources Survey Appendix A-53.
- ¹¹ Virginia Savage McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 1997), 521-534.
- ¹² *American Globe*, vol. 11-12, Published by the Pioneer Financial Authority of the Southwest, "Southern California Home Builders Makes Good Showing", February 1915, 235, Accessed through Google Books.
- ¹³ *American Globe*, published by the Pioneer Financial Authority of the Southwest, "Southern California Home Builders May Assess Stockholders Soon", April 1918, page 115, Accessed through Google Books.

¹⁴ *Los Angeles Herald*, February 3, 1917, Accessed through University of California Riverside California Digital Newspaper Collection. And *San Diego Union*, vol. 1, No. 2, "Judgement is Affirmed", January 31, 1920, Accessed through University of California Riverside California Digital Newspaper Collection.

¹⁵ San Diego County Recorder's Office, Deed between Angie Frost and Southern Trust and Savings Bank, April 1, 1912, Deed Book 542, Page 460-461.

¹⁶ *Map 1495, Map of Resubdivision of Blk 80 Park Villas*, 1912, Accessed through San Diego Survey Records System, https://srs.sandiegocounty.gov/#/s?a=c&q=subdivision&criteria=category%3Ddocument~~doc_type%3Ddpw_subdivision_map~~doc_ref_number%3D438.

¹⁷ *Lot Book 113*, Page 69, Accessed through San Diego Digital Archives, <https://www.sandiego.gov/digitalarchives/collections/landrecords/lot-books>

¹⁸ *Los Angeles Herald*, vol. XXXIX, No. 82, January 4, 1913, 19, Accessed through University of California Riverside California Digital Newspaper Collection.

¹⁹ "San Diego Won Me on First Sight, Says Resident Who Sold Eastern Holdings to Buy Properties Here," *San Diego Union*, April 14, 1921, Accessed through University of California Riverside California Digital Newspaper Collection.

²⁰ *1921 Sanborn Map of San Diego*, vol. 3, Sheet 334, Accessed through the San Diego Public Library.

²¹ Legacy 106, *Historical Nomination of the William F. and Leta B. Gernandt House by the A.M. Southard Co.*, Recorded 2006, 53.

²² Rosemary Thornton and Dale Patrick Wolicki, *California's Kit Homes: A Reprint of the 1925 Pacific Ready-Cut Homes Catalog*, (Gentle Beam Publications, 2004), 46.

²³ Scott A. Moomjian, *Historical Assessment of the R.R. West / West-King-Peterson Lumber Company "Spec" House #1*, November 2006.

²⁴ Daniel J. Marks, Nomination for 3565-67 Pershing Avenue as part of the North Park Dryden Historic District, June 23, 2011.

²⁵ *Lot Book 154*, Page 131.

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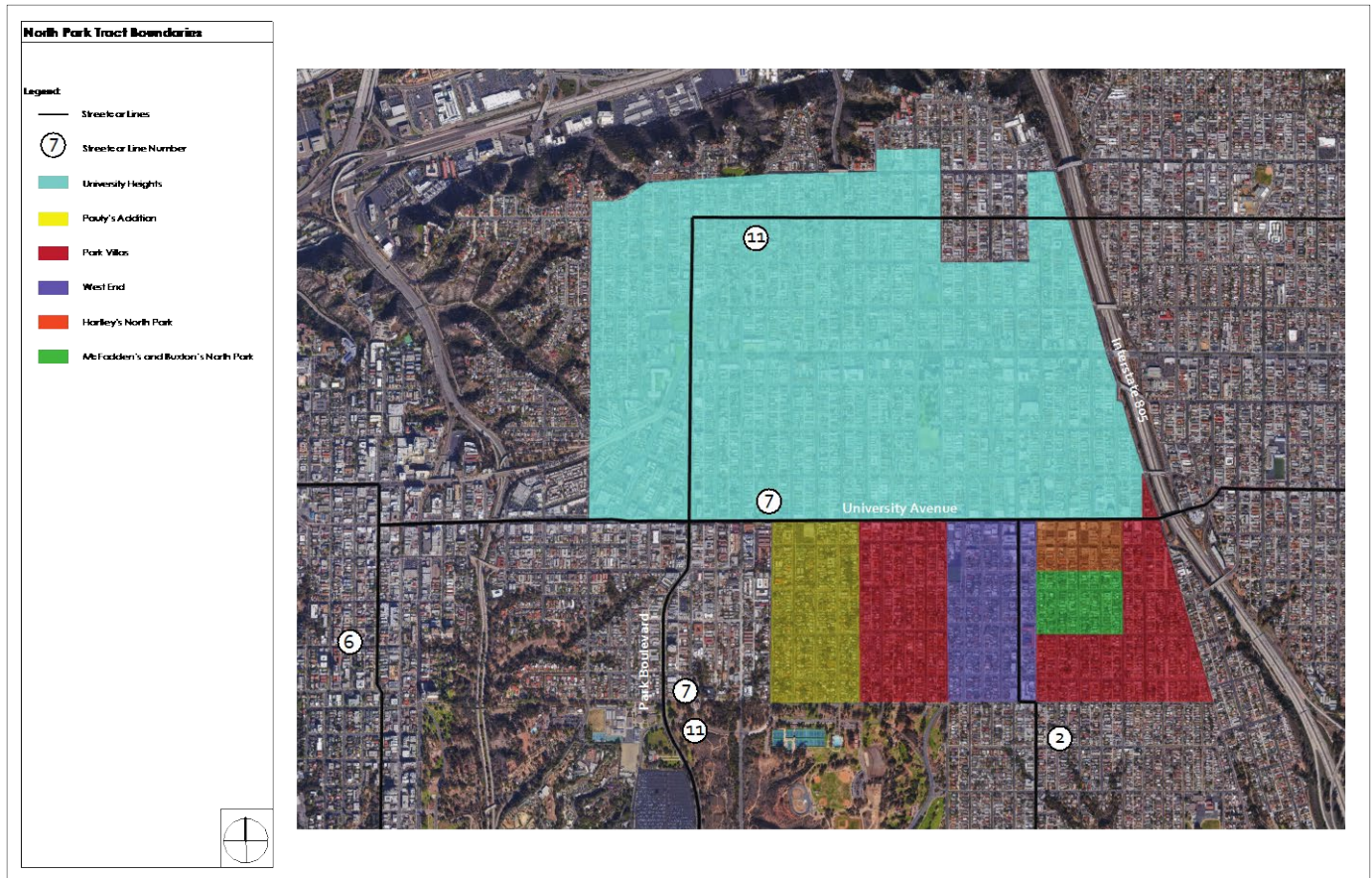


Figure 1: Graphic displaying the streetcar lines in North Park and the boundaries of the North Park tracts: University Heights, Pauly's Addition, Park Villas, West End, Hartley's North Park, and McFadden's and Buxton's North Park.

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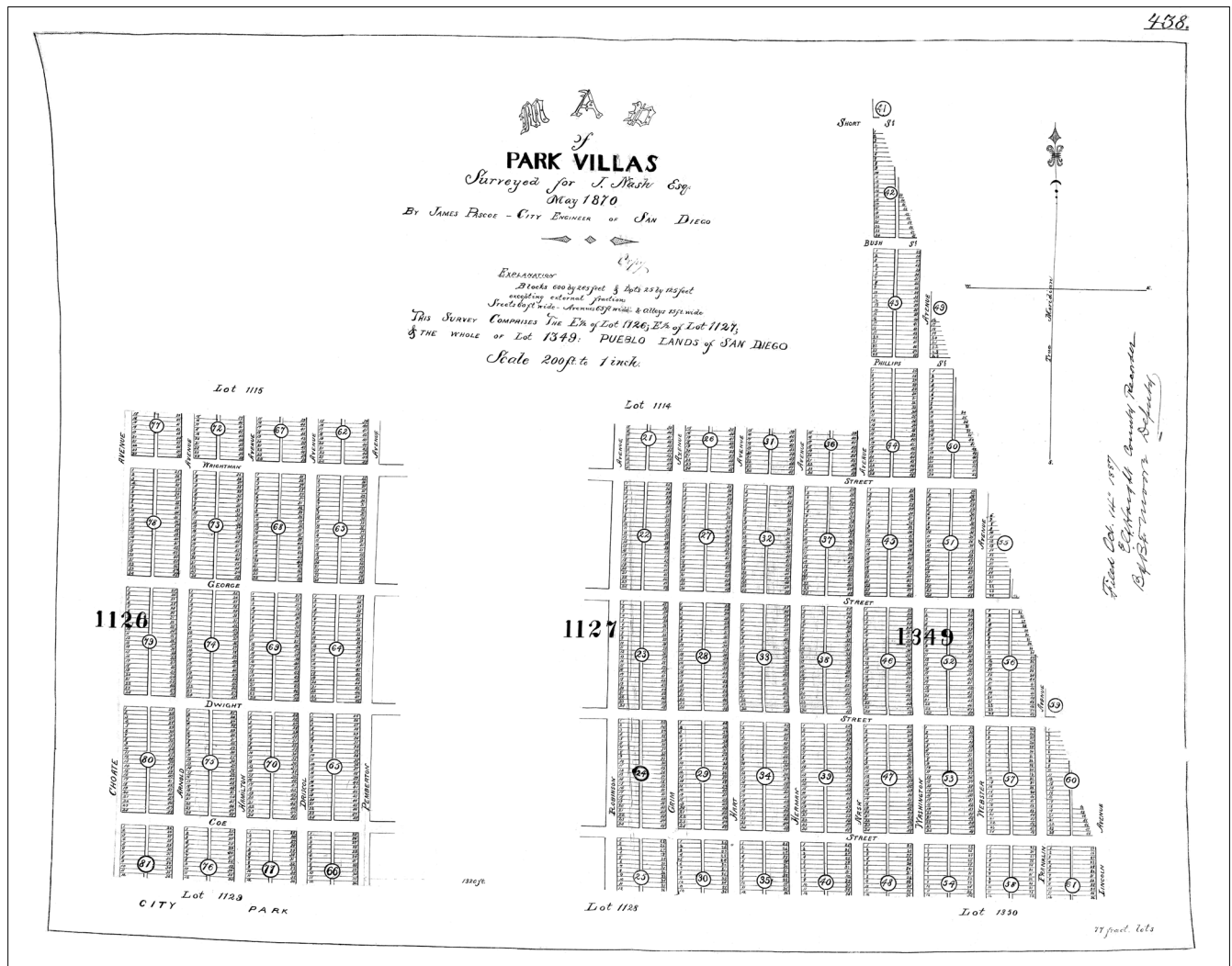


Figure 2. 1870 Park Villas Subdivision Map (Map #438).

Source: San Diego County Assessor Recorder.

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Figure 3: Joseph Nash, 1863.

Source: North Park Historical Society.

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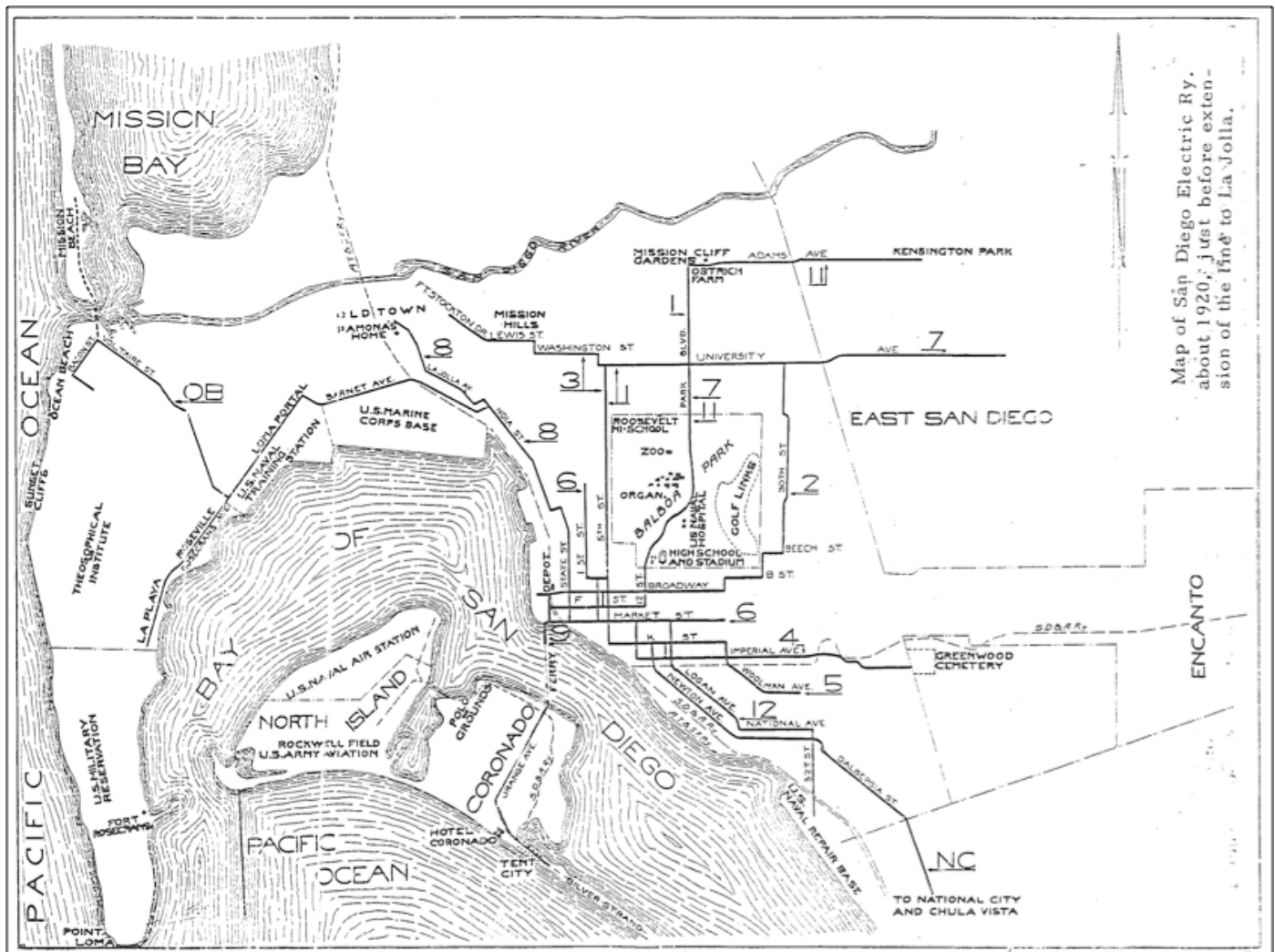


Figure 4. San Diego Electric Railway Lines, Circa 1920. Accessed to Park Villas was accessed via the 7 and 11 lines.

Source: San Diego History Center.

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Figure 5. Historic View, Circa 1910, of Unpaved Portion of Park Boulevard in the Vicinity of Balboa Park, showing the undeveloped nature of the area prior to the Exposition.

Source: Copyright San Diego History Center. Not for reproduction or use without permission.

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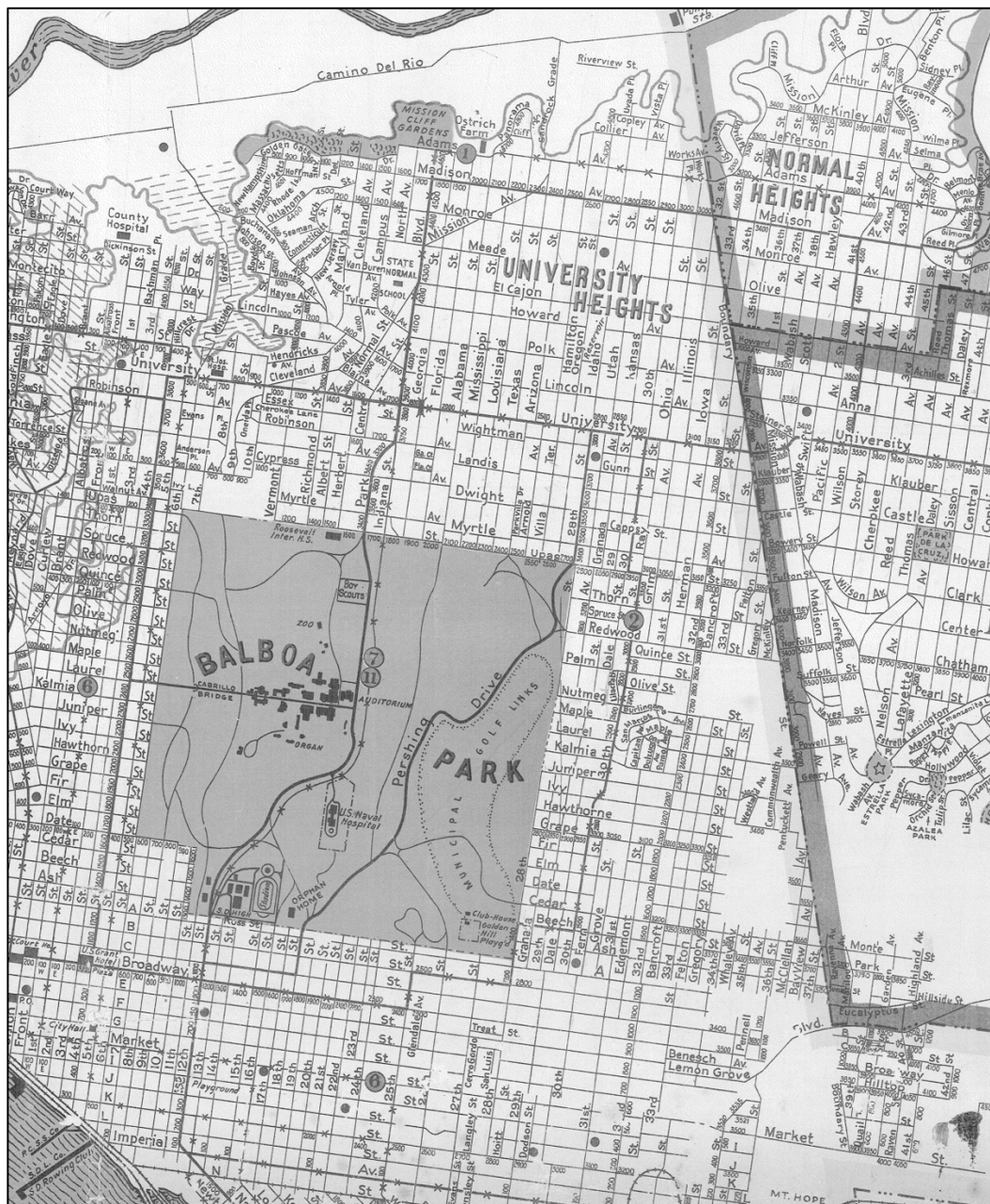


Figure 6. 1926 Map of the City of San Diego and Vicinity (excerpt), showing the proximity of the Park Villas Tract to Balboa Park and University Heights.

Source: Wendy L. Tinsley Becker (personal library).

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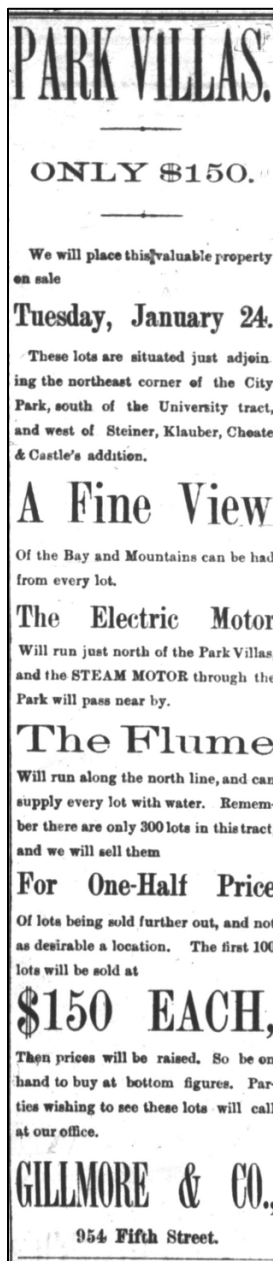


Figure 7: First newspaper advertisement for the Park Villas tract, with lots being sold for \$150. The ad stressed the views of the bay and mountains and accessibility through the streetcars.

Source: *San Diego Union* January 15, 1888, Accessed through *Genealogy Bank*.

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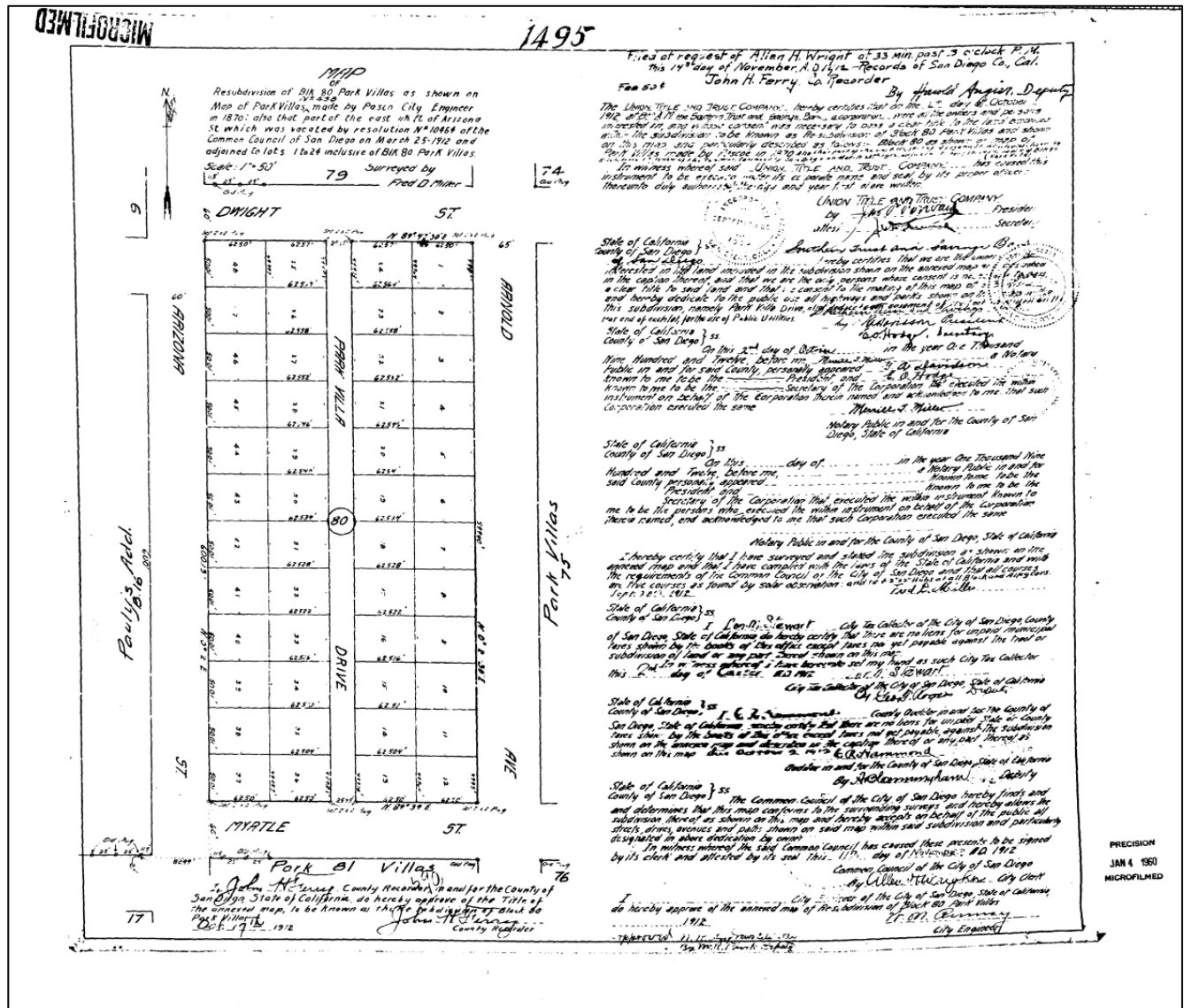
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Figure 8. 1912 Re-Subdivision Map of Block 8o of the Park Villas Tract (Map #1495), representing the boundaries of the Arizona Street Tract Potential Historic District.

Source: San Diego County Assessor Recorder.

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Figure 9: 1920-1921 Combined Sanborn Fire Insurance Maps of the Park Villas tract, Vol. 2 and 3, Sheets 242-243, 247-252, 274, 334, 333-336.

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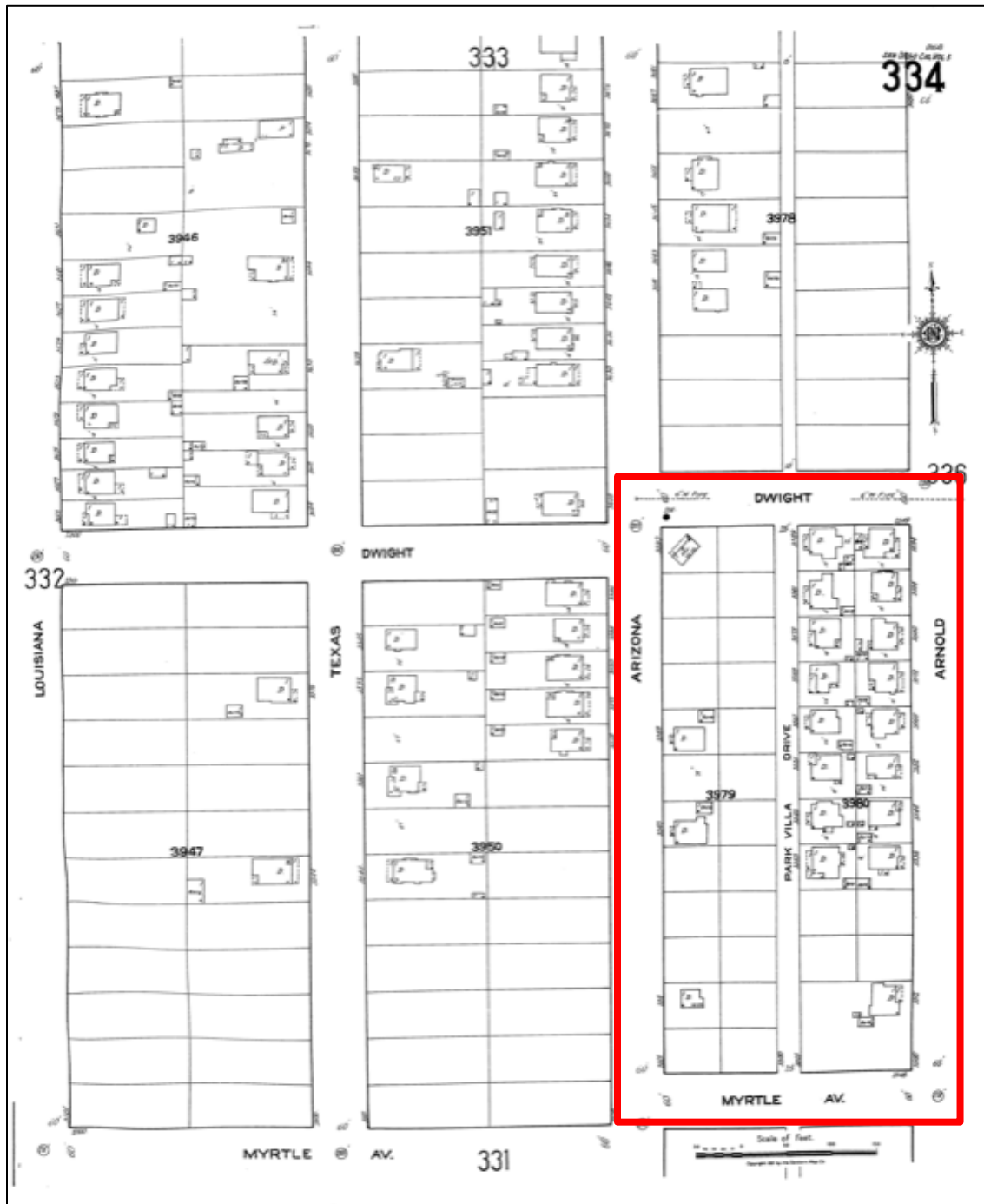


Figure 10. San Diego Sanborn Map, 1920-1940, Vol. 3, 1921, Sheet 334

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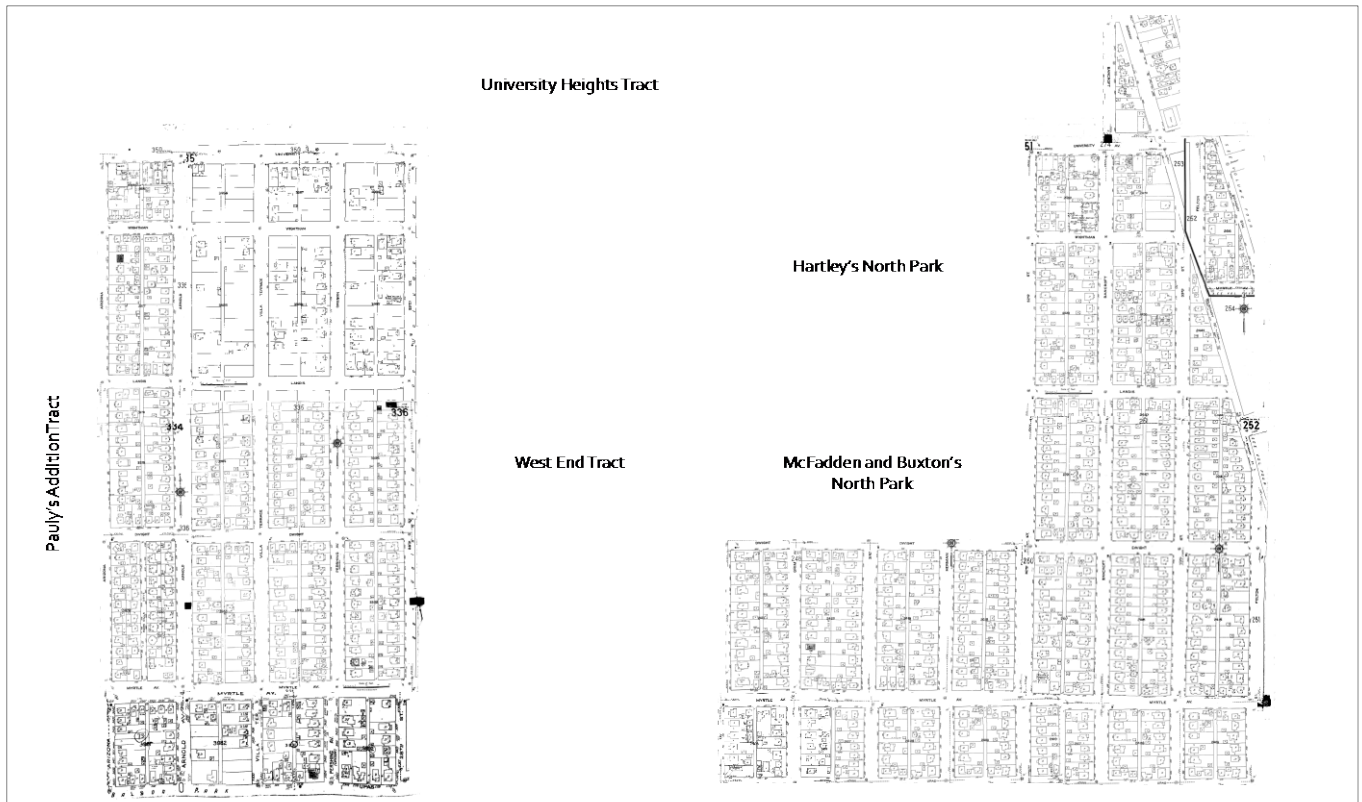


Figure 11: 1950 Combined Sanborn Fire Insurance Maps of the Park Villas Tract, Vol. 2 and 3, Sheets 242-243, 247-252, 274, 331, 333-336.

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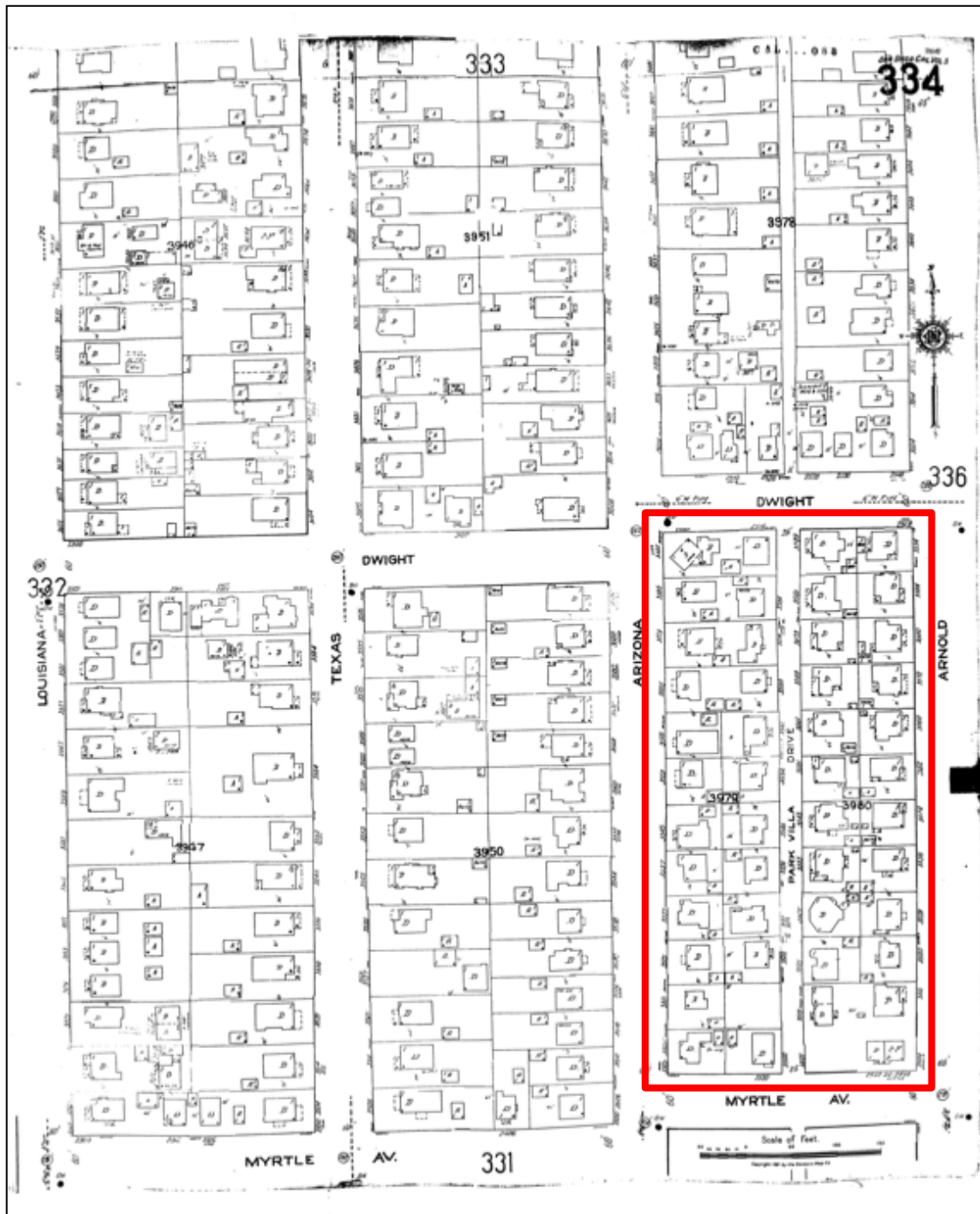


Figure 12: San Diego Sanborn Map, 1920-1950, Vol. 3, Sheet 334.

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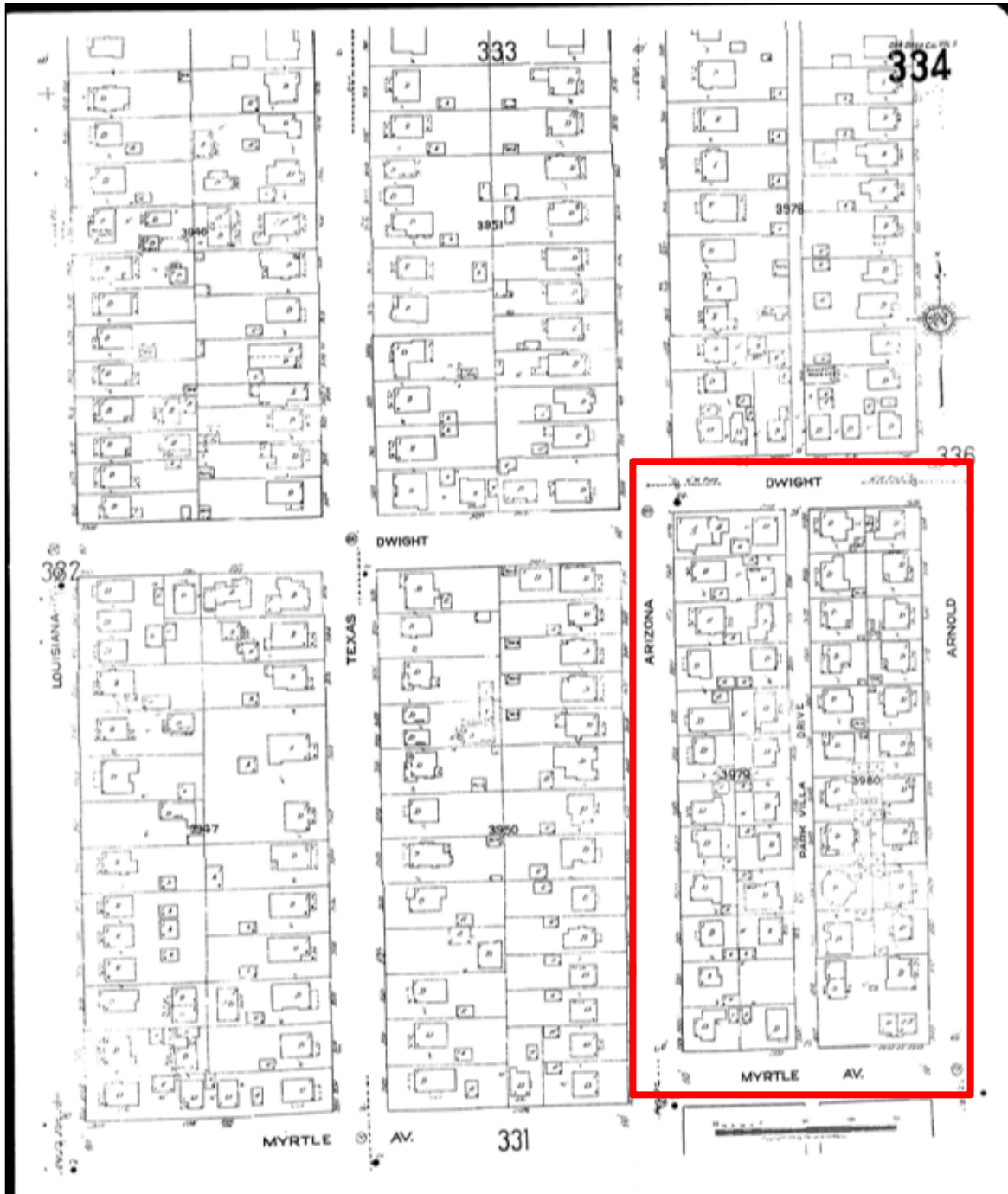


Figure 13. San Diego Sanborn Map, 1920-1956, Vol. 3, Sheet 334.

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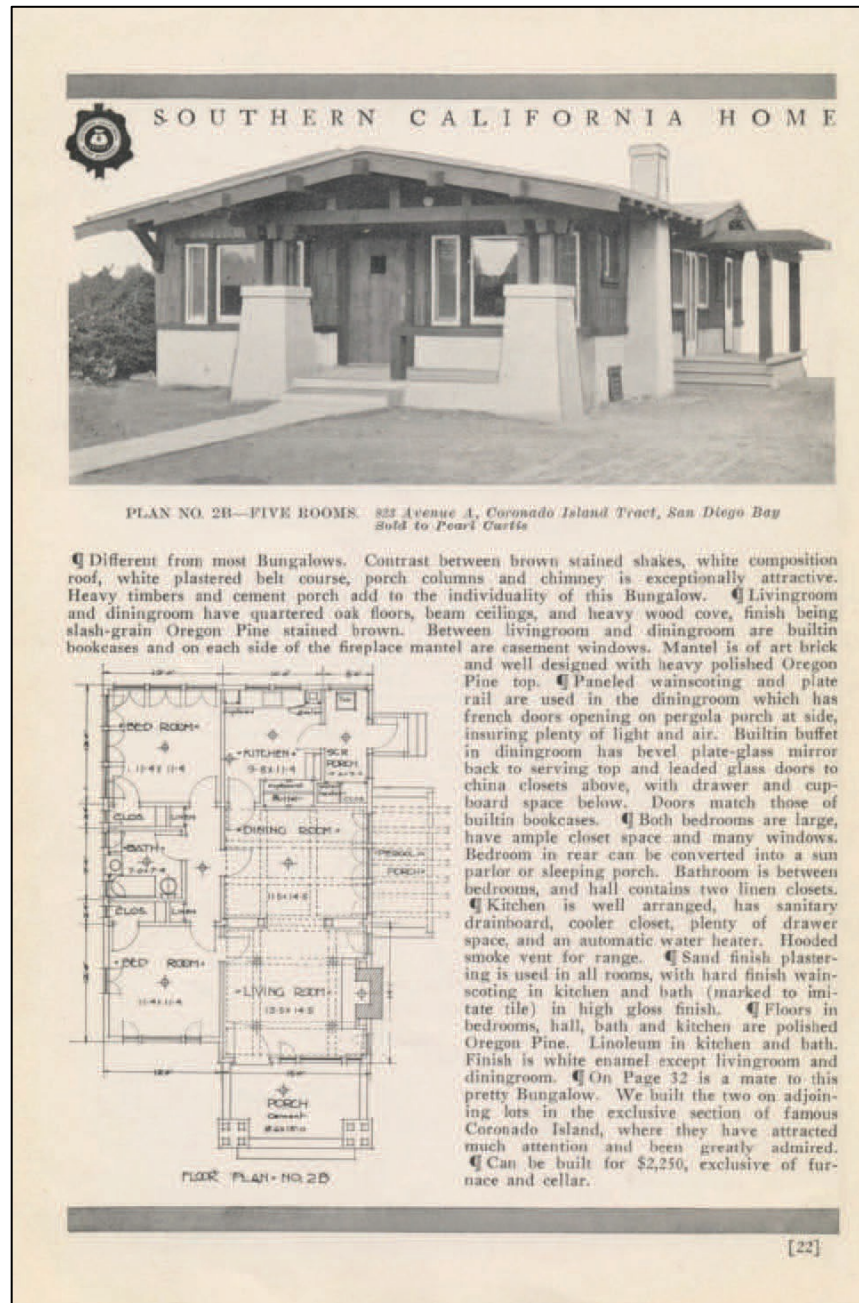


Figure 14: Design plan for 823 A Avenue in Coronado in SCHB's design book, *Southern California Bungalow Plans*.

Source: *Southern California Bungalow Plans*, 1913. Redistributed by Save Our Heritage Organisation, 2017.

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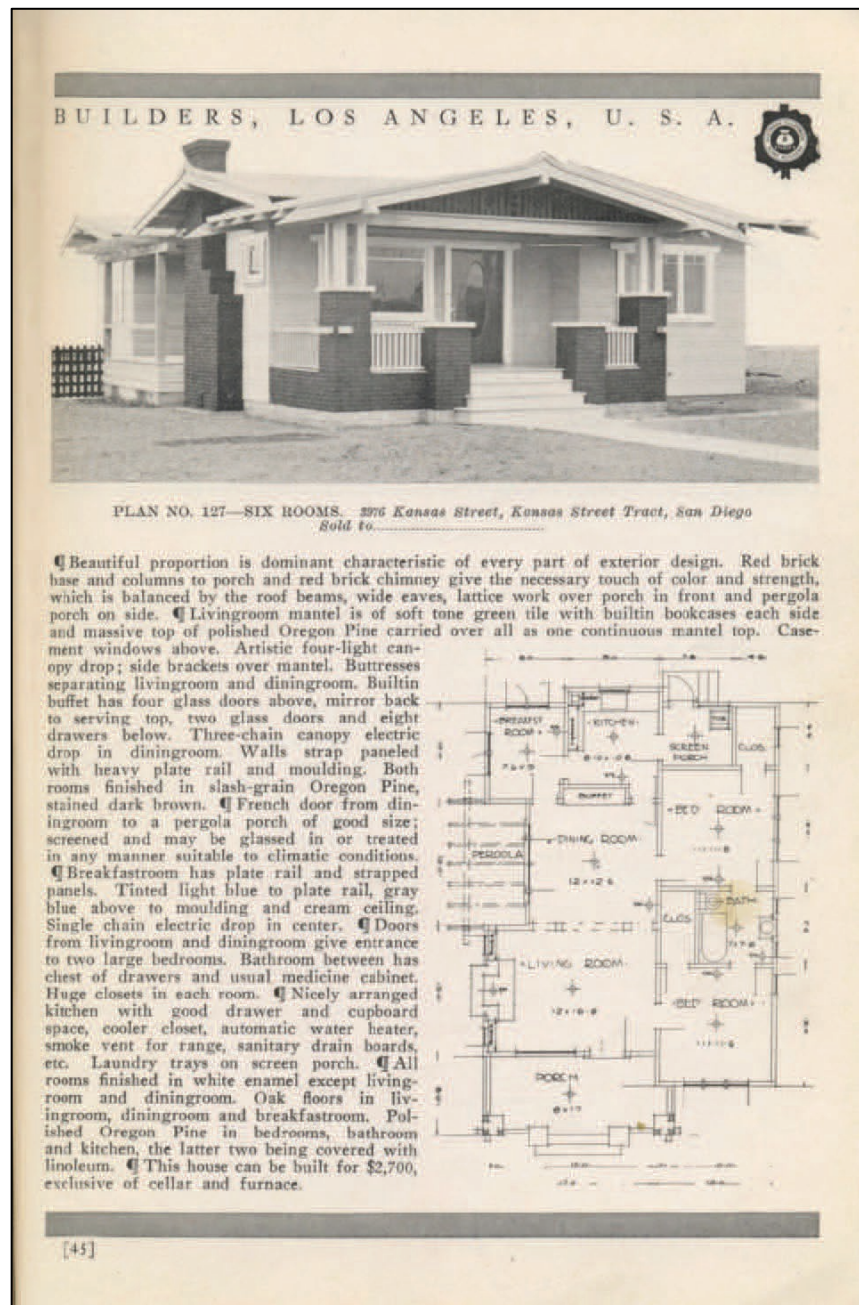


Figure 15: Design plan for 3976 Kansas Street in SCHB's design book, *Southern California Bungalow Plans*.

Source: *Southern California Bungalow Plans*, 1913. Redistributed by Save Our Heritage Organisation, 2017.

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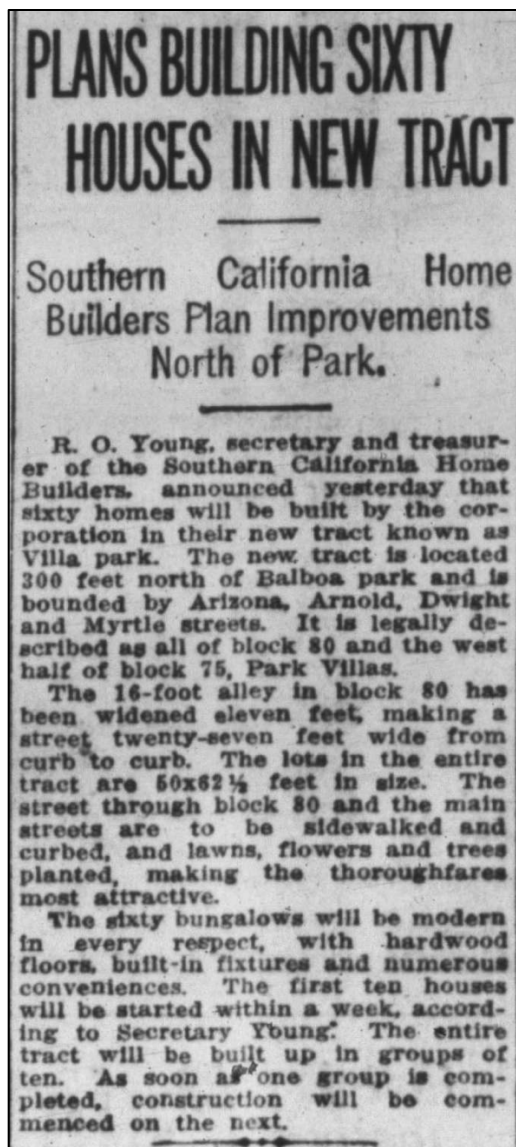


Figure 16: Newspaper article; SCHB purchased Block 80 and the west side of Block 75 in 1912 from the Frost family. In 1912, the tract was called the Villa tract but was changed to the Arizona Street tract.

Source: *San Diego Union* October 4, 1912, Accessed through UC Riverside California Digital Newspaper Collection.

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ARIZONA ST. TRACT

If you have ever tried to find a modern, up-to-date bungalow in San Diego, located where you can be sure of your neighbors, close to street cars, at a reasonable price and on easy terms, you will read every word of this carefully.

We are building forty houses on our Arizona Street Tract, ten of which will be completed by January 1st. They are very pretty five and six room bungalows, each individual and attractive in design.

The rooms are large and livable; the closets, cupboards and various built-in features, the mantels, the woodwork, the finish and decorations, all unusually good.

Arizona Street Tract is on Arizona Street, Arnold Street and Park Villa Drive, between University Avenue and Balboa Park, and within one-half block of the Park itself.

The location is high, the ocean being visible over the Park, and the view includes the Exposition Grounds.

Every improvement in now, including street work, cement curbs and walks, lawns, pergola fences, water, gas, electricity and sewers—in fact, you will find Arizona Street Tract unusual in many ways.

Arizona Street has become the main boulevard to and through the Park, and as the city has decided to asphalt it throughout, it will always be the main artery for automobile and pleasure traffic.

The University Avenue car line is within two blocks, furnishing a good car service that will be steadily bettered as the city grows. The ride is now twenty-five minutes.

A new street car line is contemplated and practically assured through and out of the Park onto Arizona Street, which will shorten the ride to the business center to fifteen minutes.

In every particular Arizona Street Tract is becoming one of the more desirable residential sections of San Diego, with Balboa Park on one side, one of the principal boulevards on the other, and a district about it which has not been spoiled by cheap improvements.

Prices are remarkably low, ranging from \$2450 to \$2800. Terms are \$100 cash and \$24.50 to \$28.00 per month.

See our agent at the Tract Office, or obtain full information from Bungalow Department in our Sixth Street Office.

Southern California Home Builders
San Diego Offices 1054 Sixth Street.
SUNSET MAIN 944—HOME 1813.

Figure 17: Newspaper ad; In 1912, SCHB started referring to Block 80 and the west side of Block 75 as the Arizona Street Tract. The ad stressed the easy accessibility by the streetcar lines and the proximity to Balboa Park.

Source: *San Diego Union* December 29, 1912, Accessed through UC Riverside California Digital Newspaper Collection.

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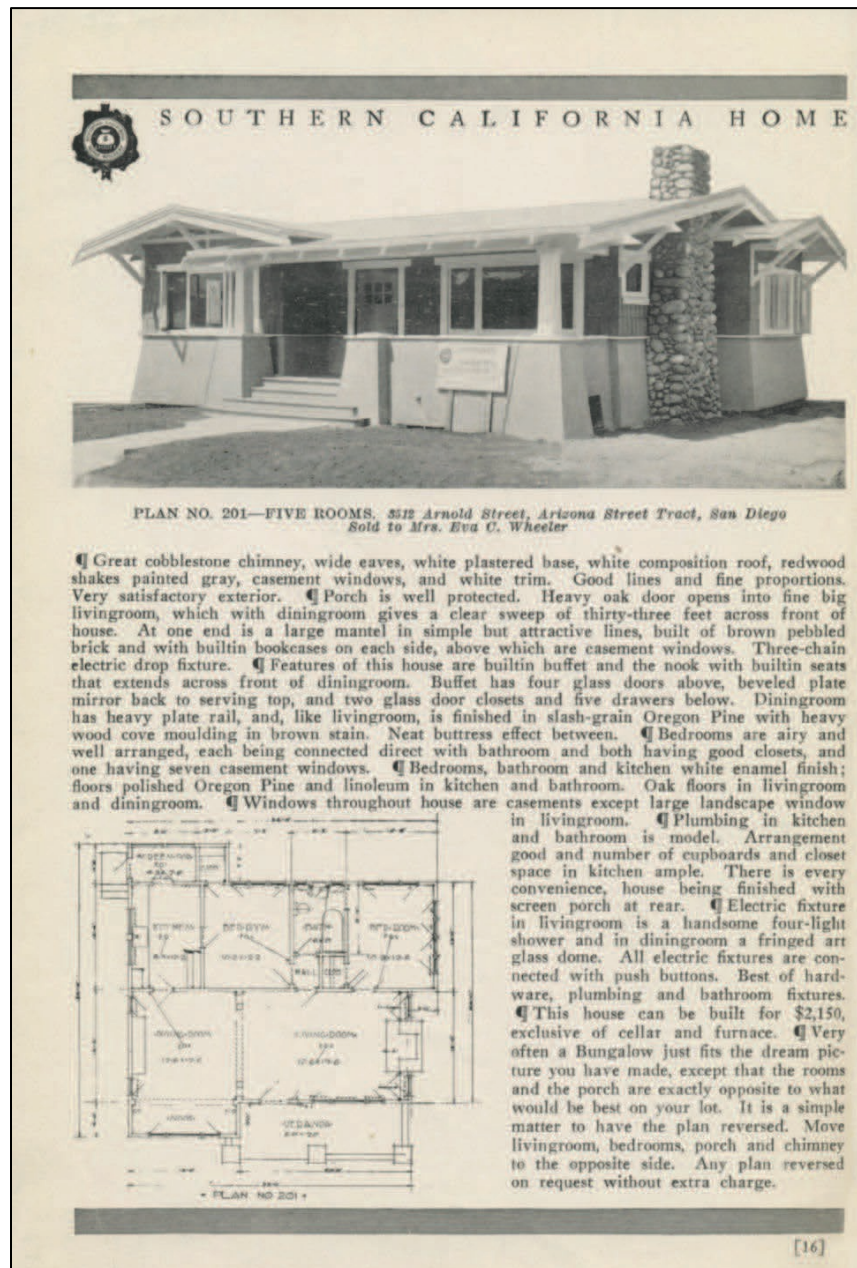


Figure 18: Design plan for 3512 Arnold Street (now addressed as 3512 Arnold Avenue) in SCHB's design book, *Southern California Bungalow Plans*.

Source: *Southern California Bungalow Plans*, 1913. Redistributed by Save Our Heritage Organisation, 2017.

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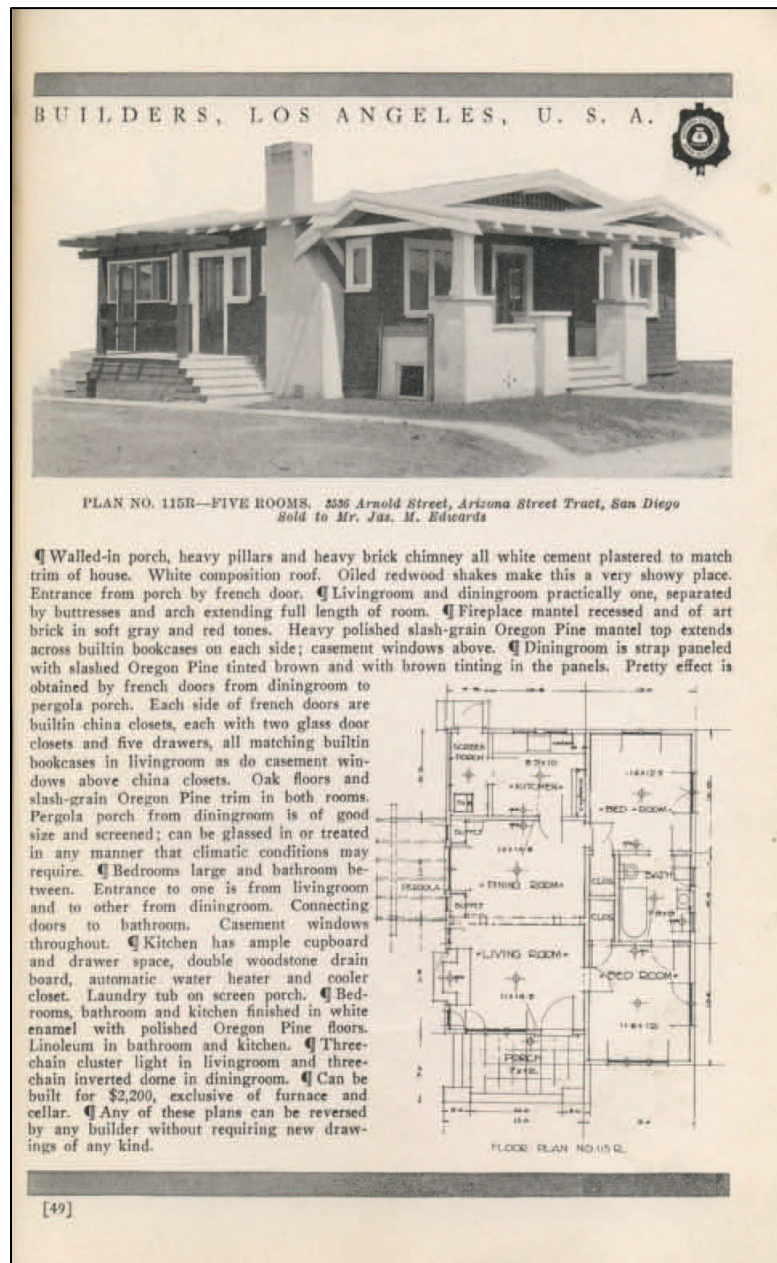


Figure 19: Design plan for 3536 Arnold Street (now addressed as 3536 Arnold Avenue) in SCHB's design book, *Southern California Bungalow Plans*.

Source: *Southern California Bungalow Plans*, 1913. Redistributed by Save Our Heritage Organisation, 2017.

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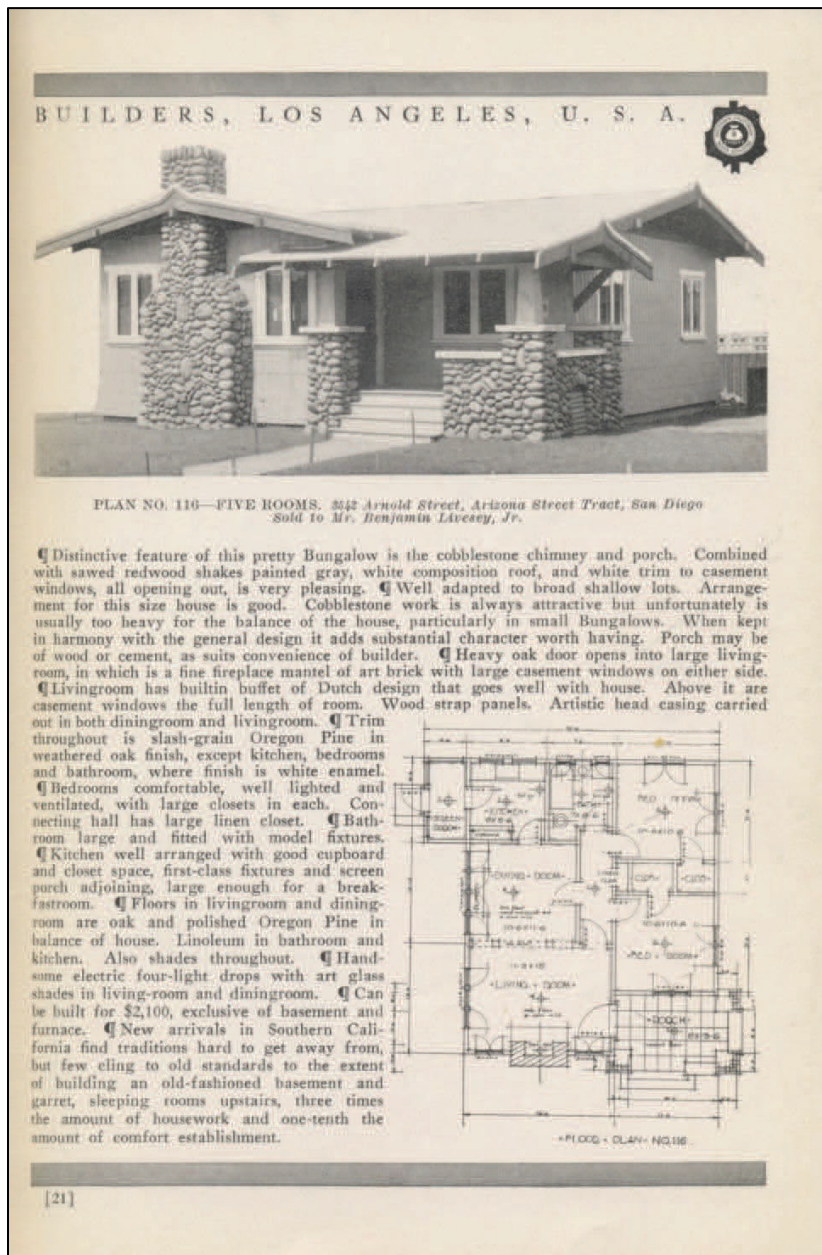


Figure 20: Design plan for 3542 Arnold Street (now addressed as 3544 Arnold Avenue) in SCHB's design book, *Southern California Bungalow Plans*.

Source: *Southern California Bungalow Plans*, 1913. Redistributed by Save Our Heritage Organisation, 2017.

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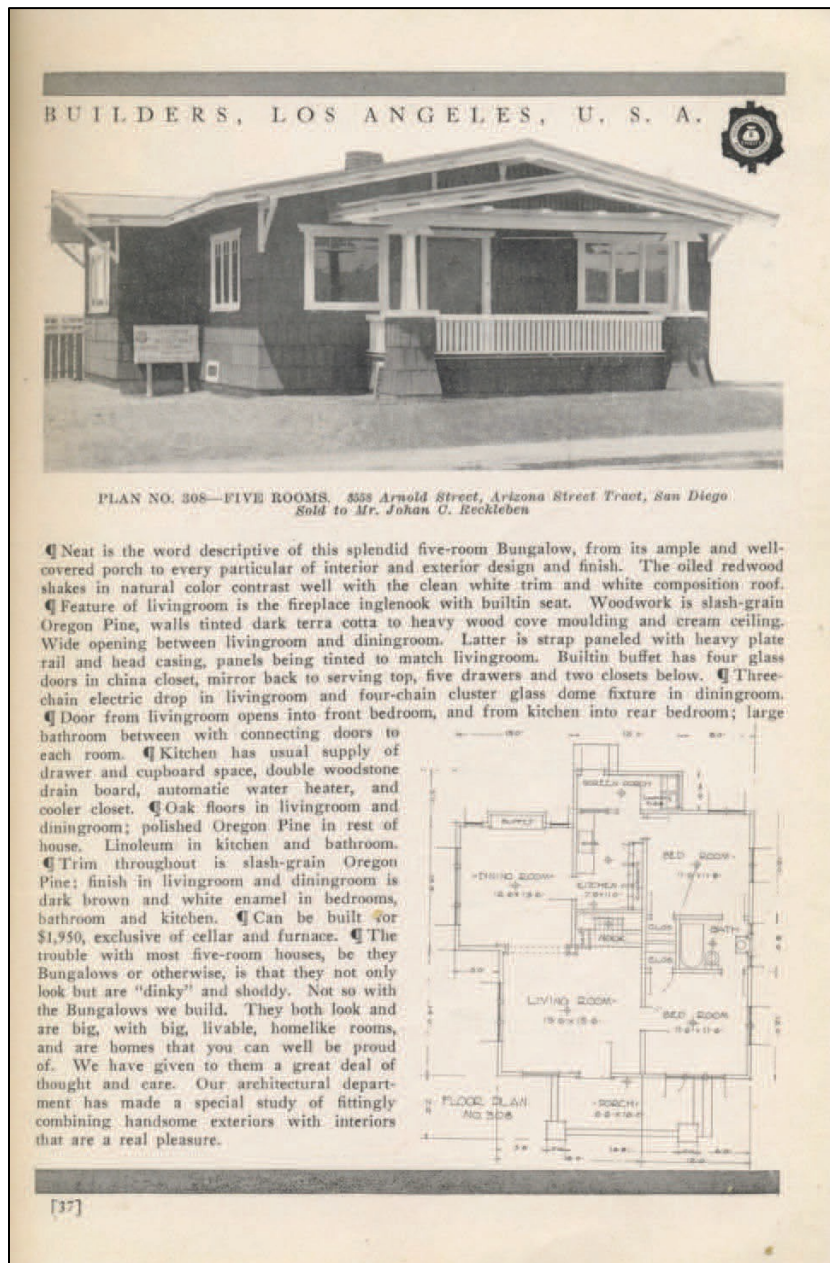


Figure 21: Design plan for 3558 Arnold Street (now addressed as 3560 Arnold Avenue) in SCHB's design book, *Southern California Bungalow Plans*.

Source: *Southern California Bungalow Plans*, 1913. Redistributed by Save Our Heritage Organisation, 2017.

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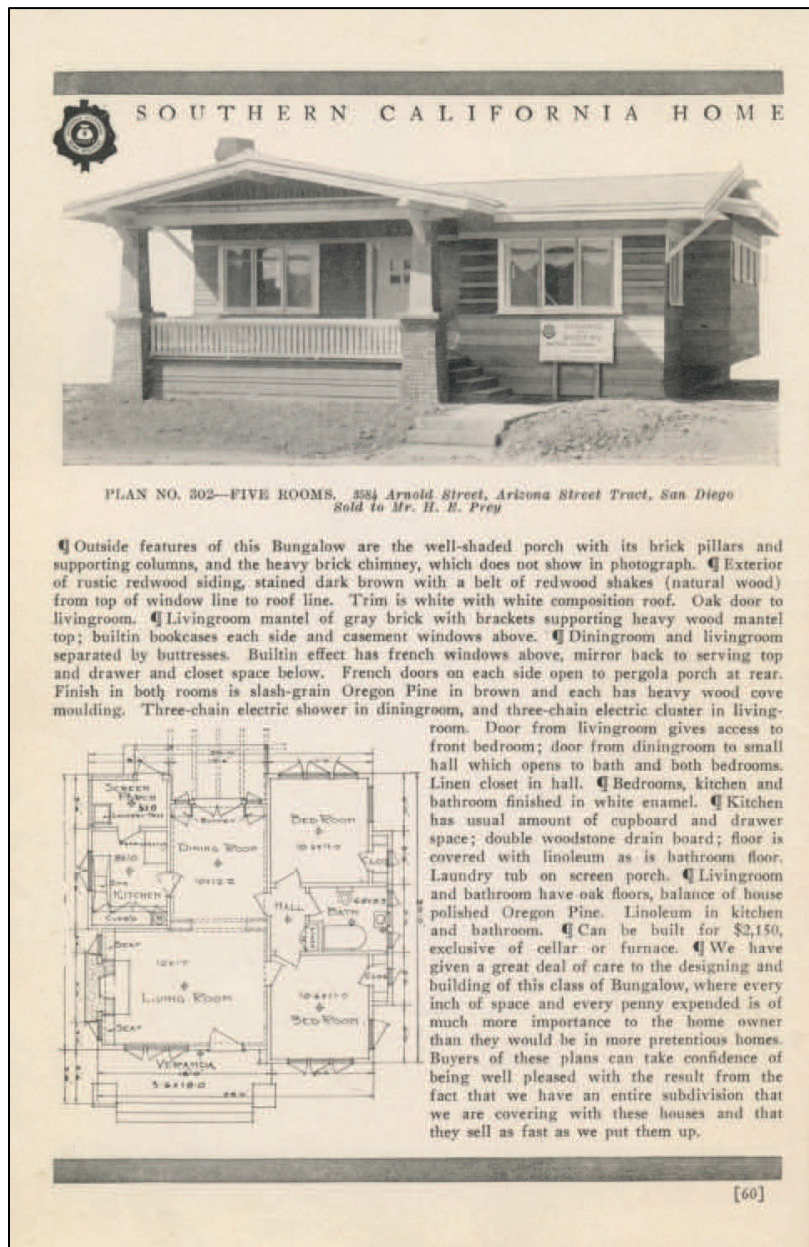


Figure 22: Design plan for 3584 Arnold Street (now addressed as 3584 Arnold Avenue) in SCHB's design book, *Southern California Bungalow Plans*.

Source: *Southern California Bungalow Plans*, 1913. Redistributed by Save Our Heritage Organisation, 2017.

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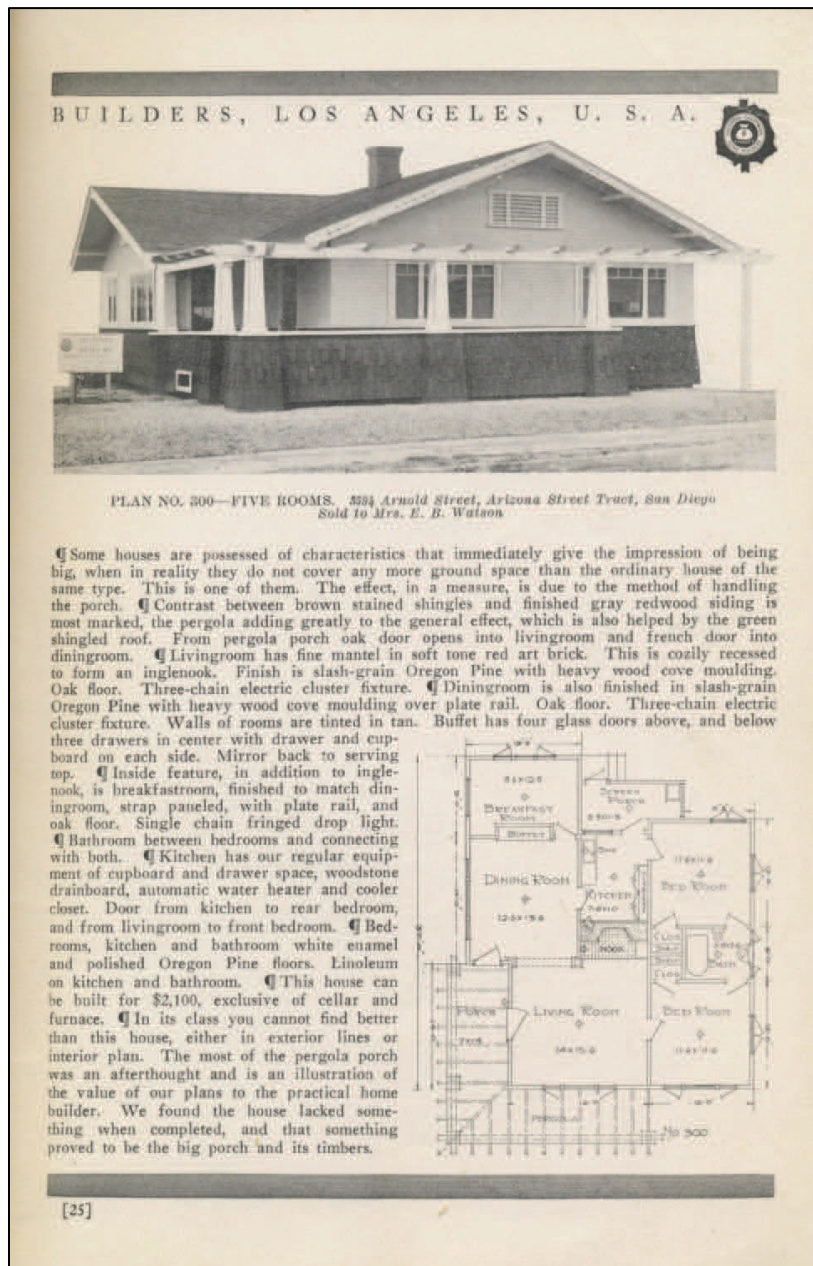


Figure 23: Design plan for 3594 Arnold Street (now addressed as 3594 Arnold Avenue) in SCHB's design book, *Southern California Bungalow Plans*.

Source: *Southern California Bungalow Plans*, 1913. Redistributed by Save Our Heritage Organisation, 2017.

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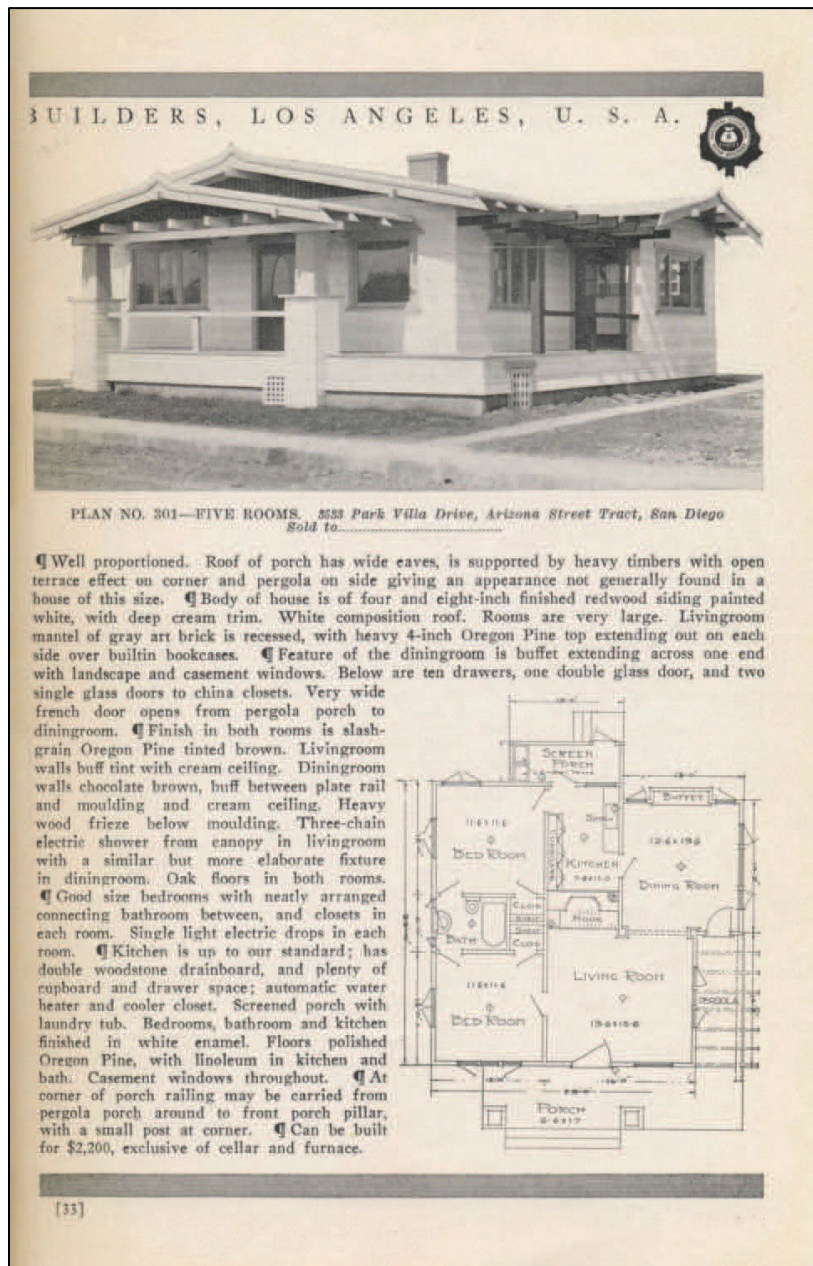


Figure 24: Design plan for 3533 Park Villa Drive (now addressed as 3535 Park Villa Drive) in SCHB's design book, *Southern California Bungalow Plans*.

Source: *Southern California Bungalow Plans*, 1913. Redistributed by Save Our Heritage Organisation, 2017.

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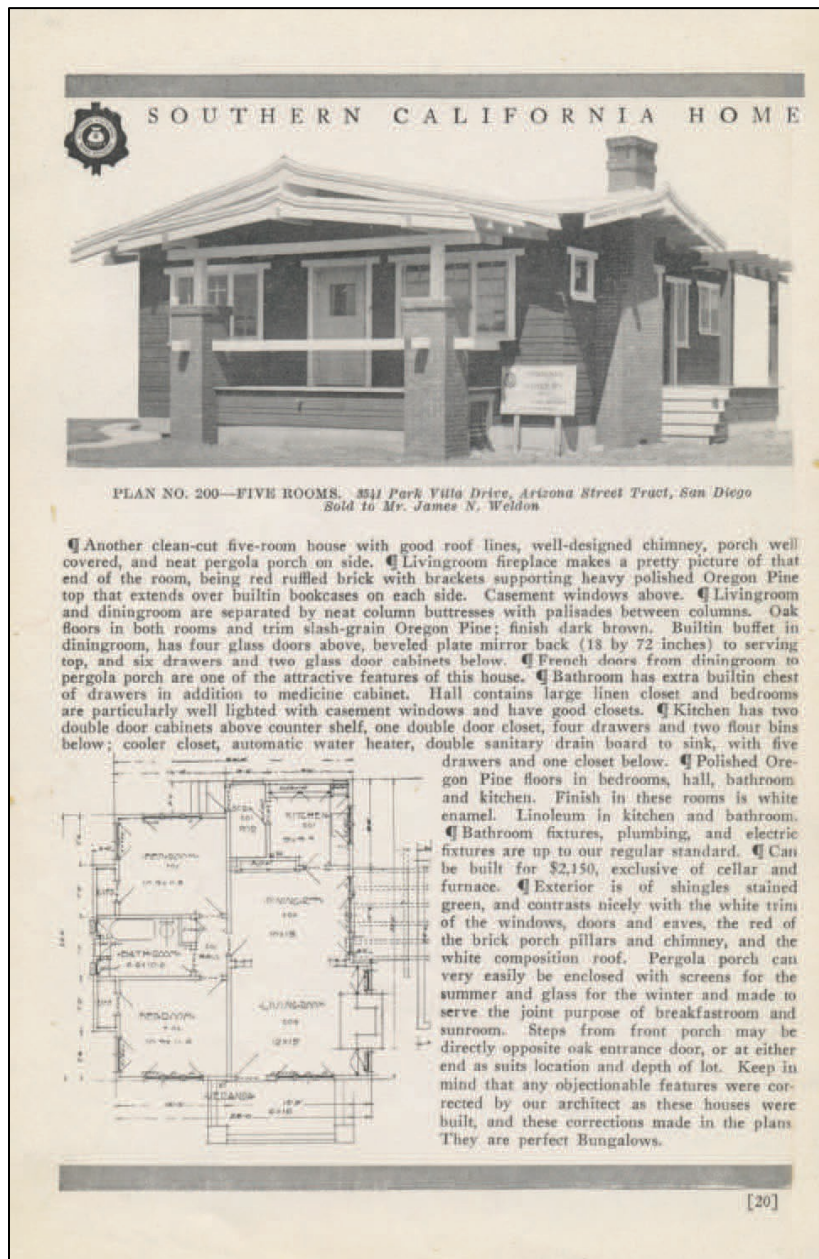


Figure 25: Design plan for 3541 Park Villa Drive (now addressed as 3543 Park Villa Drive) in SCHB's design book, *Southern California Bungalow Plans*.

Source: *Southern California Bungalow Plans*, 1913. Redistributed by Save Our Heritage Organisation, 2017.

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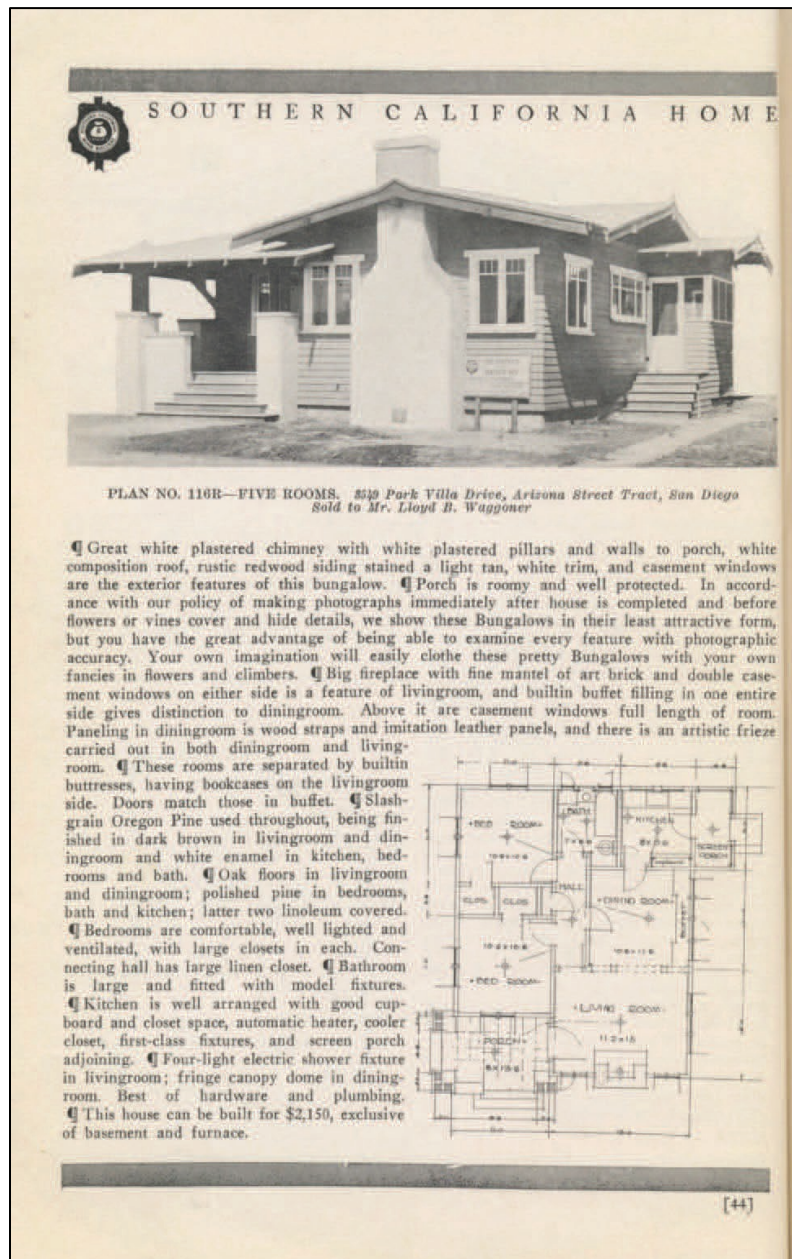


Figure 26: Design plan for 3549 Park Villa Drive (now addressed as 3551 Park Villa Drive) in SCHB's design book, *Southern California Bungalow Plans*.

Source: *Southern California Bungalow Plans*, 1913. Redistributed by Save Our Heritage Organisation, 2017.

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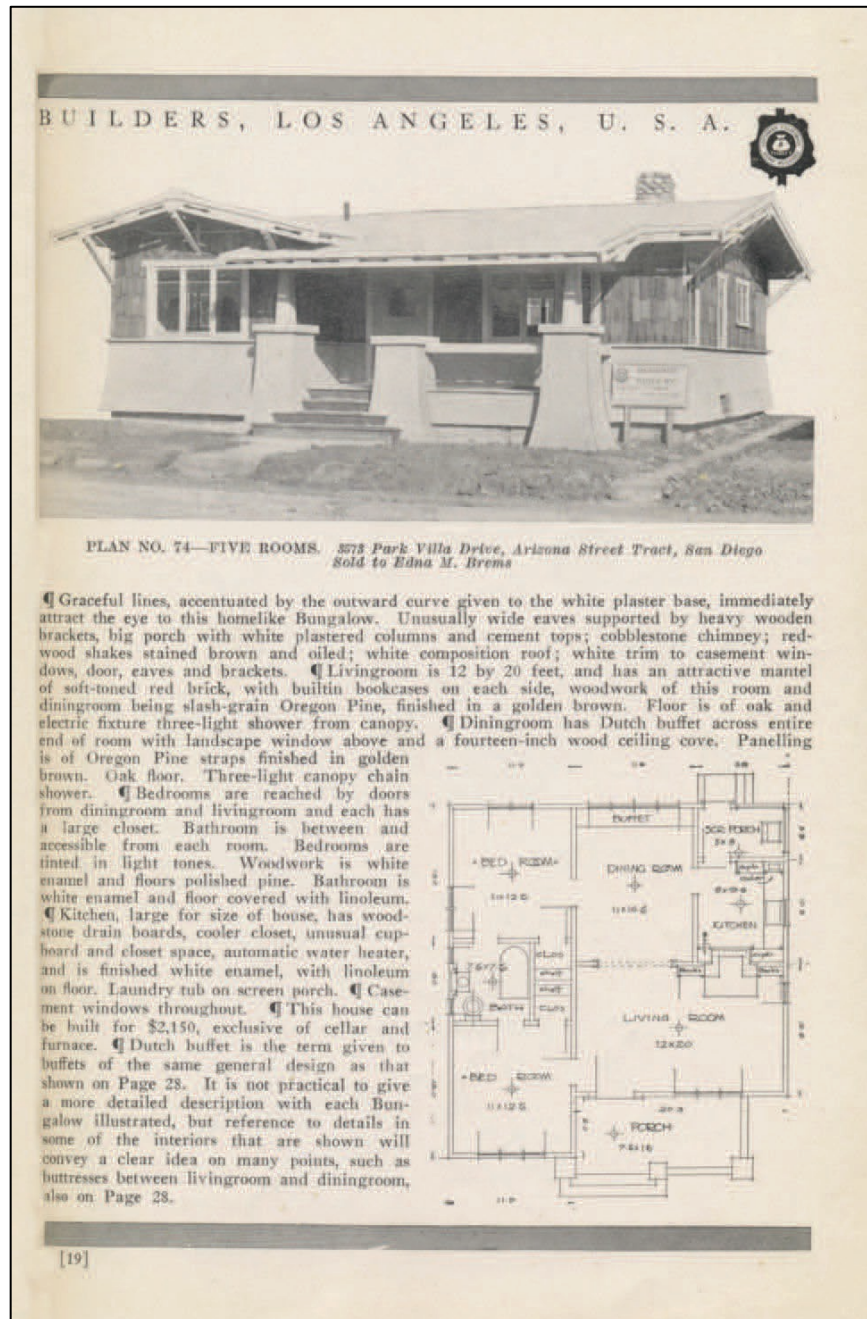


Figure 27: Design plan for 3573 Park Villa Drive in SCHB's design book, *Southern California Bungalow Plans*.

Source: *Southern California Bungalow Plans*, 1913. Redistributed by Save Our Heritage Organisation, 2017.

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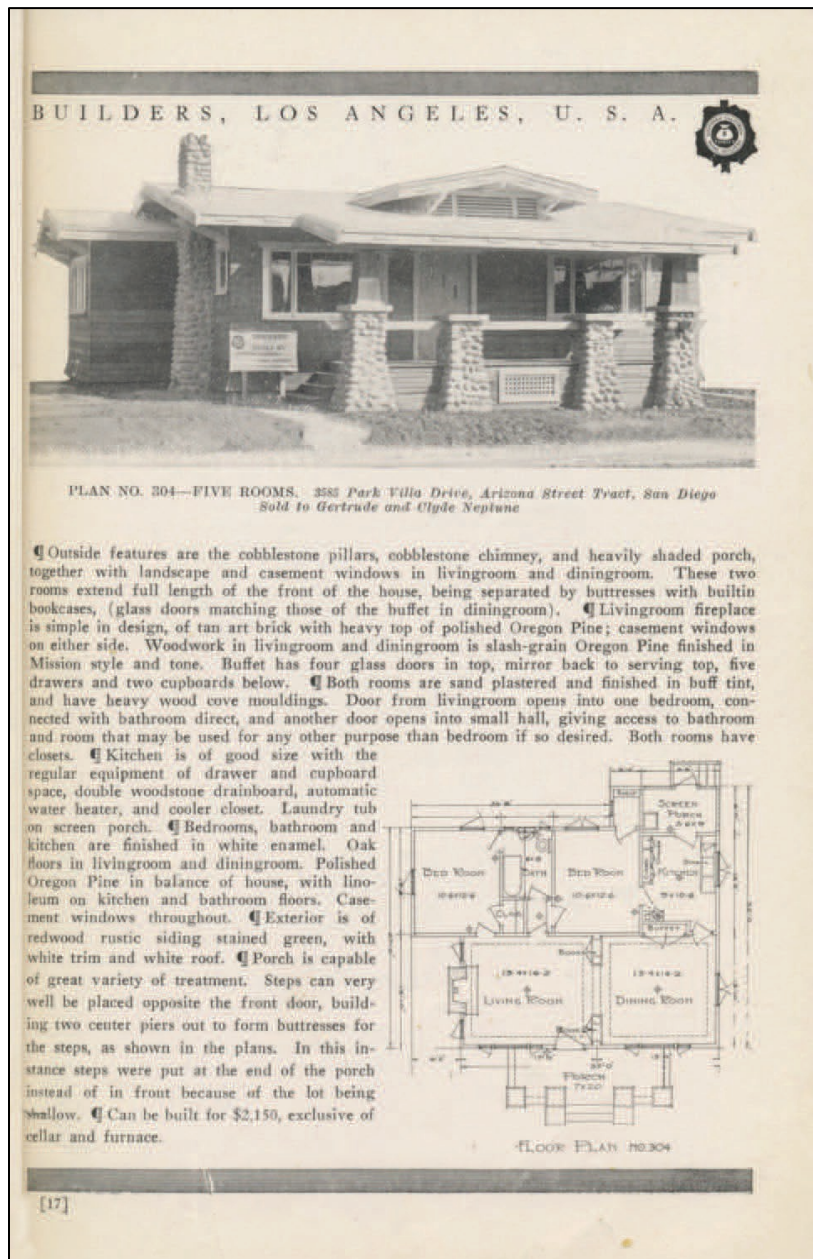


Figure 28: Design plan for 3585 Park Villa Drive (now addressed as 3581 Park Villa Drive) in SCHB's design book, *Southern California Bungalow Plans*.

Source: *Southern California Bungalow Plans*, 1913. Redistributed by Save Our Heritage Organisation, 2017.

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San Diego Won Me on First Sight, Says Resident Who Sold Eastern Holdings to Buy Properties Here

By WINFIELD BARKLEY

"I came, I saw, I was conquered." Many a San Diegan might thus paraphrase Caesar in giving the reasons why he is now a resident of this city. San Diego, with its ideal climate, surrounded by fertile valleys and rugged mountains, and situated on one of the finest harbors in the world, immediately sells itself to the sojourner within its gates. "Come and live with us forever," is a slogan which invites the residents of less favored sections to come and share

James P. Strang of Pasadena, the pretty, blond-haired woman bowed her head and wept. Between convulsive sobs she vehemently denied such charges, her voice quivering with emotion.

The other unusual feature of the day's examination was that of Benjamin P. Strang. The Pasadena attorney is semi-paralyzed and is moved from place to place in a wheel chair. Unable to climb the steps to the witness box, Strang testified to his knowledge of incidents from his specially constructed chair. Of unusually fair complexion and strikingly intelligent features, Strang's testimony was listened to with interest by all in the court room.

Counsel for the plaintiff have been anxiously looking for certain depositions from the east that are considered important as corroborative evidence of Capt. Tregelles' charges of cruelty. These may arrive some time today, it is believed.

the advantages and delights of this southland city.

It is always interesting to learn the reasons why people pick San Diego as a place to live. It is also illuminative to learn of the obstacles which a sister city to the north places in the way of those who wish to pay San Diego a visit.

Frank H. Baumgartner was in the real estate and building business in Detroit, Mich. He decided upon a three months' vacation, and, with his wife and two daughters, drove across the continent, leaving Detroit June 21, 1920. He reached Los Angeles a fortnight later and made a two weeks' stay. He received no encouragement to visit other cities—in fact, he was handed the usual bunk about there being nothing worth the while at San Diego.

PLAYED HIS HUNCH

"I had a hunch that San Diego is the best place on the coast," said Baumgartner. "A sort of inspiration was what I had. And yet when I reached San Diego I was amazed, for I had no idea of the possibilities which this city has to offer. We stayed a month, and then the whole family decided that we would sell our eastern holdings and ship our furniture to San Diego. No, we never expected to move west, but this city looked too good to us—and here we are."

"I returned to Detroit, disposed of my property and started back to San Diego. I was never so anxious to get back to a place as I was when I left Detroit for San Diego," Baumgartner continued. "I never got up so early in the morning or kept driving so

have been men. The permanent tax rate will be fixed in May.

Although more bonds have been voted, the councilmen say they hope to keep the rate next year around the \$2 mark.

late at night.

"I arrived back in San Diego on Nov. 18. On Nov. 20 I purchased a home in Mission Hills, and on the following Monday bought a number of building lots on Arizona street. I have built two houses and intend to construct six more."

"By the way," he went on, "the first check I drew on your bank was for a \$25 membership in the chamber of commerce. I have become a San Diego enthusiast. I have been persuaded by brother-in-law to invest here, and others are coming from the old home town to become citizens of the best city in southern California.

HAS SEVERAL REASONS

"There are several reasons upon which I base this conclusion: First, climatic conditions are ideal. Second, the people with whom you come in contact are sociable and most likeable. Third, living conditions are the best. There are no coal bills to pay, nor is heavy wearing apparel necessary. Fourth, the schools are the best I have known. They are inviting to the children and, under the most ideal conditions, my girls will enjoy their school work.

"Fifth, San Diego has a great number of places of historic interest, while the ever-changing scenery of mountain and valley makes trips and outings most enjoyable. Sixth, San Diego is alive. I believe that business in this city is A-1. The merchants are most courteous and not entirely given to chasing the dollar. Seventh, the large number of naval activities in and about the city, with the millions of dollars the government is now expending at this port, means added prosperity."

"I am conscientious about the facts above stated—if I wasn't I would not have invested all my money in San Diego," said Baumgartner.

Figure 29: Newspaper article; Frank Baumgartner constructed four Craftsman bungalows in the Arizona Street Tract Potential Historic District between 1921 and 1922.

Source: *San Diego Union* April 14, 1921, Accessed through *Genealogy Bank*.

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Figure 30. 1943 Aerial of the Arizona Street Tract Potential Historic District.

Source: Frame Finder, UC Santa Barbara.

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Figure 31: 1963 Aerial of the Arizona Street Tract Potential Historic District showing the smaller lots and developed alley compared to the other blocks.

Source: Frame Finder, UC Santa Barbara.

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Table 1. Properties Attributed to Southern California Home Builders Within the Arizona Street Tract Potential Historic District.

Year Built	APN	Address	Architectural Style
1912	4533201800	3561 Park Villa Drive	Craftsman Bungalow
1912	4533201900	3569 Park Villa Drive	Craftsman Bungalow
1912	4533202000	3573 Park Villa Drive	Craftsman Bungalow
1912	4533202100	3581 Park Villa Drive	Craftsman Bungalow
1912	4533202200	3589 Park Villa Drive	Craftsman Bungalow
1913	4533201100	3512 Arnold Avenue	Craftsman Bungalow
1913	4533200800	3536 Arnold Avenue	Craftsman Bungalow
1913	4533200700	3544 Arnold Avenue	Craftsman Bungalow
1913	4533200600	3552 Arnold Avenue	Craftsman Bungalow
1913	4533200500	3560 Arnold Avenue	Craftsman Bungalow
1913	4533200400	3572 Arnold Avenue	Craftsman Bungalow
1913	4533200300	3580 Arnold Avenue	Craftsman Bungalow
1913	4533200200	3584 Arnold Avenue	Craftsman Bungalow
1913	4533200100	3594 Arnold Avenue	Craftsman Bungalow
1913	4533201500	3535 Park Villa Drive	Craftsman Bungalow
1913	4533201600	3543 Park Villa Drive	Craftsman Bungalow
1913	4533201700	3551 Park Villa Drive	Craftsman Bungalow

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Table 2: Ownership History of Blocks 75 and 80 in the Arizona Street Tract.

Date *As of January 1st Each Year	Block 75	Block 80
1911	Angie Frost	Angie Frost
1912	Angie Frost	Angie Frost
1913	Lots 1-24: SCHB Lots 25-48: Southern Trust and Savings Bank	SCHB
1914	Lots 1-24: SCHB Lots 25-48: Southern Trust and Savings Bank	Lot 1: Emmie E.B. Watson Lot 2: H.E. Pray Lot 3: George P. Pitkin Lot 4: A. Beckstram Lot 5: J. C. Recklefen Lot 6: SCHB Lot 7: Benjamin Siverey Lot 8: J.M. Edwards Lots 9-10: SCHB Lot 11: Eva C. Wheeler Lots 12-17: SCHB Lot 18: James N. Weldon Lot 19: S.B. Waggoner Lots 20-23: SCHB Lot 24: William MacKellar Lots 25-48: SCHB
1915	Lots 1-24: SCHB Lots 25-48: Ella M. Zahn	Lot 1: Emmie E.B. Watson Lot 2: H.E. Pray Lot 3: George P. Pitkin Lot 4: A. Beckstram Lot 5: SCHB Lot 6: SCHB Lot 7: P.K. Coons Lots 8-10: SCHB Lot 11: Eva C. Wheeler Lots 12-17: SCHB Lot 18: James N. Weldon Lots 19-21: SCHB Lot 22: Ella Greene and Edna M. Brems Lot 23: SCHB Lot 24: William MacKellar Lots 25-48: SCHB

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Date *As of January 1st Each Year	Block 75	Block 80
1916	Lots 1-8: SCHB Lots 9-24: Barnson Realty Co. Lots 25-48: Ella M. Zahn	Lot 1: Emmie E.B. Watson Lot 2: H.E. Pray Lot 3: George P. Pitkin Lot 4: A. Beckstram Lot 5: Howard K. Merritt Lot 6: SCHB Lot 7: P.K. Coons Lots 8-10: SCHB Lot 11: Eva C. Wheeler Lots 12-17: SCHB Lot 18: James N. Weldon Lots 19-21: SCHB Lot 22: Ella Greene and Edna M. Brems Lot 23: Elizabeth M. Covell Lot 24: William MacKellar Lots 25-28: SCHB Lots 29-44: Barnson Realty Co. Lots 45-48: SCHB
1917	Lots 1-8: SCHB Lots 9-48: Barnson Realty Co.	Lot 1: Emmie E.B. Watson Lot 2: H.E. Pray Lot 3: George P. Pitkin Lot 4: A. Beckstram Lot 5: Howard K. Merritt Lot 6: SCHB Lot 7: P.K. Coons Lot 8: Benson Lumber Co. Lots 9-10: SCHB Lot 11: Eva C. Wheeler Lots 12-17: SCHB Lot 18: James N. Weldon Lots 19-21: SCHB Lot 22: Ella Greene and Edna M. Brems Lots 23-24: Elizabeth M. Covell Lots 25-28: SCHB Lots 29-44: Barnson Realty Co. Lots 45-48: SCHB

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Date *As of January 1st Each Year	Block 75	Block 80
1918	Lots 1-8: Sydney B. Brown (On behalf of SCHB) Lots 9-24: Barnson Realty Co. Lots 25-48: Ella M. Zahn	Lots 1-2: Sydney B. Brown (On behalf of SCHB) Lot 3: George P. Pitkin Lot 4: Sydney B. Brown (On behalf of SCHB) Lot 5: Howard K. Merritt Lots 6-7: Sydney B. Brown (On behalf of SCHB) Lot 8: Benson Lumber Co. Lots 9-16: Sydney B. Brown (On behalf of SCHB) Lot 17: Andrew Ekern Lots 18-23: Sydney B. Brown (On behalf of SCHB) Lot 24: Elizabeth M. Covell Lots 25-28: Sydney B. Brown (On behalf of SCHB) Lots 29-44: Barnson Realty Co. Lots 45-48: Sydney B. Brown (On behalf of SCHB)
1919	Lots 1-8: Sydney B. Brown (On behalf of SCHB) Lots 9-24: Barnson Realty Co. Lots 25-48: Ella M. Zahn	Lot 1: Sydney B. Brown (On behalf of SCHB) Lot 2: Exchange Securities Co. Lot 3: George P. Pitkin Lot 4: Sydney B. Brown (On behalf of SCHB) Lot 5: Howard K. Merritt Lots 6-7: Sydney B. Brown (On behalf of SCHB) Lot 8: Benson Lumber Co. Lots 9-10: Sydney B. Brown (On behalf of SCHB) Lots 11-12: William Henry Reinhackel Lot 13: Sydney B. Brown (On behalf of SCHB) Lot 14: William Henry Reinhackel Lot 15: Sydney B. Brown (On behalf of SCHB) Lot 16: Exchange Securities Co. Lot 17: Andrew Ekern Lots 18-19: Sydney B. Brown (On behalf of SCHB) Lot 20: Exchange Securities Co. Lots 21-23: Sydney B. Brown (On behalf of SCHB) Lot 24: Elizabeth M. Covell Lots 25-28: Sydney B. Brown (On behalf of SCHB) Lots 29-44: Barnson Realty Co. Lots 45-48: Sydney B. Brown (On behalf of SCHB)

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Date *As of January 1st Each Year	Block 75	Block 80
1920	Lots 1-8: Sydney B. Brown (On behalf of SCHB) Lots 9-24: Barnson Realty Co. Lots 25-48: Ella M. Zahn	Lot 1: Sydney B. Brown (On behalf of SCHB) Lot 2: Exchange Securities Co. Lot 3: George P. Pitkin Lot 4: Frank De Moss Lot 5: Howard K. Merritt Lot 6: Sydney B. Brown (On behalf of SCHB) Lot 7: Claude N. Gordon Lot 8: George L. Allison Lots 9-16: William Henry Reinhackel Lot 17: Stanley L. Ray Lots 18-19: Sydney B. Brown (On behalf of SCHB) Lot 20: Exchange Securities Co. Lots 21-23: Sydney B. Brown (On behalf of SCHB) Lot 24: Elizabeth M. Covell Lots 25-28: Sydney B. Brown (On behalf of SCHB) Lots 29-44: Barnson Realty Co. Lots 45-48: Sydney B. Brown (On behalf of SCHB)

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Date *As of January 1st Each Year	Block 75	Block 80
1921	Lots 1-2: G.P. Pitkin Lots 3-8: Sydney B. Brown (On behalf of SCHB) Lots 9-10: Edward F. Ray Lots 11-12: W. B. Frash Lots 13-14: Charlotte M. Robertson Lots 15-24: Barnson Realty Co. Lots 25-48: Ella M. Zahn	Lot 1: Sydney B. Brown (On behalf of SCHB) Lot 2: J.M. Bourns Lot 3: George P. Pitkin Lot 4: Frank De Moss Lot 5: Howard K. Merritt Lot 6: W.H. Farrel Lot 7: E.W. Dorl Lot 8: George L. Allison Lots 9-16: William Henry Reinhackel Lot 17: Stanley L. Ray Lots 18-19: Sydney B. Brown (On behalf of SCHB) Lot 20: Exchange Securities Co. Lot 21: Sydney B. Brown (On behalf of SCHB) Lot 22: F.E. Fender Lot 23: Sydney B. Brown (On behalf of SCHB) Lot 24: Etta L. Marston Lots 25-28: Sydney B. Brown (On behalf of SCHB) Lots 29-32: Barnson Realty Co. Lot 33: Eugene L. Castleman Lot 34: Barnson Realty Co. Lot 35: Charles Engelburtson Lots 36-37: Barnson Realty Co. Lot 38: Charles Engelburtson Lot 39: Barnson Realty Co. Lot 40: Eugene L. Castleman Lots 41-42: Fred A. Pagel Lots 43-44: Frank H. Baumgartner Lots 45-48: Sydney B. Brown (On behalf of SCHB)

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Date *As of January 1st Each Year	Block 75	Block 80
1922	Lots 1-2: G.P. Pitkin Lots 3-4: Albin B. Were Lots 5-8: Exchange Securities Co. Lots 9-10: Edward F. Ray Lots 11-12: W. B. Frash Lots 13-14: Charlotte M. Robertson Lots 15-16: Elizabeth M. Berger Lots 17-18: A.P. Thompson Lots 19-22: Barnson Realty Co. Lots 23-24: Thomas W. Crandell Lots 25-26: Ella M. Zahn Lots 27-28: James W. Fulton Lots 29-32: Ella M. Zahn Lots 33-34: M. Blake Richardson Lots 35-36: Ethel C. Hall Lots 37-42: Ella M. Zahn Lots 43-44: James W. Fulton Lots 45-46: Ella M. Zahn Lots 47-48: Ethel C. Hall	Lot 1: Albert Sidney Brown Lot 2: J.M. Bourns Lot 3: George P. Pitkin Lot 4: Frank De Moss Lot 5: George W. Hutt Lot 6: W.H. Farrel Lot 7: E.W. Dorl Lot 8: George L. Allison Lots 9-16: William Henry Reinhackel Lot 17: Stanley L. Ray Lot 18: Charles M. Berger Lot 19: Sydney B. Brown (On behalf of SCHB) Lot 20: Exchange Securities Co. Lot 21: Sydney B. Brown (On behalf of SCHB) Lot 22: Claude R. Courtleigh Lot 23: Gustave Busch Lot 24: Etta L. Marston Lot 25: Sam Marx Lot 26: Annie Watheridge Lot 27: George H. Fuhrman Lot 28: Sydney B. Brown (On behalf of SCHB) Lot 29: Barnson Realty Co. Lot 30: Barnson Realty Co. Lot 31: Elmer A. Lash Lot 32: Bertha M. Frailey Lot 33: Eugene L. Castleman Lot 34: Barnson Realty Co. Lot 35: Peter Rudstrom Lots 36-37: Barnson Realty Co. Lot 38: Peter Rudstrom Lot 39: Barnson Realty Co. Lot 40: Eugene L. Castleman Lot 41: Bertha M. Frailey Lot 42: Elmer A. Lash Lots 43-44: Frank H. Baumgartner Lot 45: Sydney B. Brown (On behalf of SCHB) Lot 46: George H. Fuhrman Lot 47: Annie Swatheridge Lot 48: Sam Marx

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1923	Lots 1-2: G.P. Pitkin Lots 3-4: Albin B. Were Lots 5-6: R.F. Twombly Lots 7-8: E.B. Wilbern Lots 9-10: Edward F. Ray Lots 11-12: W. B. Frash Lots 13-14: Charlotte M. Robertson Lots 15-16: Elizabeth M. Berger Lots 17-18: A.P. Thompson Lots 19-20: Le Vega Marshall Lots 21-22: Sol Erickson Lots 23-24: Thomas W. Crandell Lots 25-26: Clara T. Hahmann Lots 27-28: James W. Fulton Lots 29-30: Gertrude A. Crane Lots 31-32: Ella M. Zahn Lots 33-34: Charles H. Richardson and M. Blake Lots 35-36: Ethel C. Hall Lots 37-38: Clara T. Hahmann Lots 39-40: Clara E.C. Dreher Lots 41-42: Ella M. Zahn Lots 43-44: James W. Fulton Lots 45-46: Ella M. Zahn Lots 47-48: Ethel C. Hall	Lot 1: Albert Sidney Brown Lot 2: J.M. Bourns Lot 3: George P. Pitkin Lot 4: Frank De Moss Lot 5: George W. Hutt Lot 6: J.F. Thomas Lot 7: Gertrude Dort Lot 8: George L. Allison Lot 9: Henrietta Jungk Lot 10: Frances Burt Lots 11-14: William H. Reinhackel Lot 15: Frances Burt Lot 16: Jelle Weeda Lot 17: Stanley L. Ray Lot 18: Charles M. Berger Lot 19: Sydney B. Brown (On behalf of SCHB) Lot 20: Exchange Securities Co. Lot 21: Sydney B. Brown (On behalf of SCHB) Lot 22: J.F. Thomas Lot 23: Gustave Busch Lot 24: Etta L. Marston Lot 25: Sam Marx Lot 26: Annie Watheridge and Ellen Hallam Lot 27: Stanley W. Weir Lot 28: Exchange Securities Co. Lot 29: O.G. Buckhout Lot 30: O.J. Reuter Lot 31: Elmer A. Lash Lot 32: Bertha M. Frailey Lot 33: L.V. Consare and Nellie B. Wyllie Lot 34: Barnson Realty Co. Lot 35: Peter Rudstrom Lots 36-37: Elizabeth Kaufman Lot 38: Peter Rudstrom Lot 39: Barnson Realty Co. Lot 40: L.V. Consare and Nellie B. Wyllie Lot 41: Bertha M. Frailey Lot 42: Elmer A. Lash Lot 43: O.J. Reuter Lot 44: O.G. Buckhout Lot 45: Sydney B. Brown (On behalf of SCHB) Lot 46: Stanley W. Weir Lot 47: Annie Swatheridge and Ellen Hallam Lot 48: Sam Marx

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1924	Lots 1-2: G.P. Pitkin Lots 3-4: Albin B. Were Lots 5-6: Henry Hurhett Lots 7-8: E.B. Wilbern Lots 9-10: Edward F. Ray Lots 11-12: W. B. Frash Lots 13-14: Charlotte M. Robertson Lots 15-16: Frank A. Berger et. al. Lots 17-18: A.P. Thompson Lots 19-20: Le Vega Marshall Lots 21-22: Sol Erickson Lots 23-24: Thomas W. Crandell Lots 25-26: Clara T. Hahmann Lots 27-28: James W. Fulton Lots 29-30: Gertrude A. Crane Lots 31-32: Alice Perraud O'Day Lots 33-34: Charles H. Richardson and M. Blake Lots 35-36: Ethel C. Hall Lots 37-38: Clara T. Hahmann Lots 39-40: Clara E.C. Dreher Lots 41-42: Ella M. Zahn Lots 43-44: James W. Fulton Lots 45-46: Ella M. Zahn Lots 47-48: Ethel C. Hall	Lot 1: Henry Wiegand Lot 2: J.M. Bourns Lot 3: George P. Pitkin Lot 4: Frank De Moss Lot 5: George W. Hutt Estate Lot 6: Clara M. Griffin Lot 7: Gertrude Dort Lot 8: George L. Allison Lot 9: Henrietta Jungk Lot 10: Frances Burt Lots 11-14: E.D. Severance Lot 15: Frances Burt Lot 16: Jelle Weeda Lot 17: Stanley L. Ray Lot 18: Charles M. Berger Lot 19: Nellie M. Gish Lot 20: Exchange Securities Co. Lot 21: G.H. Cochran Lot 22: Ruth Walker Lot 23: Gustave Busch Lot 24: Charles R. Jones Lot 25: B.R. Owings Lot 26: Annie Watheridge and Ellen Hallam Lot 27: Stanley W. Weir Lot 28: J.O. and Myrtle A. Arnett Lot 29: Henry D.P. Simmons Lot 30: R.E. Callahan Lot 31: Elmer A. Lash Lot 32: Bertha M. Frailey Lot 33: B.E. Hurwitz Lot 34: Henry Marheineke Lot 35: Peter Rudstrom Lots 36-37: Abel Beck Lot 38: Peter Rudstrom Lot 39: Ermina W. Cannon Lot 40: B.E. Hurwitz Lot 41: Bertha M. Frailey Lot 42: Elmer A. Lash Lot 43: F.E. Callahan Lot 44: C.R. Russell Lot 45: Paul E. Hines Lot 46: Stanley W. Weir Lot 47: Annie Swatheridge and Ellen Hallam Lot 48: B.R. Owings

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1925	Lot 1: W.J. Cowhick Lot 2: W.S. Daniel Lots 3-4: G.A. Andrews Lots 5-6: C.R. Saunders Lots 7-8: E.B. Wilbern Lots 9-10: Edward F. Ray Lots 11-12: W. B. Frash Lots 13-14: Charlotte M. Robertson Lots 15-16: Frank A. Berger et. al. Lots 17-18: A.P. Thompson Lots 19-20: Le Vega Marshall Lots 21-22: Sol Erickson Lots 23-24: Thomas W. Crandell Lots 25-26: Clara T. Hahmann Lots 27-28: C.P. Butler Lots 29-30: Frances M. Bradt Lots 31-32: G. McGaughey Lots 33-34: M. Blake Richardson Lots 35-36: Joseph Knotts Lots 37-38: Clara T. Hahmann Lots 39-40: Walter K. and Anna A. Batis Lots 41-42: Daniel and Grace Lictor Lots 43-44: Llano D. Briggs Lots 45-46: C.H. Donforth Lots 47-48: W.J. and J.N. Bennett	Lot 1: Henry Wiegand Lot 2: J.M. Bourns Lot 3: George P. Pitkin Lot 4: Frank De Moss Lot 5: George W. Hutt Estate Lot 6: Sara B. Leisenring Lot 7: Gertrude Dort Lot 8: George L. Allison Lot 9: Henrietta Jungk Lot 10: Frances Burt Lots 11-14: E.D. Severance Lot 15: Frances Burt Lot 16: Jelle Weeda Lot 17: Stanley L. Ray Lot 18: Charles M. Berger Lot 19: Nellie M. Gish Lot 20: Exchange Securities Co. Lot 21: G.H. Cochran Lot 22: Ruth Walker Lot 23: Gustave Busch Lot 24: Charles R. Jones Lot 25: B.R. Owings Lot 26: Annie Watheridge and Ellen Hallam Lot 27: Stanley W. Weir Lot 28: J.O. and Myrtle A. Arnett Lot 29: Henry D.P. Simmons Lot 30: R.E. Callahan Lot 31: Elmer A. Lash Lot 32: Bertha M. Frailey Lot 33: B.E. Hurwitz Lot 34: Henry Marheineke Lot 35: Mabel Veysey Lot 36: W.C. Hall Lot 37: Bertha Flannigan Lot 38: Mabel Veysey Lot 39: Ermina W. Cannon Lot 40: Ben E. Hurwitz Lot 41: Bertha M. Frailey Lot 42: Elmer A. Lash Lot 43: F.E. Callahan Lot 44: C.R. Russell Lot 45: Paul E. Hines Lot 46: Stanley W. Weir Lot 47: Annie Swatheridge and Ellen Hallam Lot 48: B.R. Owings

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Date *As of January 1st Each Year	Block 75	Block 80
1926	Lot 1: J.E. Nelson Lot 2: W.S. Daniel Lots 3-4: G.A. Andrews Lots 5-6: L.E. Lyman Lots 7-8: E.B. Wilbern Lots 9-10: Edward F. Ray Lots 11-12: W. B. Frash Lots 13-14: Charlotte M. Robertson Lots 15-16: Frank A. Berger et. al. Lots 17-18: Ralph A. Thompson Lots 19-20: Le Vega Marshall Lots 21-22: Sol Erickson Lots 23-24: Thomas W. Crandell Lots 25-26: Harry and Blanche Mune Lots 27-28: C.P. Butler Lots 29-30: Frances M. Bradt Lots 31-32: G. McGaughey Lots 33-34: M. Blake Richardson Lots 35-36: Joseph Knotts Lots 37-38: Clara T. Hahmann Lots 39-40: Warren J. Bennett Lots 41-42: Daniel and Grace Licer Lots 43-44: Llano D. Briggs Lots 45-46: W.J. Hall Lots 47-48: Milton E. Robison	Lot 1: Henry Wiegand Lot 2: Alice S. Poole Lot 3: George P. Pitkin Lot 4: Frank De Moss Lot 5: George W. Hutt Estate Lot 6: Sara B. Leisenring Lot 7: Gertrude Dort Lot 8: George L. Allison Lot 9: Henrietta Jungk Lot 10: Frances Burt Lots 11-14: E.D. Severance Lot 15: Frances Burt Lot 16: Jelle Weeda Lot 17: Stanley L. Ray Lot 18: Charles M. Berger Lot 19: Nellie M. Gish Lot 20: James Goddard Lot 21: G.H. Cochran Lot 22: Ruth Walker Lot 23: Gustave Busch Lot 24: Charles R. Jones Lot 25: Charles F. Schyde Lot 26: Annie Watheridge and Ellen Hallam Lot 27: Stanley W. Weir Lot 28: J.O. and Myrtle A. Arnett Lot 29: Henry D.P. Simmons Lot 30: R.E. Callahan Lot 31: Elmer A. Lash Lot 32: B.D. and Maria L. Perkins Lot 33: B.E. Hurwitz Lot 34: Henry Marheineke Lot 35: Mabel Veysey Lot 36: Elwood Merrill Jr. Lot 37: Bertha Flannigan Lot 38: Mabel Veysey Lot 39: W. Asa McCay Lot 40: Ben E. Hurwitz Lot 41: Ella C. Long Lot 42: Elmer A. Lash Lot 43: F.E. Callahan Lot 44: C.R. Russell Lot 45: Paul E. Hines Lot 46: Stanley W. Weir Lot 47: Annie Swatheridge and Ellen Hallam Lot 48: B.R. Owings

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Date *As of January 1st Each Year	Block 75	Block 80
1927	Lot 1: Gertrude C. Labbert Lot 2: W.S. Daniel Lots 3-4: G.A. Andrews Lots 5-6: L.E. Lyman Lots 7-8: Joseph J. McLeod Lots 9-10: Edward F. Ray Lots 11-12: W. B. Frash Lots 13-14: Charlotte M. Robertson Lots 15-16: Frank A. Berger et. al. Lots 17-18: Ralph A. Thompson Lots 19-20: Le Vega Marshall Lots 21-22: Sol Erickson Lots 23-24: Thomas W. Crandell Lot 25: Silvio Blanco Lot 26: Burt F. Dill Lots 27-28: C.P. Butler Lots 29-30: Frances M. Bradt Lots 31-32: G. McGaughey Lots 33-34: M. Blake Richardson Lots 35-36: Joseph Knotts Lots 37-38: Violet M. Caffrey Lots 39-40: Warren J. Bennett Lots 41-42: Daniel and Grace Lictor Lots 43-44: G.A. Clavier Lots 45-46: W.J. Hall Lots 47-48: Milton E. Robison	Lot 1: Victoria Wiegand Lot 2: Alice S. Poole Lot 3: George P. Pitkin Lot 4: Frank De Moss Lot 5: Alice R. Pierson Lot 6: Sara B. Leisenring Lot 7: Gertrude Dort Lot 8: George L. Allison Lot 9: W.F. Jungk Lot 10: Frances Burt Lots 11-14: E.D. Severance Lot 15: John M. Fell Lot 16: Jelle Weeda Lot 17: Stanley L. Ray Lot 18: Charles M. Berger Lot 19: August Reuhert Lot 20: James Goddard Lot 21: Darrell R. Eglin Lot 22: Ruth Walker Lot 23: Gustave Busch Lot 24: Charles R. Jones Lot 25: Delin Waterbury Lot 26: Annie Watheridge and Ellen Hallam Lot 27: Stanley W. Weir Lot 28: J.O. and Myrtle A. Arnett Lot 29: Henry D.P. Simmons Lot 30: A.B. Mason Lot 31: Harold F. Stoddard Lot 32: B.D. and Maria L. Perkins Lot 33: B.E. Hurwitz Lot 34: E.C. Marheineke Lot 35: Nellie Sharp and Jane Steele Lot 36: Elwood Merrill Jr. Lot 37: G.H. Ruckler Lot 38: Nellie Sharp and Jane Steele Lot 39: W. Asa McCay Lot 40: Ben E. Hurwitz Lot 41: H.B. Bulmer Lot 42: Elmer A. Lash Lot 43: F.E. Callahan Lot 44: C.R. Russell Lot 45: Paul E. Hines Lot 46: Stanley W. Weir Lot 47: Annie Swatheridge and Ellen Hallam Lot 48: B.R. Owings

ATTACHMENT 2



ARIZONA STREET TRACT HISTORIC DISTRICT

- * Historically Designated Sites
- Contributing
- Non-Contributing
- Historic District Boundary

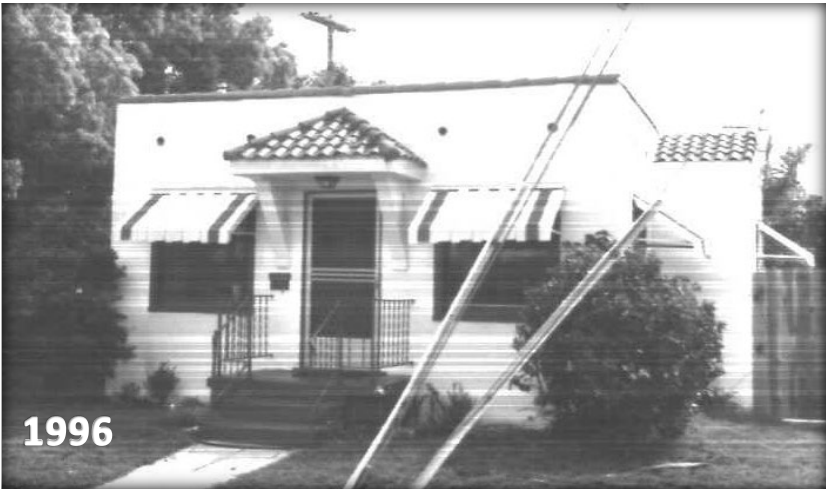


NOT TO SCALE

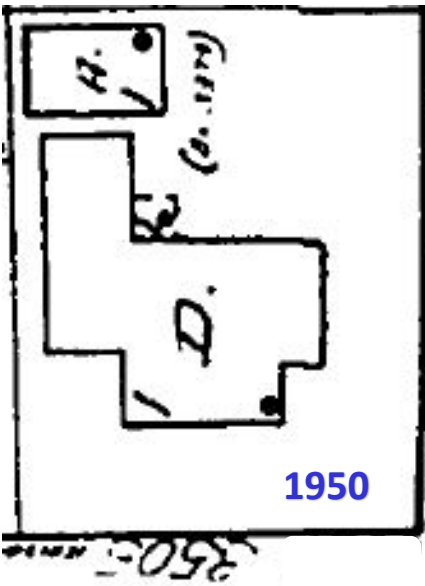
3505 Arizona Street

Built: 1924 **Builder:** Unknown

Status: Contributor



MAJOR MODIFICATIONS	DATE
Additions <ul style="list-style-type: none">Partial two story addition at northeast elevation	2006
Chimney removed from northwest elevation	c. 1963-2007
Windows Replaced <ul style="list-style-type: none">In original and modified openingsWood in different operations and configurations	2006



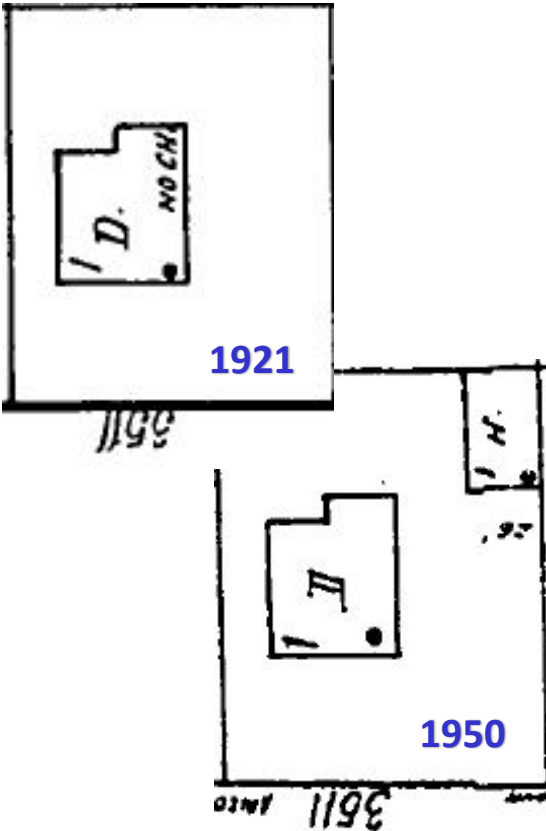
3511 Arizona Street

Built: 1921 Builder: Unknown

Status: Contributor



MAJOR MODIFICATIONS	DATE
Front Porch Changes <ul style="list-style-type: none">Porch roof cover addedDecorative scalloped trim added	Prior to 1996
Resided <ul style="list-style-type: none">Asbestos shingle sidingAsbestos siding may be applied over the original siding	Prior to 1963
Chimney <ul style="list-style-type: none">Brick chimney added at the north elevation	c. 1921-1950



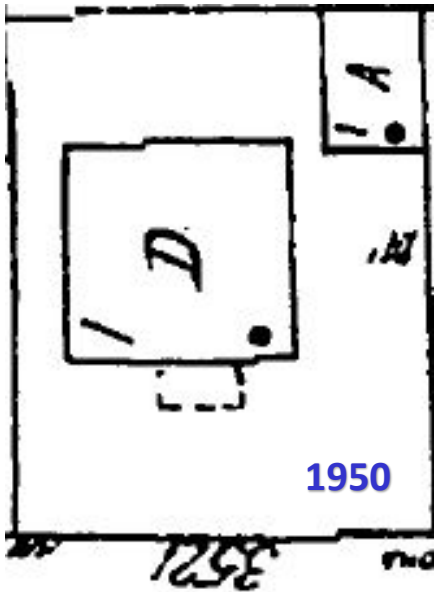
3521 Arizona Street

Built: 1923 **Builder:** JM Anderson

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
Resided <ul style="list-style-type: none">Asbestos shingle siding	1950
Chimney removed from south elevation	c. 1963-2009
Windows Replaced <ul style="list-style-type: none">In original openingsVinyl in different operations and configurations	Prior to 2002



3527 Arizona Street

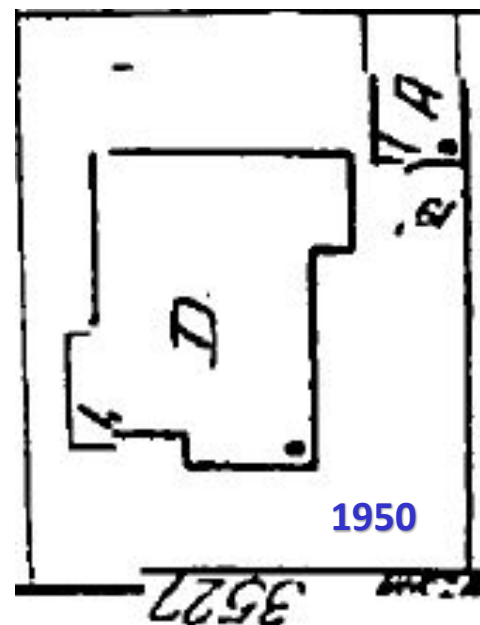
Built: 1923

Builder: John S. Siebert

Status: Contributor



MAJOR MODIFICATIONS	DATE
Resided <ul style="list-style-type: none">Heavy sand finish stucco applied to exterior	c. 2002-2009
Chimney removed from south elevation	c. 1963-1996
Windows Replaced <ul style="list-style-type: none">In original openingsVinyl in different operations and configurations	Prior to 2002



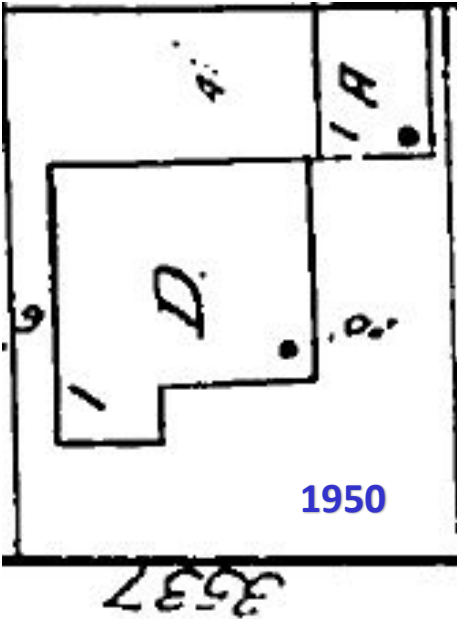
3537 Arizona Street

Built: 1926 **Builder:** Unknown

Status: Contributor



MAJOR MODIFICATIONS	DATE
Resided <ul style="list-style-type: none">Spanish Lace style stucco applied to exterior	c. 2011-2014
Windows Replaced <ul style="list-style-type: none">In original and modified openingsDifferent materials, configurations and operationsOpening enclosed on the south elevation	c. 2011-2014



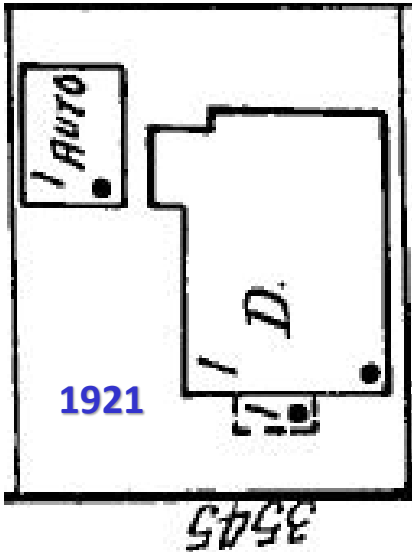
3545 Arizona Street

Built: 1921 **Builder:** Frank H. Baumgartner

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
Additions <ul style="list-style-type: none">Front addition at the north elevation	c. 1950-1963
Front Porch Enclosed <ul style="list-style-type: none">Full Enclosure	c. 1963-2007
Chimney removed from south elevation	c. 1963-2007
Windows Replaced <ul style="list-style-type: none">In new and original openingsVinyl in different operations and configurations	Prior to 2007



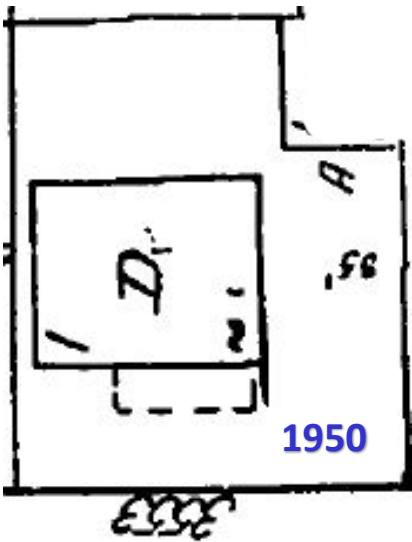
3553 Arizona Street

Built: 1922 **Builder:** Frank H. Baumgartner

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
Additions <ul style="list-style-type: none">• Addition at the south elevation	c. 1950-1963
Front Porch Enclosed <ul style="list-style-type: none">• Partial Enclosure• New wood porch post	c. 1950-1963
Chimney <ul style="list-style-type: none">• Original chimney removed from south elevation• New brick chimney constructed on north elevation	c. 1963-1996
Windows Replaced <ul style="list-style-type: none">• In new and original openings• Wood	Prior to 1996



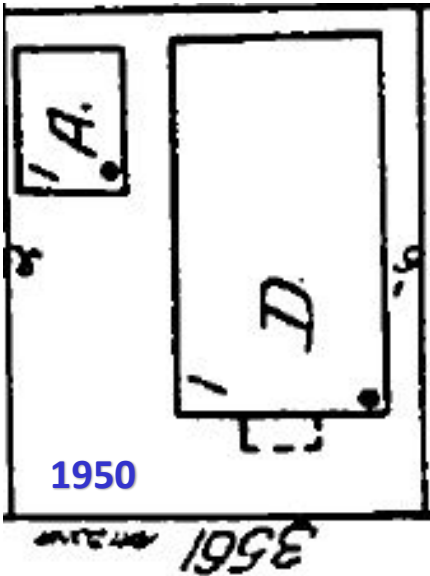
3561 Arizona Street

Built: 1921 **Builder:** Frank H. Baumgartner

Status: Contributor



MAJOR MODIFICATIONS	DATE
Additions <ul style="list-style-type: none">• Addition at the northeast elevation	c. 1950-1963
Front Porch Changes <ul style="list-style-type: none">• New porch columns added	Prior to 1996



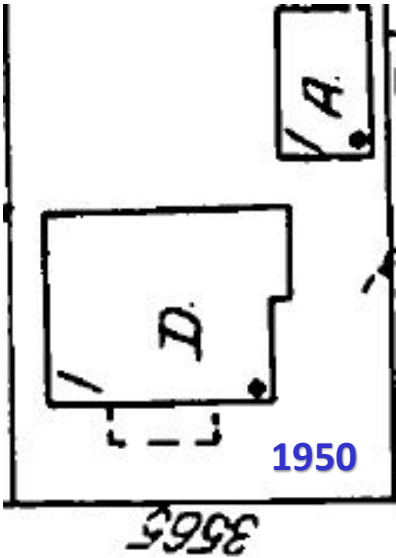
3565 Arizona Street

Built: 1923 **Builder:** Herbert H. Vroom

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
Front Porch Changes <ul style="list-style-type: none">New wood porch posts	Prior to 1996
Resided <ul style="list-style-type: none">Vinyl siding	c. 2014-2017
Windows Replaced <ul style="list-style-type: none">In original openingsVinyl in different operations and configurations	Prior to 2009



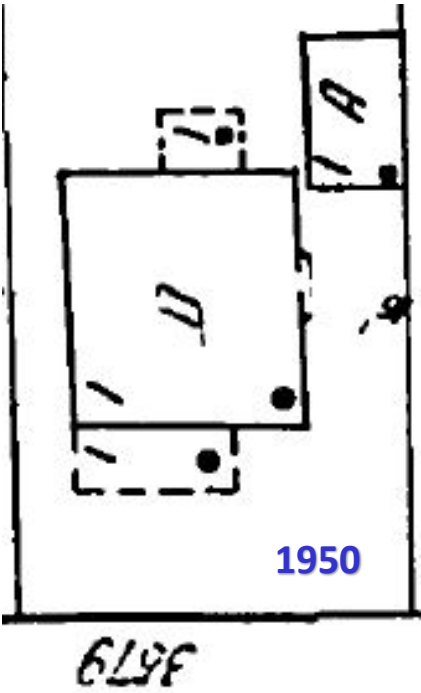
3579 Arizona Street

Built: 1921 **Builder:** Frank H. Baumgartner

Status: Contributor



MAJOR MODIFICATIONS	DATE
None	



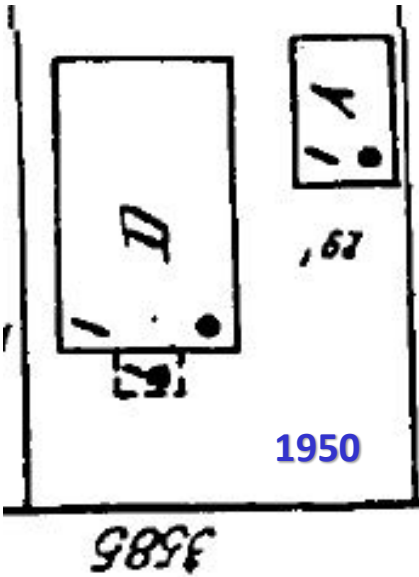
3585 Arizona Street

Built: 1921 **Builder:** D. H. Shreve

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
Front Porch Changes <ul style="list-style-type: none">Porch expanded to full width of the structureNew porch posts	Prior to 2002
Resided <ul style="list-style-type: none">T1-11 siding	Prior to 2002
Windows Replaced <ul style="list-style-type: none">In original and modified openingsVinyl in different operations and configurations	c. 2002-2009



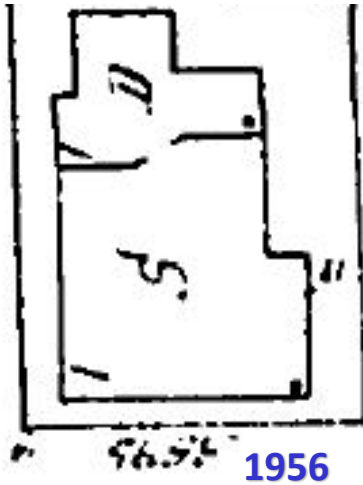
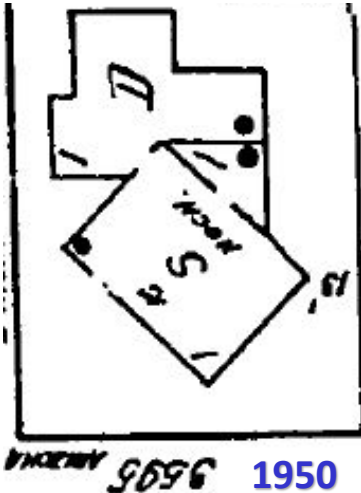
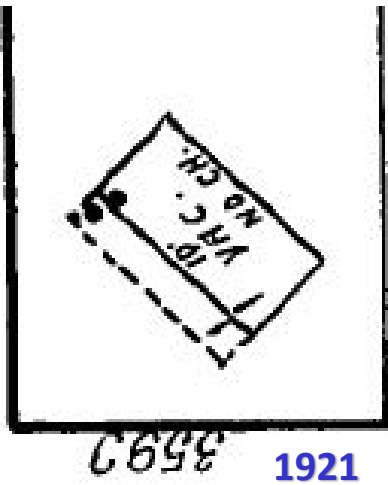
3595 Arizona Street

Built: 1921 Builder: Unknown

Status: Non-Contributor



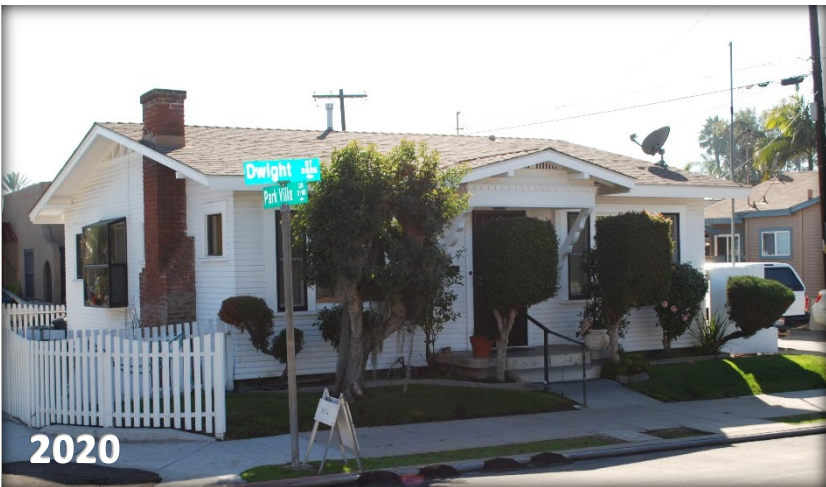
MAJOR MODIFICATIONS	DATE
Additions <ul style="list-style-type: none">• Addition of a single story dwelling at the northeast and southeast elevations• Additions at the north, northwest and southwest elevations• Additions at the north, northwest and southwest elevations	c. 1950 c. 1951-1956 c. 1956-1963
Resided <ul style="list-style-type: none">• Vinyl siding	Prior to 2002
Windows Replaced <ul style="list-style-type: none">• In new and modified openings• Vinyl in different operations and configurations	Prior to 2002



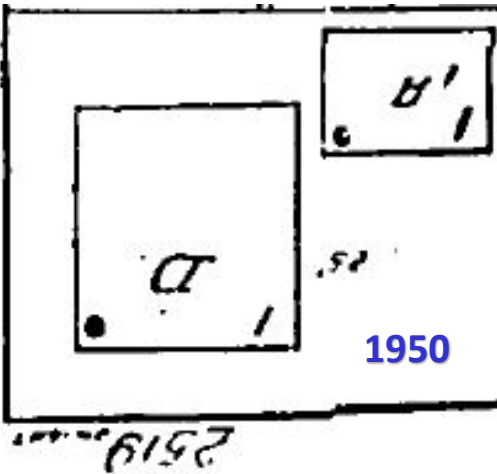
2519 Dwight Street

Built: 1925 **Builder:** Unknown

Status: Contributor



MAJOR MODIFICATIONS	DATE
Windows Replaced <ul style="list-style-type: none">In original openingsDifferent materials, configurations and operations	Prior to 1996



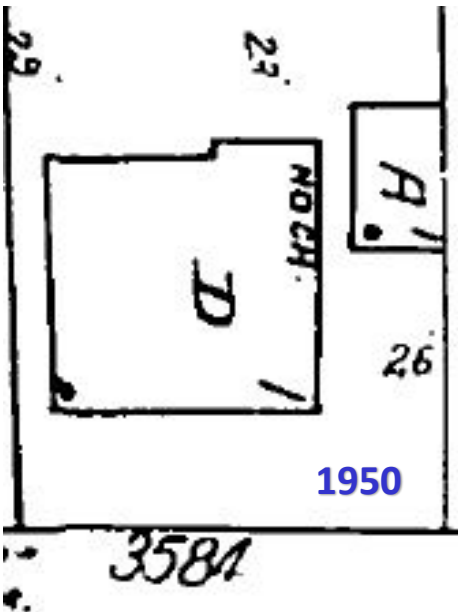
3584 Park Villa Drive

Built: 1926 Builder: Unknown

Status: Contributor



MAJOR MODIFICATIONS	DATE
Resided <ul style="list-style-type: none">Cat Face style stucco applied to exterior	c. 2002-2007
Stucco clad chimney added at north elevation	c. 1950-1963
Windows Replaced <ul style="list-style-type: none">In original openingsDifferent materials, configurations, and operations	Prior to 2007



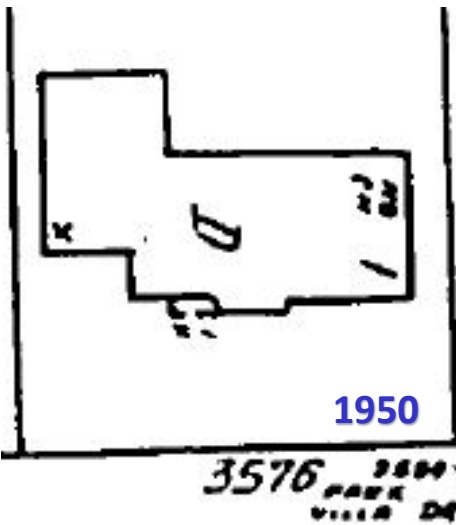
3576 Park Villa Drive

Built: 1941 **Builder:** Unknown

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
Windows Replaced <ul style="list-style-type: none">In original openingsDifferent materials, operations and configurations	c. 1996-2002



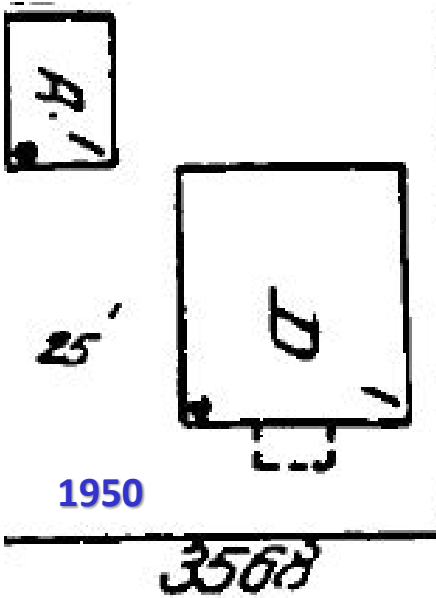
3568 Park Villa Drive

Built: 1924 **Builder:** Unknown

Status: Contributor



MAJOR MODIFICATIONS	DATE
Resided <ul style="list-style-type: none">Spanish Lace style stucco applied to exterior	Prior to 1996
Chimney removed from south elevation	c. 1963-1996



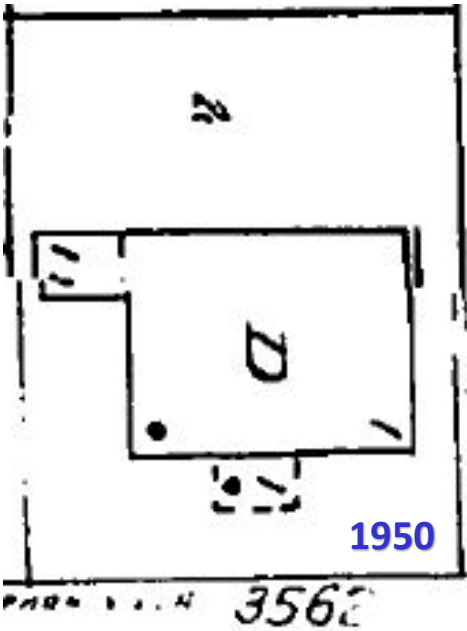
3562 Park Villa Drive

Built: 1923 **Builder:** AM Southard

Status: Contributor



MAJOR MODIFICATIONS	DATE
<p>Windows Replaced</p> <ul style="list-style-type: none">• In original openings• Different materials, configurations, and operations	<p>Prior to 2007</p>



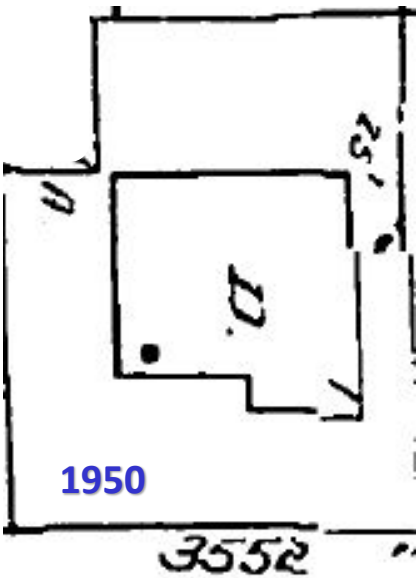
3552 Park Villa Drive

Built: 1926 Builder: R. R. West

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
Additions <ul style="list-style-type: none">Construction of a new front gable roof, stucco piers and walls with brick accents, and tapered wood posts	2005
Resided <ul style="list-style-type: none">Sided with wood lap (original siding is unknown)Sided with asbestos	2005 1948
Windows Replaced <ul style="list-style-type: none">In original and modified openingsVinyl in different configurations and operations	Prior to 2011



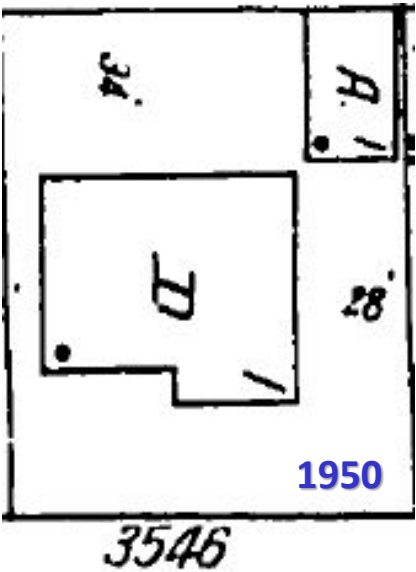
3546 Park Villa Drive

Built: 1926 **Builder:** R. R. West

Status: Contributor



MAJOR MODIFICATIONS	DATE
Windows Replaced <ul style="list-style-type: none">In original openingsVinyl in different configurations and operations	c. 2019



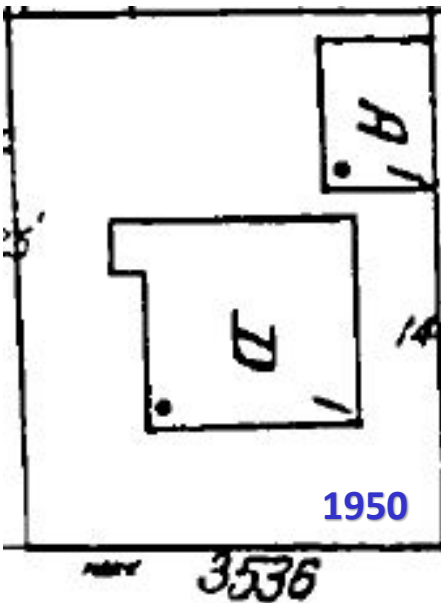
3536 Park Villa Drive

Built: 1925 **Builder:** Unknown

Status: Contributor



MAJOR MODIFICATIONS	DATE
Additions <ul style="list-style-type: none">Addition at the southwest elevation with front porch	c. 1950-1963



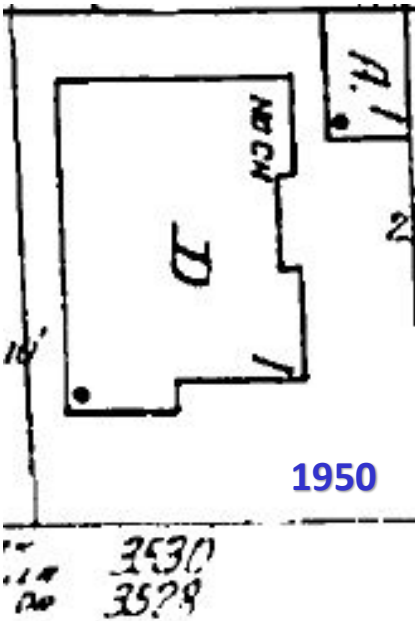
3530 Park Villa Drive

Built: 1927 Builder: Unknown

Status: Contributor



MAJOR MODIFICATIONS	DATE
Chimney <ul style="list-style-type: none">Stucco clad chimney added at the north elevation	c. 1950-1963
Windows Replaced <ul style="list-style-type: none">In original openingsVinyl in different configurations and operations	Prior to 2009



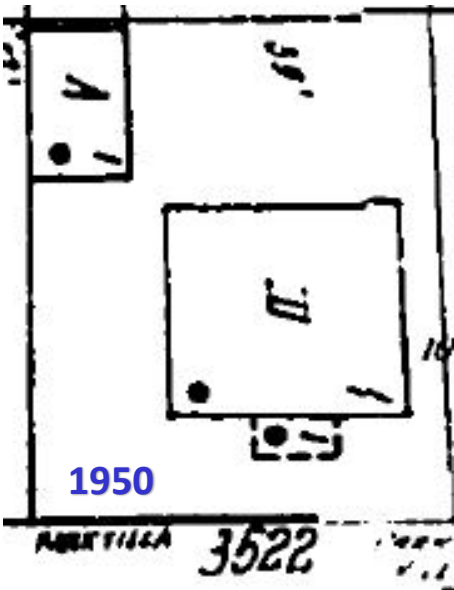
3522 Park Villa Drive

Built: 1923 Builder: JMB Anderson

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
Resided <ul style="list-style-type: none">Stucco added to the original wood siding	Prior to 1996
Windows Replaced <ul style="list-style-type: none">In original openingsDifferent materials, configurations, and operations	Prior to 2018



3512 Park Villa Drive

Built: 1948 **Builder:** Jack Watson

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
Moved <ul style="list-style-type: none">Moved from an unknown site to its current location	1958
Resided <ul style="list-style-type: none">Spanish Lace style stucco added to the exterior	Prior to 2002
Front Porch Changes <ul style="list-style-type: none">Front porch with shed roof, wood posts and railings removedConstruction of a new front gable roof with stucco walls and posts	c. 1996-2002
Additions <ul style="list-style-type: none">Two story addition at the west elevation	1993
Windows Replaced <ul style="list-style-type: none">In original openingsDifferent materials, operations and configurations	c. 1996-2002



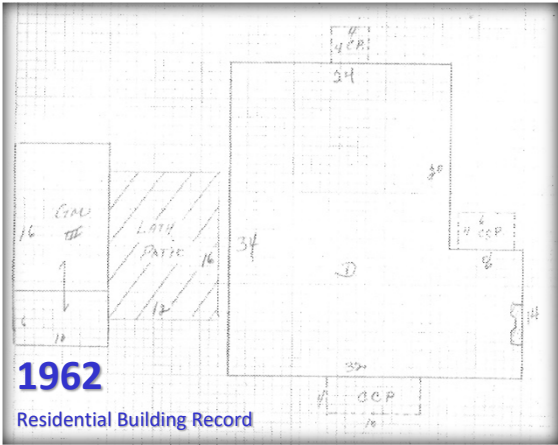
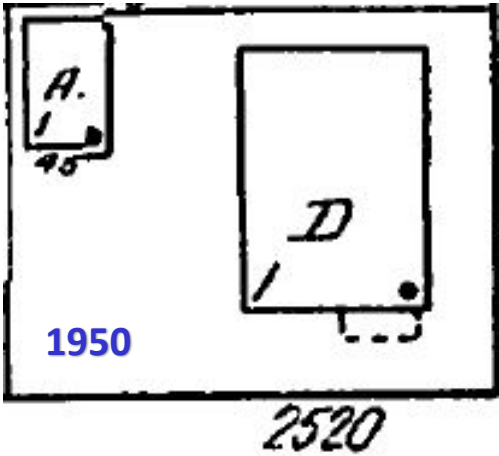
2520 Myrtle Avenue

Built: 1925 **Builder:** Unknown

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
Additions <ul style="list-style-type: none">• Front addition at the southeast elevation	c. 1950-1962



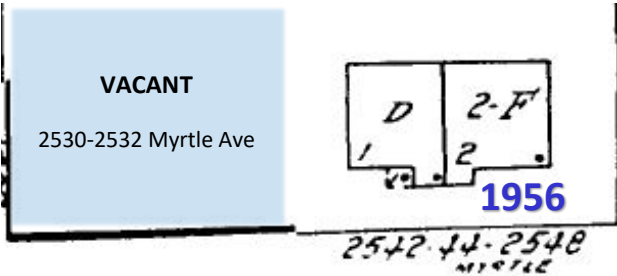
2530-2532 Myrtle Avenue

Built: 1956 **Builder:** E. F. Bassett

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
Windows Replaced <ul style="list-style-type: none">In original openingsVinyl in different configurations	c. 2014-2017



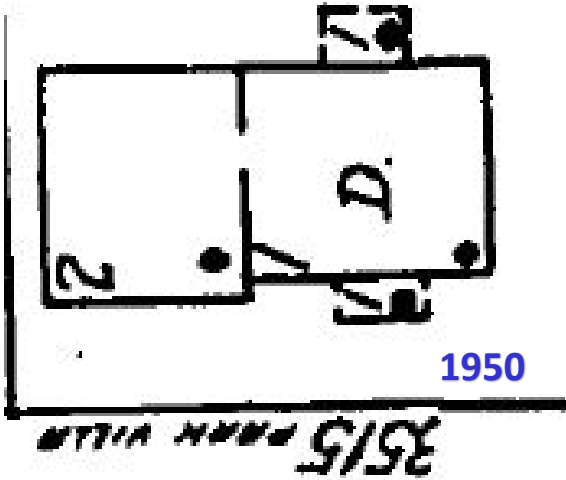
3515 Park Villa Drive

Built: 1923 Builder: Unknown

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
Additions <ul style="list-style-type: none">Two story addition at the north elevation	1946
Front Porch Changes <ul style="list-style-type: none">Wood porch floor extended	c. 2009-2010
Windows Replaced <ul style="list-style-type: none">In original openingsDifferent materials, configurations and operations	Prior to 2002



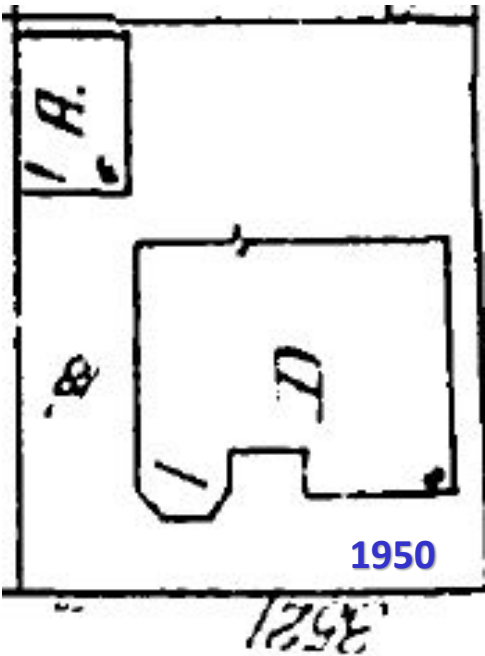
3521 Park Villa Drive

Built: 1927 Builder: R. R. West

Status: Contributor



MAJOR MODIFICATIONS	DATE
Resided <ul style="list-style-type: none">Heavy sand finish stucco applied to exterior	Prior to 1996
Chimney <ul style="list-style-type: none">Original stucco clad chimney removedReplaced with new stucco clad chimney	2009
Windows Replaced <ul style="list-style-type: none">In original openingsDifferent materials, configurations and operations	Prior to 1996



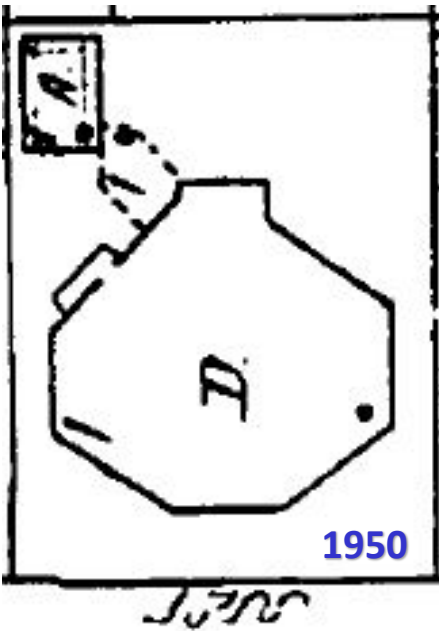
3527 Park Villa Drive

Built: 1924 Builder: Unknown

Status: Non-Contributor



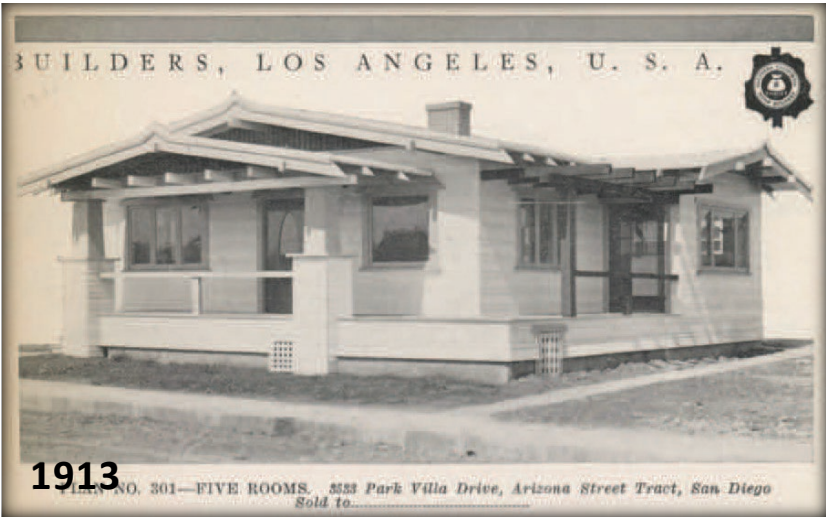
MAJOR MODIFICATIONS	DATE
Additions <ul style="list-style-type: none">• Addition of Four shed roof dormers at the roof• Addition at the south elevation	c. 1956-1963
Windows Replaced <ul style="list-style-type: none">• In original and modified openings• Different materials, configurations, and operations	Prior to 2009



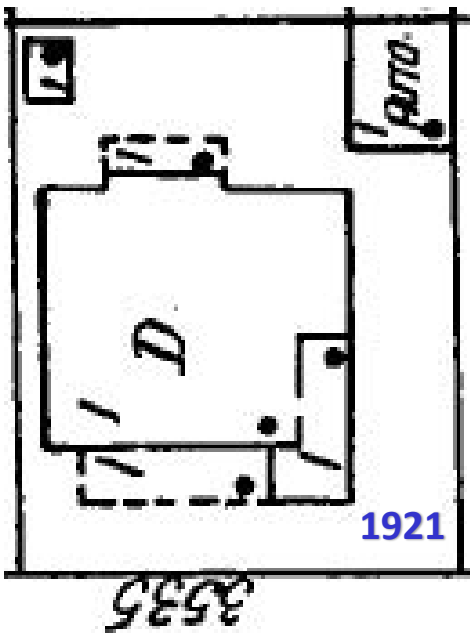
3535 Park Villa Drive

Built: 1913 **Builder:** Southern California Home Builders

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
Partial Front Porch and Open Terrace Enclosed <ul style="list-style-type: none">Pergola removed from the south elevationEnclosure Remodeled	c. 1920/1932 2007
Roofline Changes <ul style="list-style-type: none">Japonesque gables replaced with simple low pitch gablesGable and rafter tails cut and boxed in	c. 1996-2002
Windows Replaced <ul style="list-style-type: none">Mostly in original openingsDifferent materials, configurations and operations	Prior to 2007

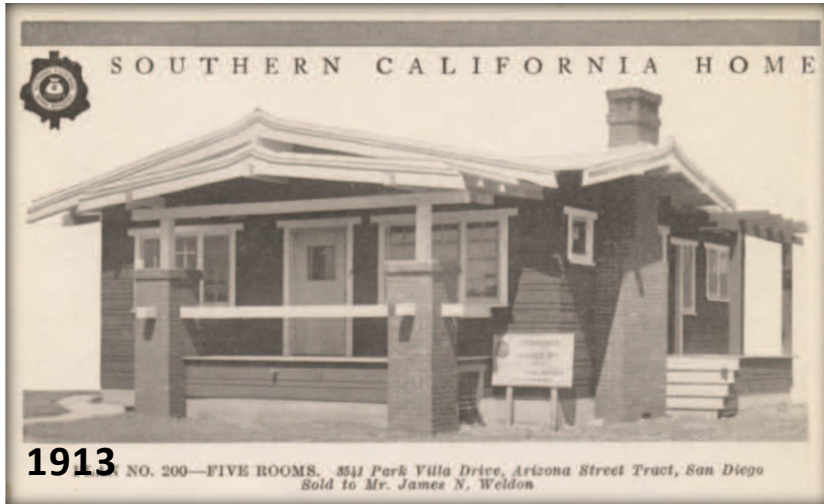


3543 Park Villa Drive

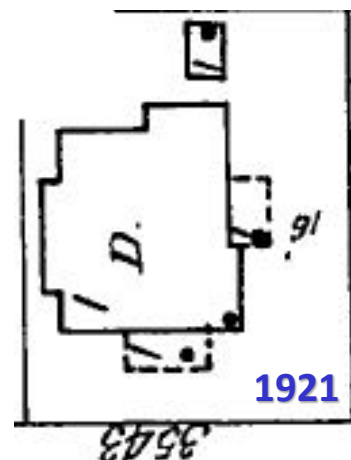
Built: 1913

Builder: Southern California Home Builders

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
<p>Porch Changes</p> <ul style="list-style-type: none"> Spanish Lace Stucco added to original brick piers and wood cladded base Steps have been added to the south 	c. 1960
<p>Resided</p> <ul style="list-style-type: none"> Spanish Lace Stucco added to the original wood siding 	c. 1960
<p>Chimney</p> <ul style="list-style-type: none"> Spanish Lace Stucco added to original brick chimney 	c. 1960
<p>Windows Replaced</p> <ul style="list-style-type: none"> In new and modified openings Different materials, configurations and operations 	c. 1960/2002
<p>Additions</p> <ul style="list-style-type: none"> Addition at the south elevation 	c. 1960



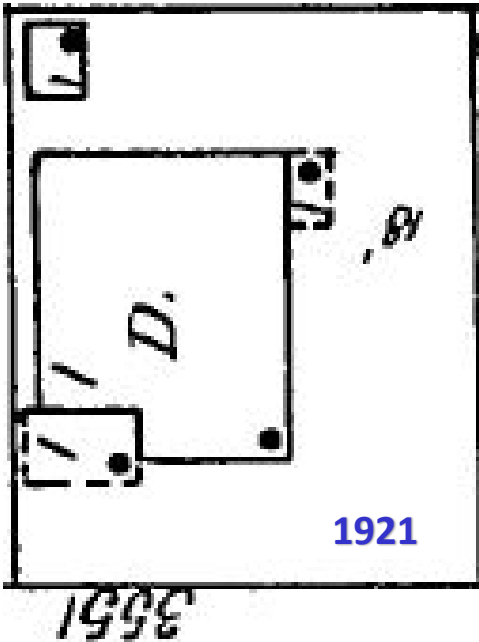
3551 Park Villa Drive

Built: 1913 **Builder:** Southern California Home Builders

Status: Contributor



MAJOR MODIFICATIONS	DATE
Chimney <ul style="list-style-type: none">Original stucco clad chimney removedReplaced with a new brick chimney	1993
Windows Replaced <ul style="list-style-type: none">In original openingsWood in different configurations and operations	Prior to 2002



3561 Park Villa Drive

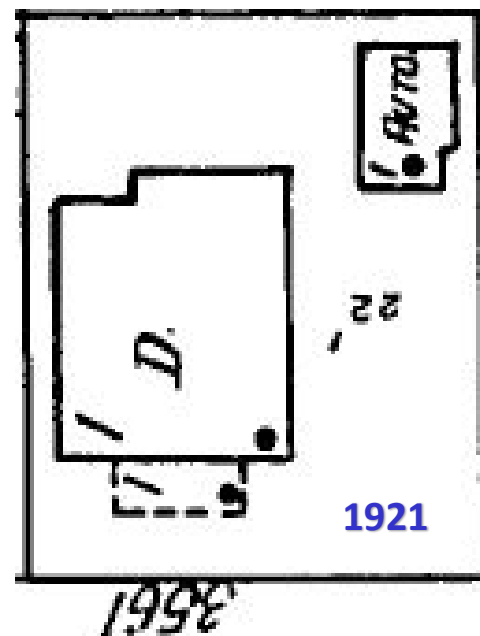
Built: 1912

Builder: Southern California Home Builders

Status: Contributor



MAJOR MODIFICATIONS	DATE
Additions <ul style="list-style-type: none">• Addition at the south elevation• Partial two story addition at east and southeast elevations	1999



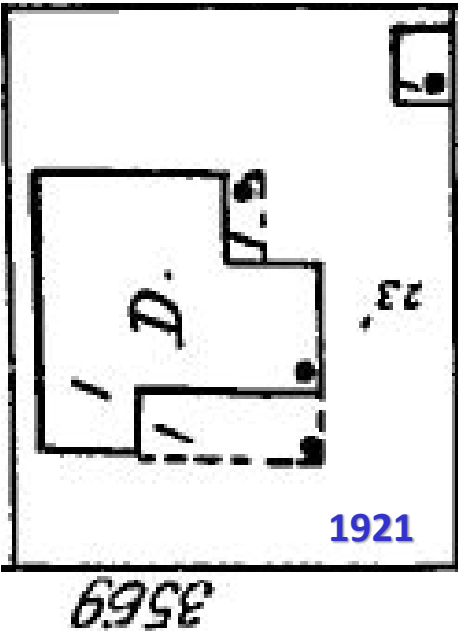
3569 Park Villa Drive

Built: 1912 **Builder:** Southern California Home Builders

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
Front Porch Enclosure <ul style="list-style-type: none">Partial enclosure of the original open porchFront entry door relocated	c. 1950-1963
Windows Replaced <ul style="list-style-type: none">In original and new openingsVinyl in different operations and configurations	Prior to 1996

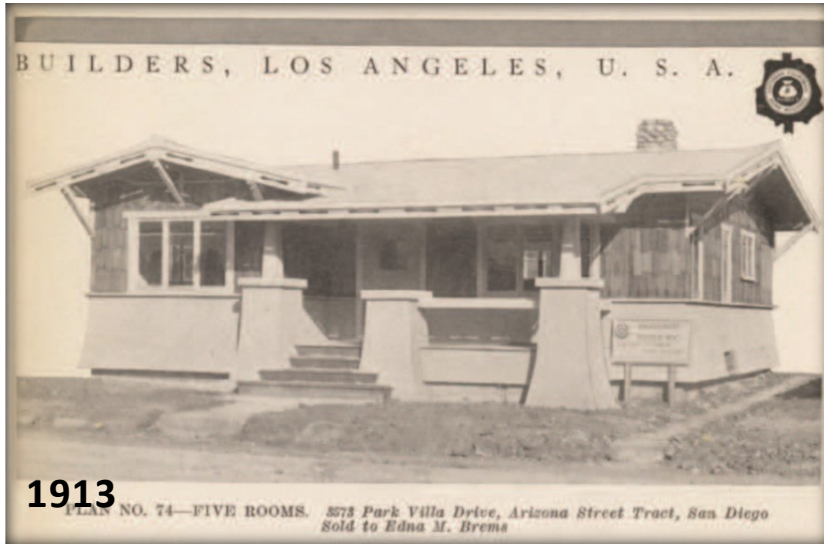


3573 Park Villa Drive

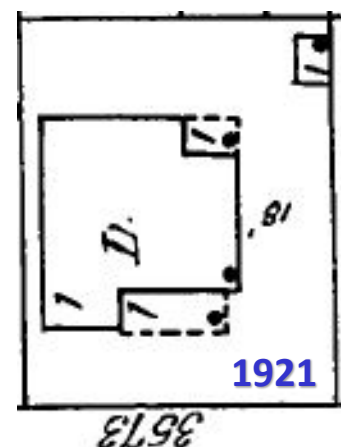
Built: 1912

Builder: Southern California Home Builders

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
<p>Front Porch Changes</p> <ul style="list-style-type: none"> Original front porch stucco walls and piers, wood posts and steps removed Construction of a new low front porch wall, wood posts and steps on the redesigned entry porch Porch remodeled 	<p>Prior to 2002</p> <p>2009</p>
<p>Resided</p> <ul style="list-style-type: none"> Shingle siding with Brick Veneer Stucco with lap siding 	<p>c. 1963-2002</p> <p>2009</p>
<p>Windows Replaced</p> <ul style="list-style-type: none"> In original and modified openings Vinyl in different configurations and operations Openings enclosed on the south elevation 	<p>Prior to 2002</p>

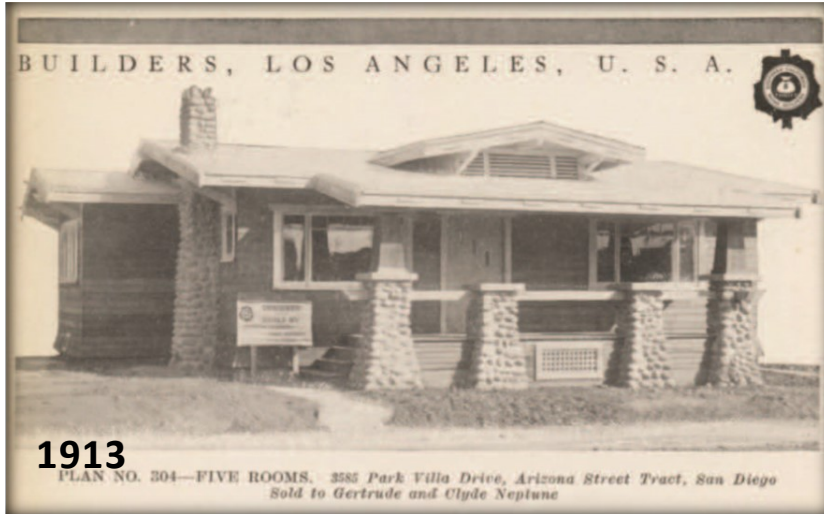


3581 Park Villa Drive

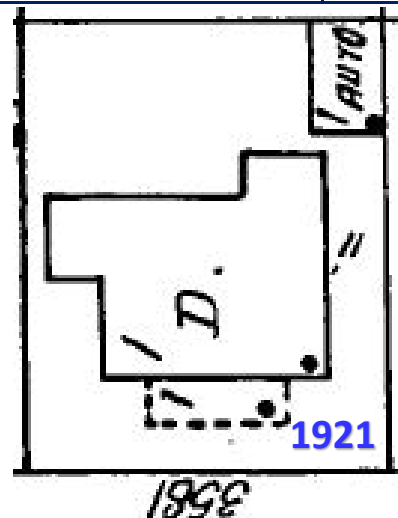
Built: 1912

Builder: Southern California Home Builders

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
Front door moved a few feet to the south	Prior to 2002
Resided <ul style="list-style-type: none">Aluminum lap siding in a different size	Prior to 2002
Porch Changes <ul style="list-style-type: none">Original porch was all wood construction with a wood clad base and ventNew porch is concrete with a tile overlay on both the porch and stepsSteps have been added to the south	Prior to 2002
Windows Replaced <ul style="list-style-type: none">In original openingsDifferent materials, configurations and operations	Prior to 2002



3589 Park Villa Drive

Built: 1912

Builder: Southern California Home Builders

Status: Non-Contributor



1996

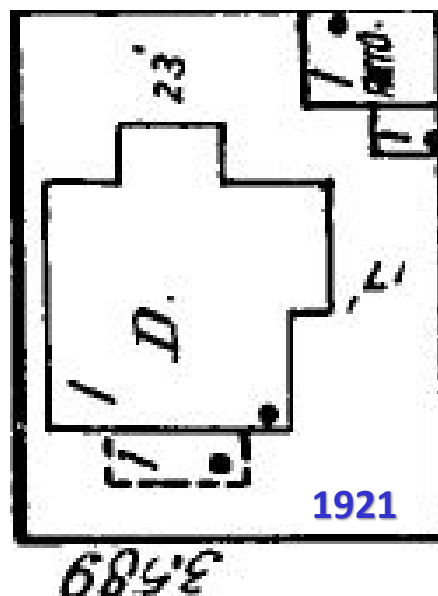


2002



2020

MAJOR MODIFICATIONS	DATE
Front Porch Changes <ul style="list-style-type: none"> Full enclosure of the original open porch with framing intact 	c. 2002-2007
Additions <ul style="list-style-type: none"> Front addition at the south elevation 	1971
Windows Replaced <ul style="list-style-type: none"> In original and modified openings Different materials, configurations and operations 	Prior to 1996



3594 Arnold Avenue

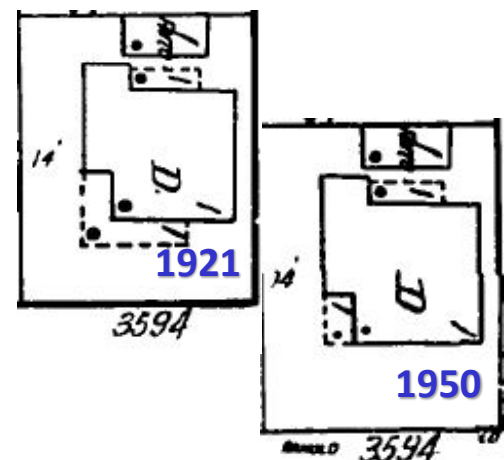
Built: 1913

Builder: Southern California Home Builders

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
<p>Front Porch</p> <ul style="list-style-type: none"> Original porch pergola, posts, piers and stucco walls removed Construction of a new front gable roof, battered wood posts and stucco piers over the reconfigured entry porch 	<p>1921-1950</p> <p>2011</p>
<p>Resided</p> <ul style="list-style-type: none"> New lap and shingle siding 	2011
<p>Windows Replaced</p> <ul style="list-style-type: none"> In original and modified openings Wood in different operations and configurations 	2011
<p>Additions</p> <ul style="list-style-type: none"> Front addition at the southeast elevation 	2011



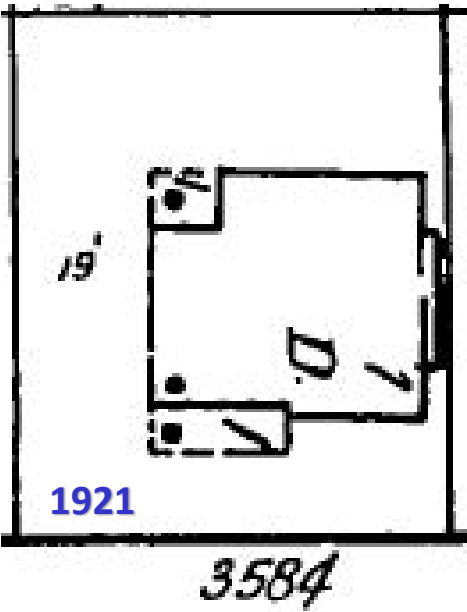
3584 Arnold Avenue

Built: 1913 **Builder:** Southern California Home Builders

Status: Contributor



MAJOR MODIFICATIONS	DATE
Non- historic texture coat applied to the exterior of the house <ul style="list-style-type: none">Includes the siding, porch posts and piers, eaves, braces, trim, and other wood detailing	c. 2002-2020
Front Porch Changes <ul style="list-style-type: none">Stucco added to original brick piers	Prior to 2002
Chimney <ul style="list-style-type: none">Stucco added to original brick chimney	Prior to 2002

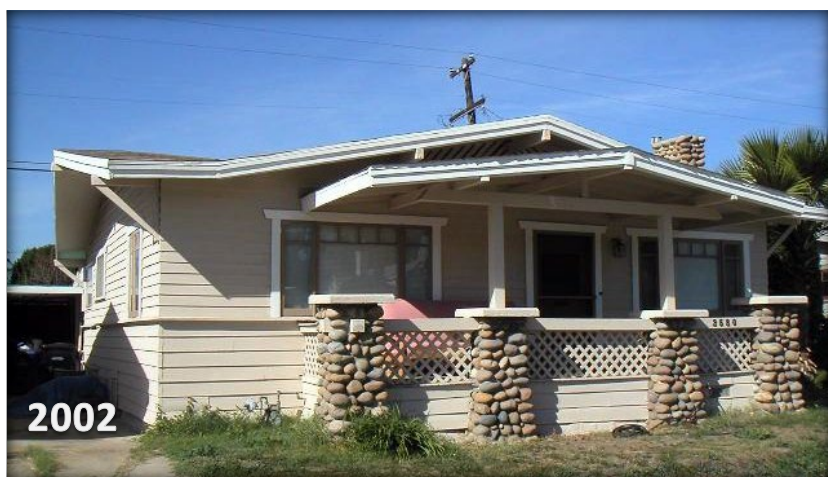


3580 Arnold Avenue

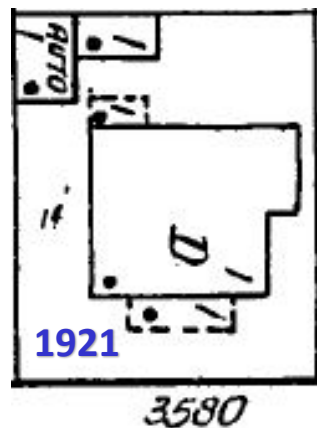
Built: 1913

Builder: Southern California Home Builders

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
<p>Front Porch Changes</p> <ul style="list-style-type: none"> Wood lattice added to the porch railing Porch posts have been replaced 	Prior to 1996
<p>Windows Replaced</p> <ul style="list-style-type: none"> In original and new openings Different materials, configurations, and operations 	Prior to 2002
<p>Resided</p> <ul style="list-style-type: none"> New lap siding and has been added below the belt course Concrete foundation is now visible 	2018
<p>Chimney</p> <ul style="list-style-type: none"> Original interior chimney has been removed Cobble chimney has been added at the north elevation 	1963-1996



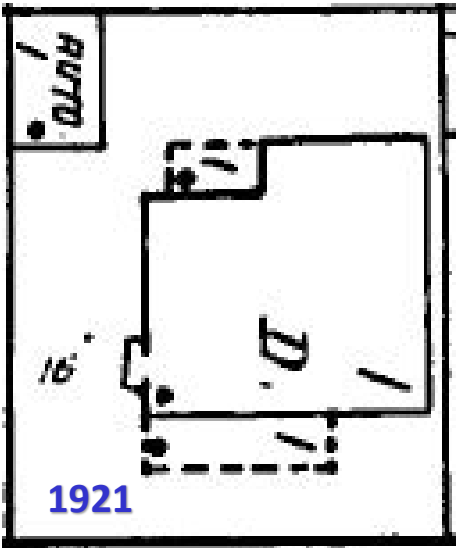
3572 Arnold Avenue

Built: 1913 **Builder:** Southern California Home Builders

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
Front Porch Partially Enclosed	Prior to 1996
Windows Replaced <ul style="list-style-type: none">In original and modified openingsAluminum in different operations and configurations	Prior to 1996
Resided <ul style="list-style-type: none">Stucco has been added to the south elevation	Prior to 2020



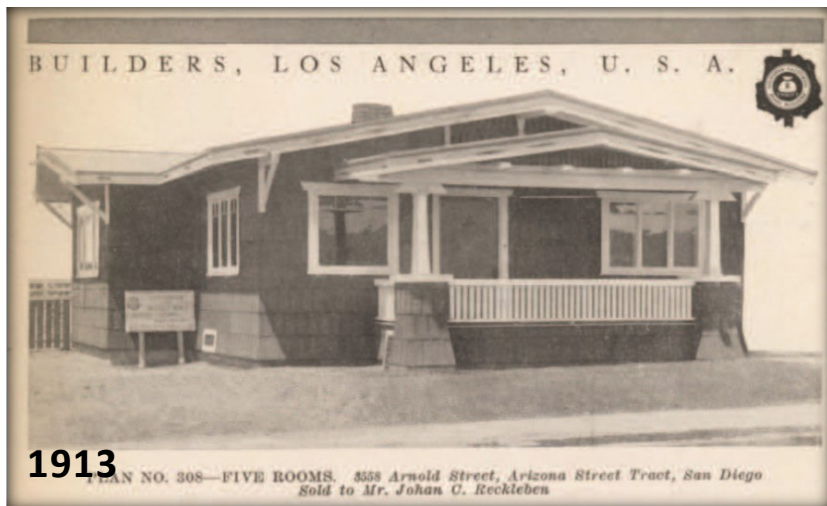
3572

3560 Arnold Avenue

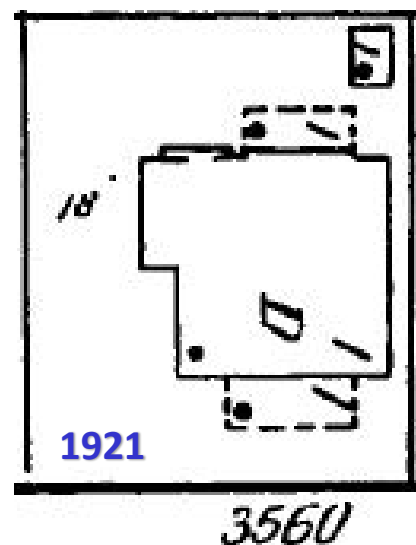
Built: 1913

Builder: Southern California Home Builders

Status: Contributor



MAJOR MODIFICATIONS	DATE
Front Porch Changes <ul style="list-style-type: none">Addition of wood lattice screening	c. 1996-2002
Windows Replaced <ul style="list-style-type: none">In original openingsVinyl in different operations and configurations	c. 2002-2007



3552 Arnold Avenue

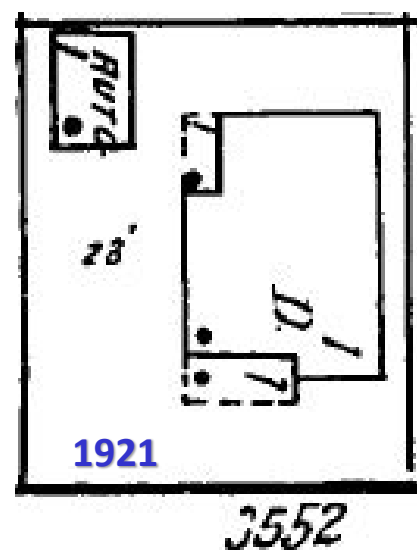
Built: 1913

Builder: Southern California Home Builders

Status: Contributor



MAJOR MODIFICATIONS	DATE
Front Porch Changes <ul style="list-style-type: none">• Heavy stucco texture added to original brick piers and porch walls• Addition of stucco porch posts	1996-2020
Chimney <ul style="list-style-type: none">• Heavy stucco texture added to chimney	1996-2020
Windows Replaced <ul style="list-style-type: none">• In original openings• Different materials, configurations and operations	Prior to 2002



3544 Arnold Avenue

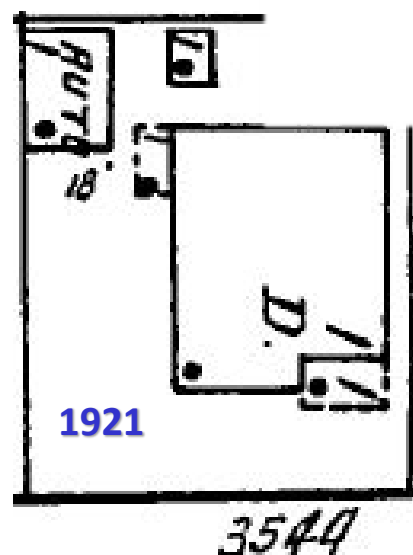
Built: 1913

Builder: Southern California Home Builders

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
Front Porch Enclosed <ul style="list-style-type: none"> • Full Enclosure • Original cobble piers, wood posts, and secondary gable roof removed • Front façade resided with lap siding 	1982
Original Cobble Chimney Removed	1982
Windows Replaced <ul style="list-style-type: none"> • In new and modified openings • Different materials, configurations and operations 	Prior to 2002
Additions <ul style="list-style-type: none"> • Two story addition at the south elevation 	2016



3536 Arnold Avenue

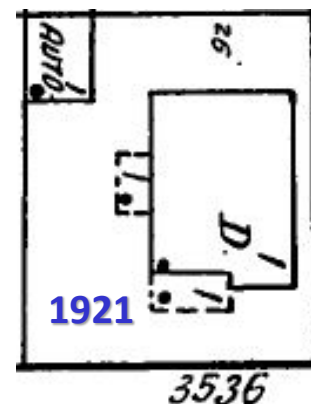
Built: 1913

Builder: Southern California Home Builders

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
Front Porch Changes <ul style="list-style-type: none"> Removal of the original side-gable covered porch with stucco piers and wood posts 	1956-1963
Resided <ul style="list-style-type: none"> Asbestos shingle siding Addition of brick veneer 	Prior to 1963
Windows Replaced <ul style="list-style-type: none"> In original and new openings Vinyl in different operations and configurations 	Prior to 2007
Chimney <ul style="list-style-type: none"> Original stucco clad chimney removed Replaced with a new brick chimney 	2008
Addition <ul style="list-style-type: none"> Original enclosed side porch removed New addition constructed at the south elevation 	2006



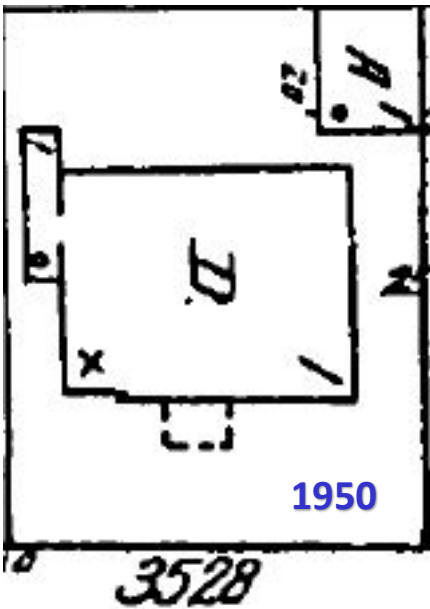
3528 Arnold Avenue

Built: 1923 Builder: Unknown

Status: Non-Contributor



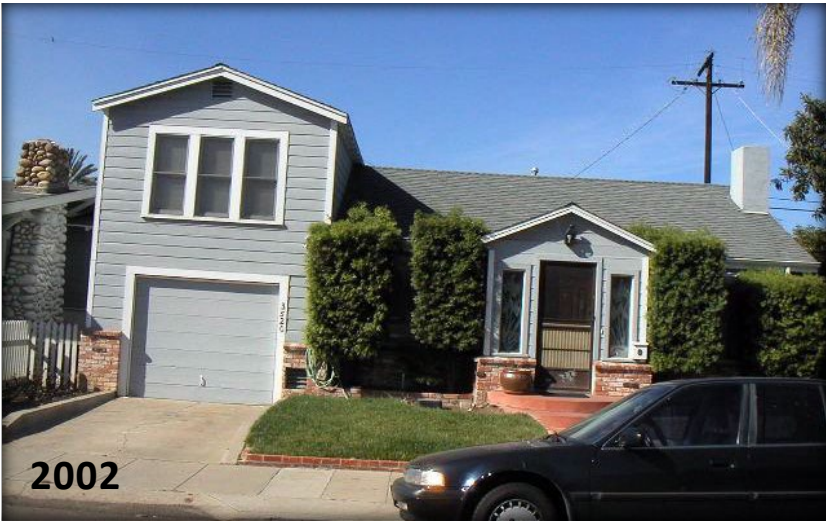
MAJOR MODIFICATIONS	DATE
Front Porch Changes <ul style="list-style-type: none">Porch shed roof with stucco brackets and tile removedReplaced with simple shed roof	2014
Windows Replaced <ul style="list-style-type: none">In original and modified openingsDifferent materials, operations and configurationsOpening enclosed at the north elevation	2014
Additions <ul style="list-style-type: none">Addition of two gable dormers at the roof	2014



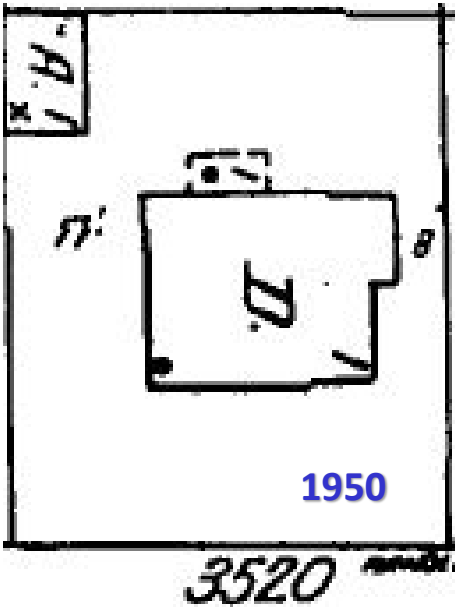
3520 Arnold Avenue

Built: 1922 Builder: Unknown

Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
Additions <ul style="list-style-type: none">One and two story additions along the south and southwest elevationsFront addition includes front gable entry and bay windows	c. 1950-1963 1984
Resided <ul style="list-style-type: none">Lap sidingAddition of brick veneer	c. 1950- 1963
Windows Replaced <ul style="list-style-type: none">In original and modified openingsDifferent materials, operations and configurations	Prior to 2002



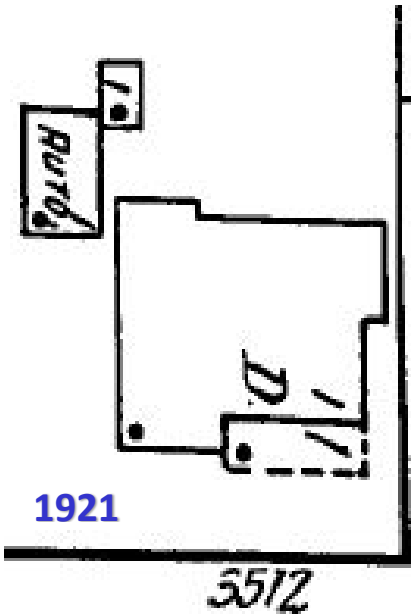
3512 Arnold Avenue

Built: 1913 **Builder:** Southern California Home Builders

Status: Contributor



MAJOR MODIFICATIONS	DATE
Porch Changes <ul style="list-style-type: none">Cobble veneer added to piersWood post added at the center pier	2002-2007
Roofline Changes <ul style="list-style-type: none">Rafter tails cut on front porch shed roofFront gable ends cut and shortened	c. 1996-2002
Resided <ul style="list-style-type: none">New wood shingle siding added to the exterior	Prior to 1996



2540-2542 Myrtle Avenue

Built: 1950 **Builder:** Packer & Bassett
Status: Non-Contributor



MAJOR MODIFICATIONS	DATE
Window Replaced <ul style="list-style-type: none">In modified opening on the south facadeWood	c. 2014-2017

