

APPENDIX

Golden Hill Community Plan
Historic Resources Survey



Golden Hill Community Plan Area Historic Resources Survey



Prepared by
Historic Resources Group
& The City of San Diego Planning Department

*Final Document
November 2016*

**Golden Hill
Community Plan Area
Historic Resources Survey**

Prepared for

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EXECUTIVE SUMMARY

This report presents the results of a historic resources survey conducted in the Golden Hill Community Plan Area. In August 2009, The City of San Diego retained Historic Resources Group (HRG) to complete this survey as part of its community plan update process. HRG conducted a detailed examination of the community plan area, focusing on properties constructed prior to 1970. Surveyors identified properties that appeared eligible for individual designation, as well as geographically-definable areas that appeared eligible for designation as historic districts. All identified properties were evaluated using the City of San Diego's local designation criteria and documented in an Access database provided by the City. Properties were also evaluated for eligibility for listing in the California Register of Historical Resources and the National Register of Historic Places. This historic resources survey was completed in April 2011, with additional revisions to address comments from the State Office of Historic Preservation completed in June 2014. Following submittal of the final draft from HRG, the City further refined the survey. These refinements included removal of the removal of the Conservation Area section, which was folded into the Methods section; discussion of public outreach efforts conducted solely by the City; and the addition of the new section 4.0, *Community Identified Potential Resources*.

This survey has identified one (1) potential historic district which meets one or more of the City's local designation criteria for historical sites, and one (1) multiple property listing. The historic district also appears eligible for listing in the National Register of Historic Places and the California Register of Historical Resources. Additionally, the survey has identified fifty-two (52) individual properties which appear eligible for local designation, including residential (single-family and multi-family), commercial, civic and institutional properties. Of these, forty (40) also appear eligible for listing in the National Register of Historic Places and the California Register of Historical Resources.

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

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

1.0 PROJECT OVERVIEW

1.1 INTRODUCTION

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

1.2 PUBLIC PARTICIPATION

The Golden Hill community boasts an interested and involved citizenry that has contributed in various ways to the completion of this historic resources survey. To facilitate public participation, the City established several committees through which community residents, business owners, and other stakeholders could contribute to the community update process generally, including the historic resources survey effort. Groups included a Stakeholder Advisory Committee (a sub-committee to Community Planning Group); a Cluster Update Advisory Committee (a joint committee for all three community plan areas being updated); and a Historic Resources Project Working Group. The specific role of the Historic Resources Project Working Group was to provide historic information about the survey area; review draft historic context statements and preliminary survey results; and provide feedback.

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

- On March 20, 2010, HRG participated in the *Uptown, Greater North Park and Golden Hill Cluster Advisory Meeting*, a half-day public workshop on urban design & historic resources in the three community plan areas. HRG and City staff provided an introduction to historic resources surveys and described how the Golden Hill survey fit into the larger community plan update process.
- The City hosted a Historic Resources Survey Open House on June 22, 2010 to discuss the status of the survey.
- In early October 2010, the City and its urban design consultant conducted a three-day public design charette for the community plan update. HRG attended the charette on November 6th and presented preliminary results of the historic resources survey for comment.
- On March 19, 2011 the City hosted the Uptown, North Park and Golden Hill Historical Resources Survey and Conservation Areas Open House, a half-day public workshop where

City Planning staff and the urban design consultants discussed the most recent historic survey results and a framework for approaching conservation areas.

- On April 18, 2011 City Planning staff hosted an afternoon walking tour of the Golden Hill area, to provide an opportunity for members of the community and various citizen groups to provide input to City staff on the boundaries of potential districts, as well as the location of additional individual resources that may be significant.

At these events, members of the community were invited to contribute to the survey process by reviewing local library and historical society archives, locating historic photographs, supplying property-specific information, and providing general feedback on draft survey documents. Following submittal of the final survey draft by HRG, staff continued to work with the community on the identification of potential individual resources and districts which appear to meet one or more of the City's criteria for historic designation. The results of this collaboration are included in Section 4.0 and *Appendix G*.

1.3 SURVEY AREA

The Golden Hill Community Plan Area is one of the older areas of the city. Located east of downtown, the community plan area is bounded by Balboa Park and Juniper Street on the north; State Route 94 on the south; Interstate 5 on the west; and an irregular border roughly following 32nd Street, Marlton Drive, the 34th Street canyon, and Beech Street on the east.²

Golden Hill is characterized by its hilly topography and strict street grid. 30th Street is its main north-south route, and A Street its main east-west route. The area is primarily developed with one- and two-story single-family residences dating from the turn-of-the-last-century through the 1920s, reflecting the popular architectural styles of the day, including Victorian-era styles (Queen Anne, Stick/Eastlake), Craftsman, Spanish Colonial Revival, and Prairie. Many of the area's larger two-story homes have since been converted into multi-unit buildings. Multi-family residential development includes apartment buildings and residential courts from the teens through the 1920s, with occasional postwar infill. Commercial development is primarily clustered along historical streetcar routes, including 25th, 30th and B Streets. Neighborhood-serving commercial nodes occur at well-traveled intersections, including 28th and B, 30th and Beech, and Fern and Grape Streets. The Golden Hill Community Plan Area contains little institutional or civic development.

As noted in the City's historic context statement for Golden Hill, the community plan area is composed of two distinct communities, Golden Hill and South Park. Golden Hill developed somewhat earlier and was populated by some of the city's most affluent residents. South Park's development followed, with more modest homes designed to cater to the middle class:

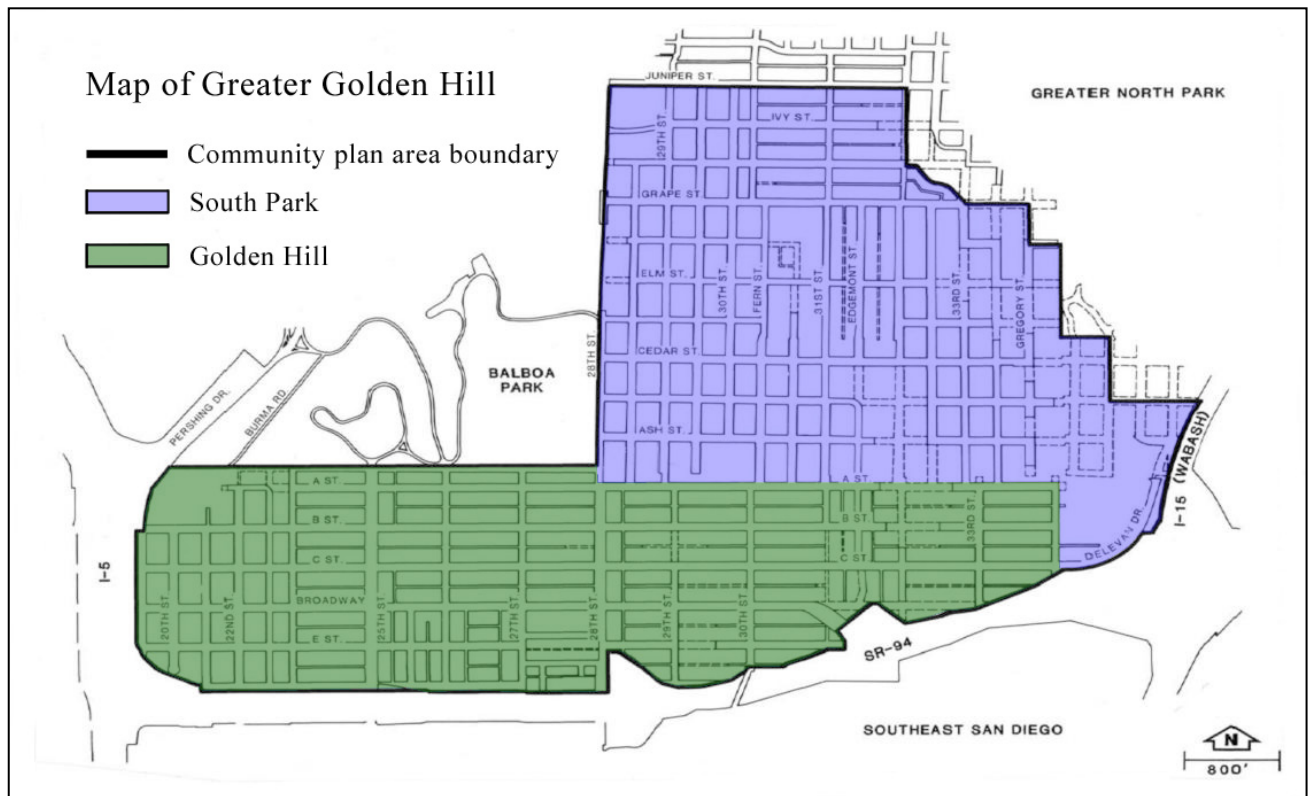
Golden Hill was first settled in the late 19th century...Initially marketed by real estate speculators as one of San Diego's finest districts, many of the city's most

² *Golden Hill Community Plan Update, Draft Historic Context Statement*. City of San Diego, City Planning and Community Investment, June 2010. (2)

esteemed citizens constructed their mansions atop the crest of Golden Hill near the turn of the 20th century. Residential development accelerated, but shifted to [the South Park neighborhood] adjacent to Balboa Park, in the years preceding the highly anticipated Panama-California Exposition of 1915.³

At the start of this project, the Golden Hill Community Plan Area contained approximately 63 individually designated historical sites, and the designated Golden Hill Historic District.

Figure 1. Golden Hill Community Plan Area.



Base map: Golden Hill Community Plan, 1988.

³ *Golden Hill Community Plan Update, Draft Historic Context Statement.* City of San Diego, City Planning and Community Investment, June 2010. (3)

2.0 METHODS

2.1 LEVEL OF SURVEY

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

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

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

2.2 SURVEY APPROACH

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

STEP 1: RESEARCH

Prior to the commencement of fieldwork, HRG conducted a wide range of research. This task included reviewing various relevant City documents (municipal codes and regulations, planning reports, previous historic resources surveys, and various historic nominations); as well as various historical materials (period newspaper articles, photographs, maps).⁴

The primary historical reference for this survey project was the *Golden Hill Community Plan Update, Draft Historic Context Statement*, prepared by the City of San Diego Planning Department. (See *Appendix A*.) This narrative development history of the area’s built environment, organized by important periods of development, provided a framework for

⁴ At the public charette for the Golden Hill community plan area, held on November 6, 2010, HRG received a recently-published history of the South Park community entitled *South Park: San Diego, California*, by Susan H. Bugbee. Unfortunately, the field survey for this project was already completed by this time and therefore the information in this volume was not incorporated as part of this project.

understanding the historical development of this area of the city, and a basis for identifying its potential historic resources.⁵

STEP 2: FIELDWORK

Preliminary field reconnaissance was conducted with City staff on January 25th, 2010, in order to become familiar with the property types and relative levels of integrity to be found in the survey area. HRG then conducted a detailed, property-by-property inspection of the entire community plan area. In particular, HRG examined the following:

- Built resources constructed prior to 1970
- All one-story residential courts
- A potential South Park district and a potential Golden Hill expansion district, both identified in previous surveys⁶
- Additional properties identified by members of the community as potentially significant

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

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

STEP 3: EVALUATION

Designation Criteria

All properties identified in the field as potentially eligible for designation were evaluated using the City of San Diego's local designation criteria.⁷ The Designation Criteria for City of San Diego Historical Sites are as follows:

⁵ In August 2009, the City provided HRG with an early draft of the Golden Hill historic context. This draft described the historical development of Golden Hill, but did not yet include identification of property types, registration requirements or integrity thresholds. HRG received a revised draft containing these components on July 28, 2010, after the identification phase of the field work in Golden Hill had been completed. Field surveyors used the San Diego designation criteria, as well as knowledge gained from the concurrent survey in the North Park community plan area, to identify and evaluate resources in Golden Hill.

⁶ The 1978 *Golden Hill Historic Strategy* identified a potential Golden Hill historic district, which was subsequently designated. A potential expansion to this district was identified in 1985 but was not designated. The 1996 *Historical Greater Mid-City Preservation Strategy* identified a potential South Park historic district, which was not designated.

⁷ City of San Diego Planning Department. "Designation Criteria for City of San Diego Historical Sites."

To be designated as historical by the City of San Diego Historical Resources Board, the site must meet any of the following criteria:

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

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

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. That are associated with the lives of significant persons in or past; or*
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. That have yielded or may be likely to yield, information important in history or prehistory.*

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

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

Integrity Thresholds

In addition to meeting at least one of the designation criteria, a property must retain sufficient integrity to convey its significance. Integrity is the ability of a property to convey its significance; that is, the authenticity of a property's historic identity as evidenced by the survival of physical characteristics that existed during the property's historic period.⁸ The National Park Service has defined the following seven aspects of integrity:

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

This survey establishes meaningful integrity thresholds for each of the various property types identified in Golden Hill.⁹ In order to determine if a property retains integrity, it is necessary first to establish why the property is significant. Because properties are significant for different reasons, separate integrity thresholds have been established for different types of resources. The

⁸ *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation*. Washington D.C.: U.S. Department of the Interior, National Park Service, 1995. (44-45)

⁹ This Survey used a hierarchical system for categorizing the integrity of historic resources: high, moderate, and low. Local jurisdictions often find it useful in regulating historic resources to understand a property's relative degree of integrity as compared with other extant resources. However, the State Office of Historic Preservation uses a binary system to assess integrity; that is, a property either retains sufficient integrity to convey its significance or it does not. For the purposes of this survey, properties that have been assessed as having moderate to high integrity can be said to *retain integrity*. Properties assessed as having low integrity do not.

communities that comprise Golden Hill were developed during the late-19th and early-20th century as residential suburbs, with houses typically designed in one of the popular architectural styles of the period. Single-family residential properties significant for this association were identified as eligible for local designation. Early intact examples of multi-family residential properties were also identified as potential landmarks.¹⁰

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

Single-Family Residential Districts

Golden Hill is predominantly composed of single-family residences dating from the late-19th and early-20th century. For this reason, integrity thresholds for these resources have been set relatively high. In order for a property to retain *high* integrity, it must be essentially unaltered, with only very minor or highly reversible alterations. Properties with some alterations – some windows replaced; porch altered; side or rear additions – have *moderate* integrity. Properties with more substantial alterations – original wall cladding replaced with inappropriate material; original windows removed for inappropriate replacements; large or prominent additions – have *low* integrity.

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

Commercial Districts

The built environment of Golden Hill is overwhelmingly residential, with neighborhood commercial development occurring in small nodes primarily along historical streetcar routes. A substantial geographic concentration of such properties with moderate to high integrity may qualify as a commercial historic district.

Conservation Areas

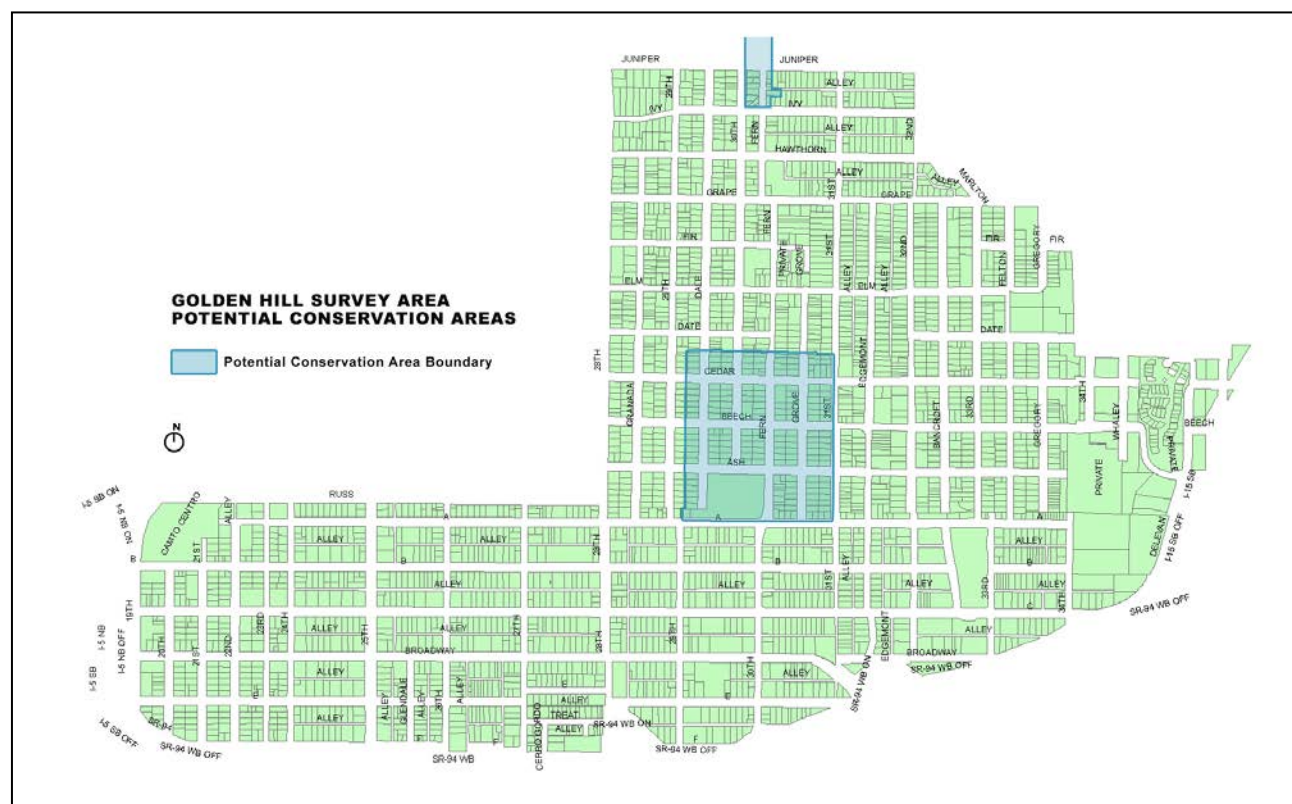
A conservation area is a designation typically utilized in neighborhoods that do not meet local criteria for designation as a historic district, but that possess a unifying or distinctive character that the community wishes to preserve.¹¹ Conservation areas possess a strong sense of place based on physical characteristics, though not necessarily on historic fabric. As such, conservation areas preserve neighborhood character, but generally do not provide protection for historic structures. Features often regulated by conservation areas guidelines include overall lot

¹⁰ Potentially significant multi-family residences are those that were originally developed with multiple units. Single-family houses that were later subdivided were not considered as multi-family residential development.

¹¹ The potential conservation areas do not qualify for historic district designation due to poor integrity of individual properties and a low ratio of contributors to non-contributors.

size, lot width at the right-of-way, front and side yard setbacks, and building height. The survey identified two (2) potential conservation areas, the South Park Conservation Area and the 30th Street/Juniper Street Commercial Conservation Area. The boundaries of these areas and their characteristics were given to Community Planning staff for consideration and possible use in the Urban Design Element of the Plan Update.

Figure 2. Potential Conservation Areas.



Dates of Construction

Reliable construction dates are a critical tool in evaluating the significance of potentially historic properties. Because the City does not have available building permits prior to 1955, this survey utilized the construction dates that were pre-loaded into the City-provided database.¹² In some cases these dates did not appear to be accurate, or no date was provided. In these instances, estimated (circa) dates have been assigned based upon field observation.

STEP 4: DOCUMENTATION

All properties identified as potentially significant – either as an individual site or as a feature of a potential historic district – have been documented in a Microsoft Access database provided by the City. The database was preloaded with baseline parcel information, including parcel

¹² The dates of construction in the City-provided database are from the County tax assessor, which are estimated based upon building improvement records.

addresses; Assessor Parcel Numbers (APNs); and estimated dates of construction. The database also identified designated historic sites.

HRG has updated the database so that it contains records only for those properties that have been identified and evaluated as potentially significant for local, California Register, and/or National Register designation as part of this survey. Properties that were determined to be ineligible for designation are not documented in the database. All survey data has been provided to the City in this Access database; no State DPR forms have been generated.

Database

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

DATA FIELD	ACTION
NUM/STREET	Verify/Revise per street or parcel address. ¹³
FULL ADDRESS	Verify/Revise to include any alternate street or parcel addresses.
ARCHITECTURAL STYLE	Add per field observation.
YEAR BUILT	Verify/Revise per field observation.
DESCRIPTION	Add property name or other info, if any.
ALTERATIONS	Add per field observation. (<i>See list below</i>)
INTEGRITY	Add (low, moderate, high).
CRITERIA	Add one or more (San Diego Register A-F).
NRHP STATUS CODE	Add (5B, 5S3, 5D3, 6Z). ¹⁴
STATUS	Add “Surveyed” for documented properties; Verify “Designated” for designated properties.
CONTRIBUTING	Add (individually significant, contributing, non-contributing).
DISTRICT NAME	Add to all properties (contributors and non-contributors) within the boundaries of a potential district.
IMAGE NAME	Add one or more file names using standardized naming convention (ex. 10272009_001).

¹³ Parcel addresses were provided by the City.

¹⁴ The City’s database allows only one NRHP Status Code per property. Therefore, the status code in the database refers to the property’s local eligibility for designation. For a list of properties evaluated as appearing eligible for listing in the National or California Register, see Appendix F.

Noted Alterations

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

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

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

Photography

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

3.0 IDENTIFIED HISTORIC RESOURCES¹⁵

3.1 POTENTIAL HISTORIC DISTRICTS

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

Contributors to a historic district:

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

Non-Contributors:

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

The survey has identified one (1) potential historic district which meets one or more of the City's local designation criteria for historical sites.¹⁶ This district also appears eligible for listing in the National Register of Historic Places and the California Register of Historical Resources. A description of this potential district appears below, along with photos of representative district contributors, and a map defining district boundaries and contributing and non-contributing features. (*For a complete list of properties contained within the potential historic district, see Appendix C.*)

¹⁵ All identified historic resources have been associated with the appropriate context, as outlined in the City of San Diego's *Golden Hill Community Plan Area Draft Historic Context Statement* (June 2010). This historic context statement does not identify themes within the contexts.

¹⁶ There is a designated Golden Hill Historic District, first identified in 1978 and revised in 2001. In 1985, a potential expansion to this district was identified. This survey examined this potential expansion area and determined that it does not retain sufficient integrity to merit designation as a local historic district. However, the area does contain a number of residential properties that were identified as potential landmarks.

**GOLDEN HILL SURVEY AREA
POTENTIAL HISTORIC DISTRICT**

Potential District Boundary

Map showing the Golden Hill Survey Area and the Potential Historic District. The map includes a north arrow, a legend for the Potential District Boundary, and a detailed street grid with street names and lot numbers. The Potential District Boundary is highlighted in orange and covers a central portion of the map, bounded by 28th St to the north, 30th St to the south, 1st St to the west, and 2nd St to the east.

South Park Residential Historic District

A potential South Park Residential Historic District was identified in 1996, though not designated. While the entirety of this area does not retain sufficient integrity to merit designation, a smaller area was identified as a potential historic district.

Eligible under San Diego criterion A, the potential South Park Residential Historic District is an intact grouping of single-family residences developed immediately adjacent to Balboa Park. This potential district is composed of approximately 109 primarily two-story residences, designed in the Craftsman, Prairie, Spanish Colonial Revival and Mediterranean Revival styles. It has a period of significance of 1910 through the 1920s, and is significant under the *Streetcar Development: 1905-1930* context. This area includes 15 designated local landmarks.¹⁷

Figure 4. South Park Residential Historic District.



¹⁷ This potential district comprises the westernmost portion of the original South Park Addition, subdivided in 1906. The eastern portion of this subdivision comprises the potential South Park Residential Conservation Area described below.

Representative district contributors:



1320 Granada Avenue.



1336 Granada Avenue.



1344 Granada Avenue.



1341 29th Street.



1355 Granada Avenue.



1345 Granada Avenue.

3.2 POTENTIAL MULTIPLE PROPERTY LISTING

Residential Court Multiple Property Listing

The Residential Court Multiple Property Listing is a discontinuous grouping of approximately eleven (11) residential courts located throughout the survey area.¹⁸ This potential multiple property listing (MPL) is eligible under San Diego Criterion A.¹⁹ These properties were not developed in geographic clusters. Rather, they were built as infill in previously established single-family neighborhoods. The MPL has a period of significance of 1920 to 1959, and is significant under the *Streetcar Development: 1905-1930* and *Era of Transitions: 1930-1990* contexts. The term “residential court” includes both pre-war detached-unit “bungalow courts,” as well as post-war linear courts. Earlier examples were designed in the Craftsman/California Bungalow, Spanish Colonial Revival, and American Colonial Revival style; later examples are Streamline Moderne and Minimal Traditional. *(For a complete list of properties included in the potential multiple property listing, see Appendix D.)*

Representative resources:



1225-1243 26th Street.



1730-1738 29th Street.



2208-2222 30th Street.

¹⁸ Because this is a multiple property listing, and not a historic district, all of the properties are eligible for listing as individual resources.

¹⁹ City staff also notes that the Residential Court Multiple Property Listing may also be eligible under HRB Criterion C related to type and style of construction.

3.3 POTENTIAL INDIVIDUAL RESOURCES

In addition to the 77 properties currently designated as individual local historic resources in Golden Hill, this survey has identified fifty-two (52) individual properties which meet one or more of the City's local designation criteria. These include residential (single-family and multi-family), commercial, civic, and institutional properties. Of these, forty (40) also appear eligible for listing in the National Register of Historic Places and the California Register of Historical Resources.

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

Residential

Single-Family Residences

- 1113-1117 19th Street, 1900. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context.
- 905 20th Street, 1895. Good example of late-19th century residential development in Golden Hill; significant under the *Elite Residential District: 1885-1905* context.
- 917-919 20th Street, 1888. Good example of late-19th century residential development in Golden Hill; significant under the *Elite Residential District: 1885-1905* context. This property also appears eligible for listing in the National Register and the California Register.
- 930 20th Street, 1900. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context. This property also appears eligible for listing in the National Register and the California Register.
- 971 20th Street, 1904; significant under the *Elite Residential District: 1885-1905* context. Good example of Victorian-era residential architecture. This property also appears eligible for listing in the National Register and the California Register.
- 903-909 21st Street, 1905; significant under the *Elite Residential District: 1885-1905* context. Good example of Victorian-era residential architecture. This property also appears eligible for listing in the National Register and the California Register.
- 1044-1046 21st Street, 1908. Good example of Victorian-era residential architecture; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.
- 1068-1070 21st Street, 1906. Good example of Victorian-era residential architecture; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.
- 1143-1145 21st Street, 1904. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context. This property also appears eligible for listing in the National Register and the California Register.

- 849 22nd Street, 1905. Good example of early-20th century residential development in Golden Hill; significant under the *Elite Residential District: 1885-1905* context.
- 1042 23rd Street, 1903. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context. This property also appears eligible for listing in the National Register and the California Register.
- 1160 23rd Street, 1905. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context. This property also appears eligible for listing in the National Register and the California Register.
- 832 24th Street, 1900. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context. This property also appears eligible for listing in the National Register and the California Register.
- 1930 30th Street, 1900. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context. This property also appears eligible for listing in the National Register and the California Register.
- 2526-2530 A Street, 1905. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context. This property also appears eligible for listing in the National Register and the California Register.
- 2528 B Street, 1900. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context. This property also appears eligible for listing in the National Register and the California Register.
- 2821 B Street, 1905. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context. This property also appears eligible for listing in the National Register and the California Register.
- 2830 B Street, 1908. Good example of Victorian-era residential architecture; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.
- 2832 Beech Street, 1912. Good example of American Colonial Revival residential architecture; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.
- 2026 Broadway, 1893. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context. This property also appears eligible for listing in the National Register and the California Register.
- 2227 C Street, 1905. Good example of early-20th century residential development in Golden Hill; significant under the *Elite Residential District: 1885-1905* context. This property also appears eligible for listing in the National Register and the California Register.
- 2545 C Street, 1908. Good example of Victorian-era residential architecture; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.

- 2557 C Street, 1920. Good example of Mission Revival residential architecture; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.
- 1801 Dale Street, 1905. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context. This property also appears eligible for listing in the National Register and the California Register.
- 2148 Dale Street, 1903. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context.



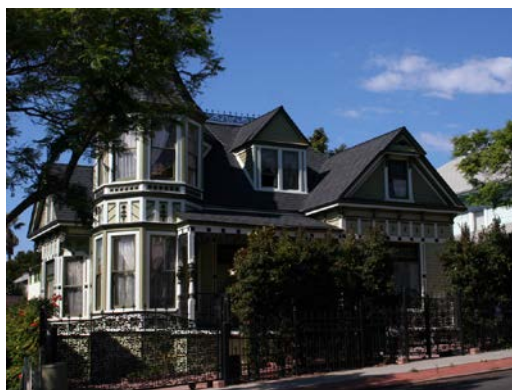
2832 Beech Street.



832 24th Street.



1930 30th Street.



2026 Broadway.



2557 C Street.



1801 Dale Street.

Multi-Family Residences

- 953-959 20th Street, 1913. Good example of Renaissance Revival residential architecture; good example of early-20th century multi-family residential development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.
- 918-922 22nd Street, 1925. Good example of Spanish Colonial Revival residential architecture; good example of early-20th century multi-family residential development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.
- 1150-1156 22nd Street, 1914. Good example of early-20th century multi-family residential development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.
- 840 23rd Street, 1926. Good example of early-20th century multi-family residential development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.
- 970 23rd Street, 1921. Good example of early-20th century multi-family residential development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.
- 1226-1232 23rd Street, 1914. Good example of early-20th century multi-family residential development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.
- 1166-1168 24th Street, 1926. Good example of early-20th century multi-family residential development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.
- 1228-1234 24th Street, 1907. Good example of early-20th century multi-family residential development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.
- 1301 28th Street, El Tovar Apartments, 1929. Good example of Spanish Colonial Revival residential architecture; good example of early-20th century multi-family residential development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.
- 2666-2670 A Street, 1935. Good example of Streamline Moderne residential architecture; significant under the *Era of Transitions: 1930-1990* context. This property also appears eligible for listing in the National Register and the California Register.

- 2203 B Street, 1908. Good example of early-20th century multi-family residential development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 2502 B Street, 1925. Good example of Spanish Colonial Revival residential architecture; good example of early-20th century multi-family residential development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.
- 2533-2545 B Street, 1909. Good example of early-20th century multi-family residential development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.
- 2664-2668 B Street, 1925. Good example of Spanish Colonial Revival residential architecture; good example of early-20th century multi-family residential development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.
- 2029-2035 Broadway, 1913. Good example of early-20th century multi-family residential development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 2103-2121 Broadway, 1924. Good example of early-20th century multi-family residential development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.
- 2214 Broadway, 1920. Good example of Craftsman residential architecture; good example of early-20th century multi-family residential development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 2102-2116 C Street, 1926. Good example of Spanish Colonial Revival residential architecture; good example of early-20th century multi-family residential development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.
- 2329 C Street, 1928. Good example of Spanish Colonial Revival residential architecture; good example of early-20th century multi-family residential development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.
- 2689-2695 C Street, 1925. Good example of early-20th century multi-family residential development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context.



1228-1234 24th Street.



2102-2116 C Street.



2533-2545 B Street.



918-922 22nd Street.

Commercial

- 2504 C Street, 1935. Good example of early auto-related development in Golden Hill; significant under the *Era of Transitions: 1930-1990* context.
- 2505-2519 C Street, Jaycee's Market, 1930. Good example of early-20th century commercial development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 2001 Fern Street, 1960, Gala Foods. Good example of Googie commercial architecture in Golden Hill; significant under the *Era of Transitions: 1930-1990* context. This property also appears eligible for listing in the National Register and the California Register.
- 3015 Juniper Street, 1925. Good example of early-20th century commercial development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context.



Gala Foods, 2001 Fern Street.



2504 C Street.



Jaycee's Market, 2505-2519 C Street.

Civic and Institutional

Churches

- 2691 B Street, Iglesia Presbiteriana Hispana, 1950. Good example of mid-20th century institutional development in Golden Hill; significant under the *Era of Transitions: 1930-1990* context.
- 3025 Fir Street, Christ United Presbyterian Church, 1925. Good example of early-20th century institutional development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context. This property also appears eligible for listing in the National Register and the California Register.

Fraternal Organizations

- 1055 22nd Street, 1935. Good example of early-20th century institutional development in Golden Hill; significant under the *Era of Transitions: 1930-1990* context. This property also appears eligible for listing in the National Register and the California Register.



1055 22nd Street.



Christ United Presbyterian Church, 3025 Fir Street.

4.0 COMMUNITY IDENTIFIED POTENTIAL RESOURCES

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

4.1 POTENTIAL INDIVIDUAL RESOURCES

One additional individual resource, a church, was identified as potentially significant.

- 835 25th Street, APN 5344041800; Spanish Eclectic, 1924. Good example of early-20th century institutional development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context.



835 25th Street

4.2 ADDITIONS TO THE POTENTIAL RESIDENTIAL COURT MPL

Five additional residential courts were identified for inclusion in the Potential Residential Court Multiple Property Listing. These include two from the *Streetcar Development: 1905-1930* context and three from the *An Era of Transitions: 1930-1990* context.

- 1217-1231 28th Street, APN 5394602200; Craftsman, 1923. Good example of residential court development; significant under the *Streetcar Development: 1905-1930* context.
- 2002-2008 30th Street, APN 5391551300; Ranch, c. 1953. Good example of residential court development; significant under the *An Era of Transitions: 1930-1990* context.

- 2104-2116 30th Street, APN 5391520900; Ranch, c.1941. Good example of residential court development; significant under the *An Era of Transitions: 1930-1990* context.
- 2534-2536 B Street, APN 5341521700; Craftsman, 1921. Good example of residential court development; significant under the *Streetcar Development: 1905-1930* context.
- 2833-2849 B Street, APN 5395210500 and 5395210600; Tract Ranch, 1952. Good example of residential court development; significant under the *An Era of Transitions: 1930-1990* context.

4.3 POTENTIAL HISTORIC DISTRICTS

During the public outreach process, members of Golden Hill community recommended that the boundary for the potential South Park Historic District should be restored to the boundary identified in the 1996 Historical Greater Mid-City San Diego Preservation Strategy (1996 Mid-City Survey). In addition, the community also recommended that the area to the immediate west of the existing Golden Hill Historic District - Culverwell & Taggart's Addition - which was identified in the 1996 Mid-City Survey as a possible expansion to the Golden Hill Historic District, also be identified as a potential historic district.

While the survey work conducted by HRG ultimately concluded that these areas did not appear to retain sufficient integrity to be eligible for designation, qualified City staff re-reviewed the 1996 Mid-City Survey that identified these potential historic districts and conducted a windshield survey on foot to re-evaluate whether or not these areas may retain sufficient integrity to be eligible for local listing. While each property was not individually revaluated and documented; staff was able to determine that the original boundaries identified in the 1996 Mid-City Survey for both the South Park and Culverwell & Taggart's Addition (formerly the Golden Hill Expansion Area) appear to retain sufficient integrity to be eligible for listing on the City's Register under HRB Criteria A and C.

In order to bring these districts forward for designation, additional, intensive-level research will be required to evaluate the district and define a precise boundary, period of significance, significance criteria, and contributing and non-contributing resources. The data from the 1996 Mid-City Survey will provide a base-line of information for future evaluation, and has been included in *Appendix G*.

South Park Historic District

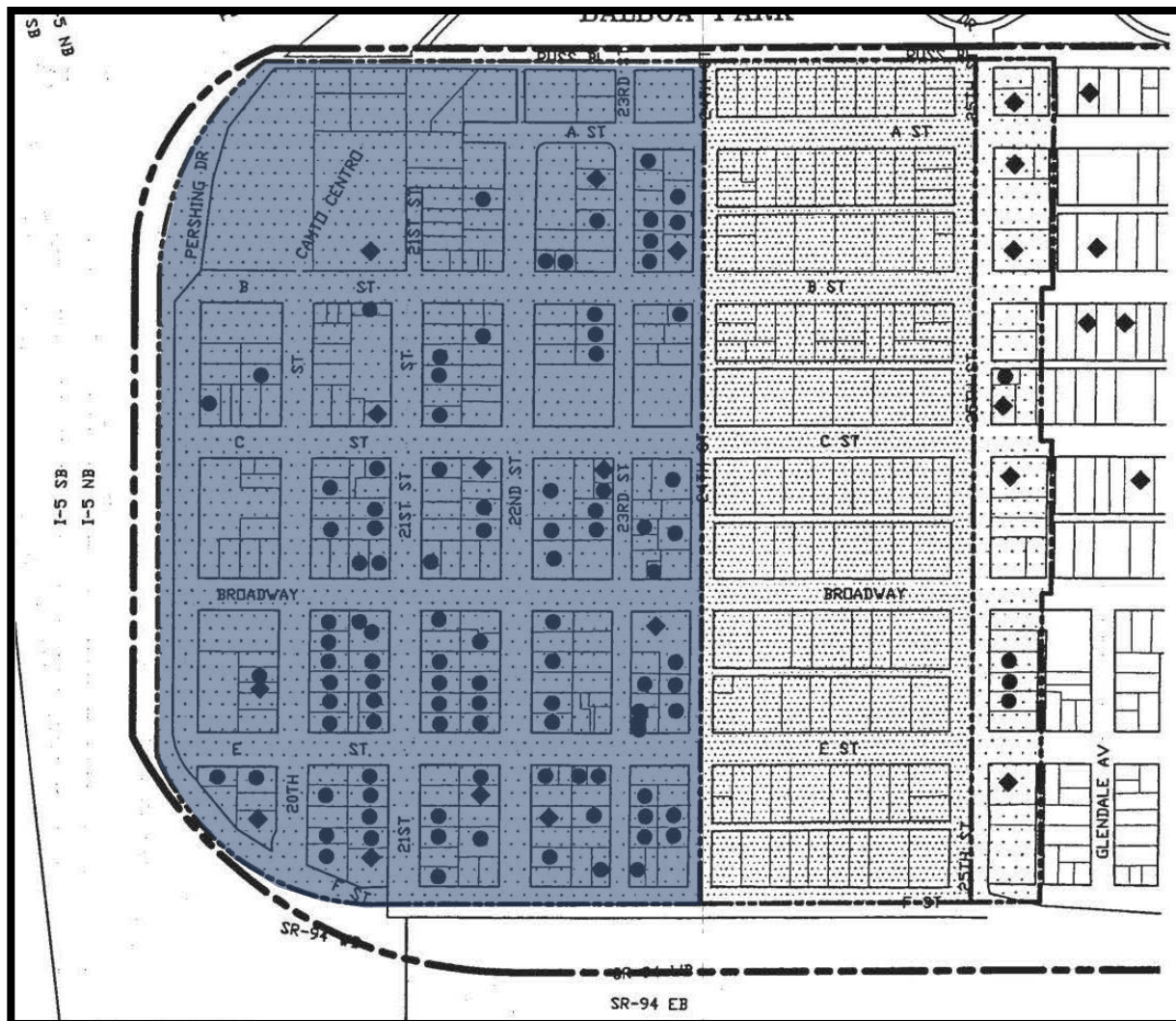
Bounded roughly by Elm Street to the north, 31st Street to the east, A Street to the south, and 28th Street to the west; the South Park potential historic district consists of approximately 400 parcels. Developed between 1906 and circa 1935, this district is potentially eligible under HRB Criteria A, B and C related to the themes of *Streetcar Development: 1905-1930*; and *An Era of Transitions: 1930-1990*.



Map taken from the 1996 Mid City Survey

Culverwell and Taggart's Addition

Bounded roughly by Russ Boulevard to the north, 24th Street to the East, F Street to the south and 19th Street to the west; Culverwell and Taggart's Addition consists of approximately 245 parcels, including 19 individually designated historic resources. Developed largely between 1869 and circa 1945, this district is potentially eligible under HRB Criteria A and C related to the themes of *The Early History of Golden Hill: 1769-1885*; *An Elite Residential District: 1885-1905*; *Streetcar Development: 1905-1930*; and *An Era of Transitions: 1930-1990*. The 1996 Mid-City Survey originally extended to the east side of 25th Street; however, given that the district is no longer proposed as an expansion, but rather a stand-alone district, and that the east side of 25th Street does not retain integrity, the Culverwell and Taggart's Addition potential historic district is limited to the area west of 24th Street.



Map taken from the 1996 Mid City Survey, Culverwell & Taggart's boundary shown in blue.

5.0 RECOMMENDATIONS

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

Residential Court Multiple Property Listing

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

Properties with Social or Cultural Significance

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

“South Park: San Diego,” by Susan Bugbee

As noted above, this survey project does not incorporate the information contained in the recently-published local history, *South Park: San Diego, California*, by Susan H. Bugbee. This volume contains a great deal of property-specific research that could be very useful in identifying additional properties within the Golden Hill community plan area which possess historic significance. HRG recommends that members of the community utilize this valuable resource to identify additional properties that may be eligible for historic designation.

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APPENDICES

APPENDIX A: Historic Context Statement

APPENDIX B: Field Photo Log

APPENDIX C: Properties in Potential Historic District

APPENDIX D: Properties in Potential Multiple Property Listing

APPENDIX E: Potential Individual Resources

APPENDIX F: Potential National Register & California Register Resources

APPENDIX G: Community Identified Potential Resources

APPENDIX A: Historic Context Statement

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GOLDEN HILL COMMUNITY PLAN UPDATE

FINAL HISTORIC CONTEXT STATEMENT

JUNE 2014

**CITY OF SAN DIEGO
CITY PLANNING DEPARTMENT
202 C STREET
SAN DIEGO, CALIFORNIA 92101**

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PROJECT OVERVIEW

A. INTRODUCTION AND DEFINITION OF GEOGRAPHIC AREA

Purpose and Scope of the Historic Context:

This historic context statement applies to the Golden Hill Community Planning Area, and was prepared in support of the City of San Diego's Golden Hill Community Plan Update. The information contained herein will be used to identify locations within the Planning Area that may contain significant historical resources. In addition, this document will be used to shape the Historic Preservation element of the Community Plan Update. The prehistoric context and archaeological resources in Golden Hill will be addressed in a separate document.

The Golden Hill Community Planning Area (Planning Area) is situated within San Diego's urban core. Located to the east of downtown and adjacent to Balboa Park, the Planning Area occupies 441 acres and encompasses the communities of Golden Hill and South Park.¹ More specifically, the Planning Area is bounded by Balboa Park and Juniper Street on the north; State Route 94 on the south; Interstate 5 on the west; and an irregular border roughly following 32nd Street, Marlton Drive, the 34th Street canyon, and Beech Street on the east.

The study area is illustrated in Figure 1.

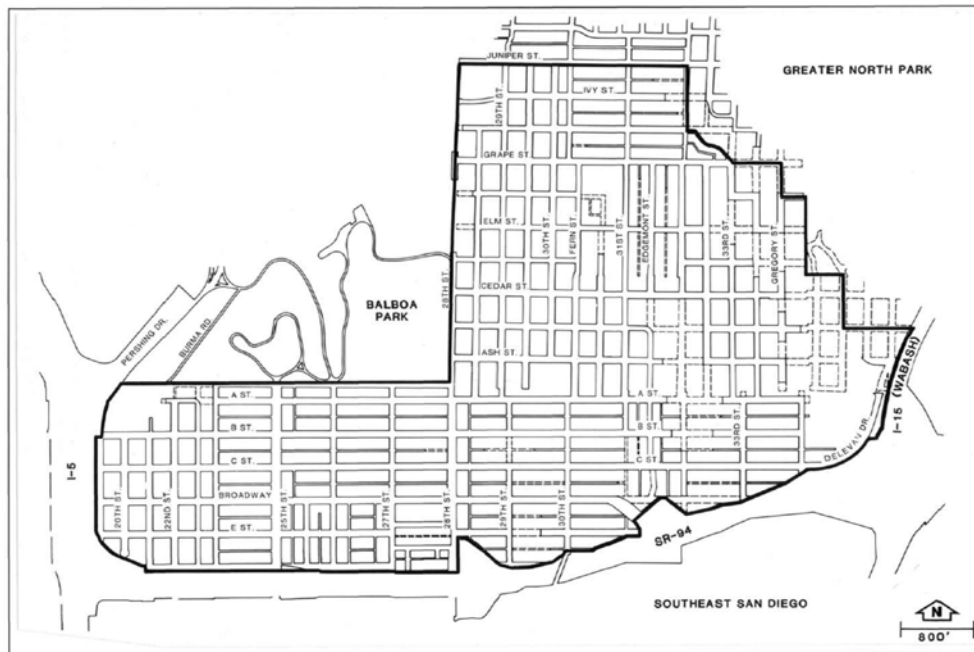


Figure 1. Map of the Golden Hill Planning Area, showing boundaries.

Source: Golden Hill Community Plan, 1988

¹ Golden Hill Planning Committee and City of San Diego Planning Department, *Golden Hill Community Plan* (1988), 1.

Aside from topography and location, the communities within the Planning Area – Golden Hill and South Park – are remarkably distinct. To account for differences in neighborhood character and provide a sense of orientation, this historic context distinguishes between the central and northeastern sections of the Planning Area. Generally, “central Golden Hill” refers to the neighborhood of Golden Hill proper, and includes the area south of Balboa Park and “A” Street. On the other hand, “northeastern Golden Hill” encompasses the community of South Park, and lies east of Balboa Park and north of “A” Street. These boundaries are illustrated in Figure 2.



Figure 2. Map of the central and northeastern sections of Golden Hill.
Source: Golden Hill Community Plan, 1988

Historical Overview of the Planning Area:

Golden Hill was settled in the late 19th century, and is largely significant with regard to its residential history. Initially marketed by real estate speculators as one of San Diego’s finest districts, many of the city’s most affluent citizens constructed their mansions atop the crest of Golden Hill near the turn of the 20th century. Residential development accelerated, but shifted to the northeastern portion of the Planning Area adjacent to Balboa Park, in the years preceding the highly anticipated Panama-California Expedition of 1915. Replete with single-family homes designed in an eclectic mix of architectural styles, the majority of Golden Hill was built to capacity by 1930.

In the years following the Great Depression, Golden Hill experienced a period of decline and marked physical change. Responding to a chronic housing shortage which arose in San Diego at

the height of World War II, city officials rezoned much of the Planning Area to accommodate high-density residential development. Due to these zoning codes, many of the neighborhood's large mansions were replaced with large multifamily complexes, while others were subdivided into multiple units.

Today, Golden Hill is best characterized in terms of its diversity. In addition to housing people from a wide variety of income levels and ethnic groups, the community boasts a built environment that is equally as eclectic. The built environment reflects the history of the community as many of San Diego's oldest and most dignified mansions are located in Golden Hill alongside modest bungalows, apartment homes and contemporary commercial enterprises. In general, the southern and western ends of the Planning Area are characterized by a diverse built environment, while the northeastern section – which encompasses South Park – has retained a cohesive collection of the Planning Area's early housing.

B. RESEARCH DESIGN AND METHODS

This historic context statement was developed primarily through archival research, and synthesizes information collected from a variety of primary and secondary materials. In addition to consulting the historical resource files at the City Planning and Community Investment Department and the archives at Save Our Heritage Organisation, research was conducted at the San Diego Public Library, the San Diego Historical Society, and the libraries at the University of California, San Diego.

Primary sources included historic maps, photographs and newspapers, and media advertisements. Specifically, subdivision maps, in conjunction with Sanborn Fire Insurance Maps, were used to establish broad patterns of development within Golden Hill. Historic photographs provided imagery of the community's evolving landscape and predominant architectural styles. Other primary materials included several articles, advertisements and editorials from the archives of the *Los Angeles Times* and *San Diego Union*.

Secondary sources of information were consulted to supplement these primary materials, and included later accounts of history recorded in a variety of books, essays, journals and master's theses. While some of these sources – including essays recanting the histories of Golden Hill and South Park – provide information specific to Golden Hill, others discuss the development of the Planning Area within the broader context of San Diego history.

C. IDENTIFICATION OF HISTORIC CONTEXTS AND PERIODS OF SIGNIFICANCE

The Golden Hill Community Planning Area embodies several historic contexts, each of which

reflects a significant pattern of development within the community. While some of these contexts are unique to the Planning Area, others convey larger historical trends and can be applied to additional areas within the city. Generally, the following four contexts and periods of significance adhere to a chronological framework, though some periods overlap:

- The Early History of Golden Hill: 1769-1885
- An Elite Residential District: 1885-1905
- Streetcar Development: 1905-1930
- An Era of Transitions: 1930-1990

Each of these contexts and periods of significance, as well as their corresponding property types, are laid out in further detail in the following section.

D. EVALUATION CRITERIA

City of San Diego Register

Although based on NRHP and CRHR criteria, the City of San Diego designation criteria differ in order and quantity from the federal and state registers. The Historical Resources Guidelines of the Land Development Manual (a supplement to the Municipal Code) states that any improvement, building, structure, sign, interior element, fixture, feature, site, place, district or object may be designated as historical by the City of San Diego Historical Resources Board (HRB) if it meets one or more of the following criteria:

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

In addition to meeting one or more of the above criteria, a City of San Diego Register-eligible property must also retain sufficient integrity to convey its significance. Although the City's municipal code does use a 45 year threshold to review properties which may be adversely impacted by development, a property need not be 45 years of age to be eligible for listing on the City's register. In addition, the recently *adopted Guidelines for the Application of Historical Resources Board Designation Criteria* provide guidance on the application of local designation criteria.

Though the order and quantity of the San Diego criteria differ from the NRHP and California CRHR the following parallel relationships can be established:

NRHP and CRHR Criteria	San Diego (HRB) Criteria
Criterion A/Criterion 1	HRB Criterion B (events)
Criterion B/Criterion 2	HRB Criterion B (persons)
Criterion C/Criterion 3	HRB Criteria C and D
Criterion D/Criterion 4 ²	HRB Criterion A (archaeology)

HRB Criterion A is not directly addressed through NRHP or CRHR criteria as it refers to a special element of the City's, a community's, or a neighborhood's historical, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development. As stated in the *Guidelines for the Application of Historical Resources Board Designation Criteria* adopted by the City's HRB, "Special elements of development refer to a resource that is distinct among others of its kind or that surpass the usual in significance." When Criterion A is applied to archaeological resources it does closely align with NRHP Criterion D or CRHR Criteria 4. Therefore, this document will consider HRB Criterion A separately from the other NRHP/CRHR criterion within the registration requirements for each property type.

HRB Criterion E is only applied to properties that have already been listed or determined eligible for the NRHP or CRHR; therefore, registration requirements related to this criterion are not necessary. In addition, HRB Criterion F is applied to contributors in historic districts, but the district is determined eligible under one of the other criteria (HRB A-D); therefore registration requirements will not be addressed in this document.

Integrity

In addition to establishing significance, resources must have historical "integrity." Integrity is defined as the ability of a resource to convey its significance through the property's physical features and how those features relate to the property's significance within its "period of significance." For historic resources a "period of significance" is the date or span of time which

² NRHP Criterion D and CRHR Criterion 4 typically apply to archaeological resources. The pre-contact period of Golden Hill will be addressed in a separate document and analysis under this criterion will be addressed at that time.

reflects the significance of the architecture; or within which significant events transpired or significant individuals made their important contributions in relation to the resource in question. The seven aspects of integrity include location, design, setting, materials, workmanship, feeling, and association. These aspects of integrity are defined in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* as follows:

- **Location** is the place where a resource was constructed or where an event occurred.
- **Design** results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.
- **Setting** applies to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.
- **Materials** comprise the physical elements combined or deposited in a particular pattern or configuration to form a property.
- **Workmanship** consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.
- **Feeling** relies on present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.
- **Association** directly links a historic property with a historic event, activity, or person of past time and place; and requires the presence of physical features to convey the property's historic character.

HISTORIC CONTEXT

A. EARLY HISTORY OF GOLDEN HILL: 1769-1885

In the years preceding European contact, Southern California was home to an estimated 10,000 Native Americans, many of whom lived in villages dispersed throughout the region with permanent settlements most often concentrated around permanent freshwater sources. During this time, the uplands and mesas of Golden Hill remained largely undeveloped in their natural state, though the area did serve as a valuable source of seeds, roots and plant materials.³

Upon the arrival of Spanish explorers in 1769, many of the indigenous settlements were uprooted and replaced with the Spanish land use system, which consisted of the presidio, pueblo and mission. During the Spanish period (1769-1822), most of San Diego, including Golden Hill, was placed under the jurisdiction of the Mission San Diego de Alcalá. Although its topography was ideal for cattle grazing, Golden Hill was a considerable distance from the mission, and therefore experienced little activity in the years marked by Spanish occupation. This trend of relative inactivity persisted into the Mexican period (1822-1846), when the mission lands were acquired and transformed into vast cattle *ranchos*.⁴

Following the Mexican-American War and the ratification of the Treaty of Guadalupe Hidalgo in 1848, California was admitted to the United States, and the expansive *ranchos* began to dissolve. In subsequent years, federal legislation encouraged Americans to move west and establish homesteads, but Native Americans, who could neither own nor purchase land, were relegated to small *rancherias*, most often on the fringes of development.⁵ One of the largest *rancherias* in San Diego was erected in 1860 along the western slope of Golden Hill, near the present-day intersection of 20th Street and Broadway (Figure 3).⁶



Figure 3. Indian *Rancheria* near Golden Hill
Source: Susan Hunter Carrico (1984)

³ City of San Diego, "Golden Hill Historic District," Historical Resources Report (1970).

⁴ Carey McWilliams, *Southern California: An Island on the Land* (Salt Lake City: Peregrine Smith, 1973), 37-38.

⁵ Susan Hunter Carrico, *Urban Indians in San Diego: 1850-1900*, M.A. Thesis (University of San Diego, 1984), 29.

⁶ John Davidson, "Golden Hill Recalled as Ugly Indian Camp," *San Diego Union*, 2 Jul. 1937.

Aside from the Indian *rancheria*, little development occurred in Golden Hill until Alonzo Horton purchased one thousand acres of real estate and established New San Diego in 1867. Eager to capitalize on the prospective new city, speculators and boosters began to purchase and subdivide the land adjacent to Horton's Addition.⁷ Among the first of these transactions included the subdivision of Culverwell and Taggart's Addition in 1869, located within the western portion of Golden which was marketed for its large lots and unobstructed views of the city and harbor (Figure 4).⁸

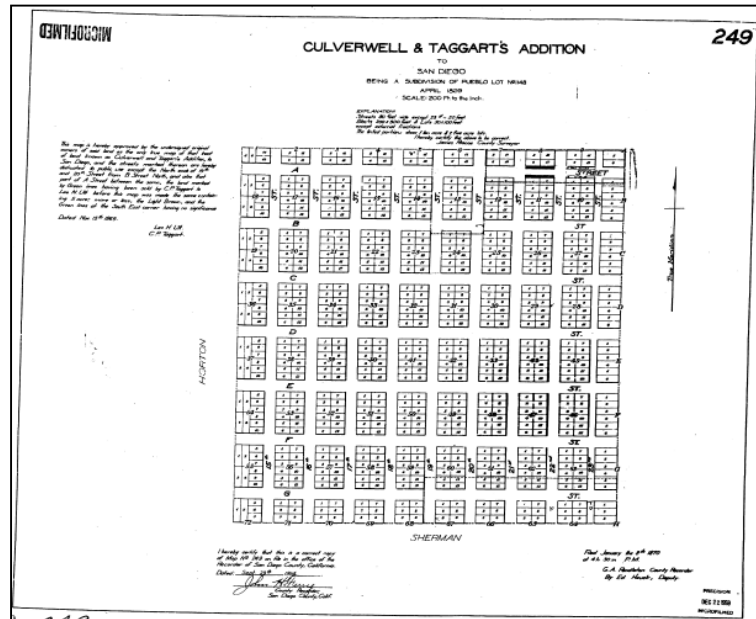


Figure 4. Subdivision map of Culverwell and Taggarts Addition, filed April 1869.
Source: City of San Diego Development Services

Land speculation in Golden Hill accelerated in the early 1870s, after the Texas and Pacific Railway Company announced its plan to construct a transcontinental rail line to San Diego. Despite its distance from the city center, a large parcel east of City Park was purchased by eager developers in 1870, and was christened the Park Addition. In 1872, touted by civic boosters as San Diego's "Year of Awakening", real estate magnate H.M. Higgins purchased several hundred acres to the east of Culverwell and Taggart's Addition, and filed a subdivision map for Higgins' Addition later that year.⁹

Real estate activity came to an abrupt halt, though, when the financial Panic of 1873 left the Texas and Pacific Railway unable to fund the construction of a transcontinental rail line.¹⁰ While many parcels had been sold within the subdivisions of Golden Hill, little construction had taken place and a number of settlers, who had financed their purchase through installment plans,

⁷ City of San Diego, "Golden Hill Historic District."

⁸ Ibid.

⁹ Clare Crane, "Withering Heights: Golden Hill, Where the Power Used to Be," *San Diego Magazine*, March 1971, 61.

¹⁰ Ibid.

Golden Hill from this period must be significant under at least one of the following criteria:

- *NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events)*: Given the rarity of resources, should a residence dating to the early history of Golden Hill be located, it may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B for its association with the establishment of Golden Hill as a residential community outside downtown San Diego.
- *NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons)*: A residence or structure may be eligible under NRHP Criterion B/California Register Criterion 2/HRB Criterion B if it is found to be associated with a significant or prominent individual from the early history of Golden Hill. Due to the rarity of this property type, a property associated with a prominent individual will likely be the only remaining example of the person's achievements, and therefore would be significant at the local or regional level.
- *NRHP Criterion C/California Register Criterion 3/HRB Criterion C and D*: Due to the rarity of resources from the early history of Golden Hill, a residence or structure from this period may be eligible under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C as an example of a type, period, or method of construction. It is unlikely that a master architect, builder, designer, or engineer worked on a residence in Golden Hill during the early period of its history, but should a resource be found it would likely be eligible as a rare example of a designed property.
- *HRB Criterion A*: A building or structure dating to the early history of Golden Hill may be eligible under HRB Criterion A as a special element of the historical development of Golden Hill as one of the first residential communities outside of downtown San Diego. Most likely, if a property represents a special element of Golden Hill during this period, it will reflect the historical, social, or cultural development of the community.

Integrity Considerations

In order to be eligible for listing in the local, state, or national register, a residential property must retain sufficient integrity to convey its significance. Given the rarity of the property type, a property need not retain all of its character-defining features. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. A residence significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial. A residence significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Due to the rarity of the property type, some alterations may be acceptable as long as the property retains its essential features and overall

form. A property significant under HRB Criterion A should retain integrity of location, setting, feeling, and association.

B. AN ELITE RESIDENTIAL DISTRICT: 1885-1905

The Great Boom and its Aftermath:

Development in Golden Hill remained at a standstill until Southern California experienced a period of unprecedented economic growth in the late 1880s. Upon the completion of the highly anticipated California Southern Railroad in 1885, San Diego was connected to the transcontinental Santa Fe line at its hub in Barstow. This subsequently touched off the “Great Boom” between the years 1885 and 1887, wherein San Diego experienced a population increase unparalleled in its history.

The events of the late 1880s brought about a renaissance to many of the subdivisions within Golden Hill, as real estate speculation once again became a lucrative enterprise. At the requests of speculators and developers, the City Trustees embarked on a series of civic improvement projects within Golden Hill to attract the attention of prospective homebuyers. Among these projects included the paving of “D” Street (now Broadway) between downtown and 25th Street, and the grading of an obtrusive mound, known as Indian Hill, near the intersection of “D” and 16th Streets.¹⁴

In 1887, local developers Daniel Schuyler and Erastus Bartlett spearheaded a campaign to officially name the neighborhood east of downtown “Golden Hill,” due to the manner in which the sun glinted across the hill at dusk. The name was approved by the City Trustees in February, and in March a poem was published in *The Golden Era* magazine, touting the merits of the burgeoning community:

*As the sun rolls down and is lost to sight,
Tinting the scene with its golden light,
The islands dim and the fading shore,
The ebbing tide through our harbor door,
The drooping sails of an anchoring fleet,
The shadowy city at our feet,
With the mountains’ proud peaks so lofty and still,
‘Tis a picture to see from Golden Hill.¹⁵*

Upon the collapse of the Great Boom in 1888, development had not yet linked Golden Hill with

¹⁴ Crane, 63.

¹⁵ Ibid.

the rest of the city, and consequently the Planning Area retained a quasi-rural character (Figure 6). Though property sales had abounded between the years 1885 and 1887, the majority of real estate activity was speculative and involved the sale of vacant parcels, most often at inflated rates.¹⁶ However, there existed a handful of settlers who had erected modest residences within Golden Hill, primarily along its western slope on lots near the city center.



Figure 6. Panoramic view of San Diego from Golden Hill, circa 1890
Source: San Diego Historical Society

Early Residential Development within Golden Hill:

Despite the collapse of the Great Boom, the events of the 1880s had left San Diego with an element of population and wealth. In 1895, a group of investors purchased forty acres within the Planning Area, bounded by 24th, 25th, “A” and “E” streets, and thereafter filed a subdivision map for the Golden Hill Addition.¹⁷ Catering to the city’s newfound elite, the investors marketed the Golden Hill Addition as a refined neighborhood, whereby elegant homes would occupy large lots; ample setbacks would protect views of the harbor; and each parcel would be provided access to water, gas and sewer lines.

Every property deed included a number of building restrictions, to ensure that all homes in the Golden Hill Addition would embody a high aesthetic standard. Specifically, the developers required all houses to be set back exactly 40 feet from the street, and mandated that houses “must present an appearance on every side, equal with the front.”¹⁸ In addition, deed restrictions strictly prohibited the construction of any secondary structures, including barns, sheds and corrals. In subsequent years, Golden Hill was transformed into an established residential district.

¹⁶ City of San Diego, “Golden Hill Historic District.”

¹⁷ Ibid.

¹⁸ Davidson.

Beginning in 1895, many of San Diego's most prominent citizens, including doctors, lawyers, businessmen and politicians, purchased lots and constructed homes within Golden Hill Addition.¹⁹ Among the earliest homes in the Planning Area were erected for such figures as Dr. John Webster, at 25th and "F" Streets (not extant); department store magnate Reuben Quattermass, at 2404 Broadway (HRB #39); and state Senator Leroy Wright, at 2470 "B" Street (HRB #130).²⁰

The majority of the early homes in Golden Hill were styled in accordance with Victorian principles.²¹ These homes embodied many of the character-defining features of Victorian residential architecture, including irregular floor plans; wrap-around porches; steeply pitched, gabled roofs; and richly embellished façades.²² Among the most remarkable structures of this era include the Quattermass-Wilde House at 2404 Broadway (HRB #39, 1896) and the Clark McKee House at 2460 "B" Street (HRB #130, 1897).

Along with the Victorian style, homes constructed in Golden Hill near the turn of the twentieth century were also designed in the Classical Revival style. In the early 19th century, Victoriana rapidly fell out of favor as period revival styles became popular.²³ Notable structures include the Patrick Martin House at 2496 "E" Street, as well as three unnamed homes at 2430 "B" Street, 2451 "B" Street and 2415 "E" Street. All four of these structures are contributing features of the Golden Hill Historic District (HRB #130).

Several of the homes erected during the late 19th Century are attributed to master architects Emmor Brooke Weaver, William Hebbard and Irving Gill – all of whom were active in the Planning Area at this time.²⁴ Among these structures include the William Hugh Strong House at 2460 "A" Street, designed by Weaver in 1905; the A.H. Frost House at 2456 Broadway, designed by Hebbard and Gill in 1897; and the Rynearson House at 2441 "E" Street, also designed by Hebbard and Gill, in 1898. The neighborhood also contains the first known structure designed by Gill and constructed in 1895, the George Garrettson House, at 2410 "E" Street.²⁵ Socially, Golden Hill continued to appeal primarily to the wealthy and prominent, and among its most distinguished residents included mayors Grant Conrad, James Wadham and Louis Wilde; state Senator Ed Fletcher; city councilman Fred Heilbron; and Superior Court Judge Charles Haines.²⁶

In its formative years, Golden Hill was not exclusively the domain of the civic elite, but appealed

¹⁹ Crane, 107.

²⁰ Ibid.

²¹ City of San Diego, "Golden Hill Historic District."

²² Leland M. Roth, *American Architecture* (Boulder: Westview Press, 2003), 242.

²³ Ibid.

²⁴ Golden Hill Planning Committee and City of San Diego Planning Department, 6.

²⁵ City of San Diego, "Golden Hill Historic District."

²⁶ Crane, 67.

to middle class merchants and professionals as well. Indeed, wealth and social status were concentrated atop the crest of the hill, but middle classmen constructed more modest Victorian homes along the Planning Area's western slope.²⁷ By 1906, there had been a marked amount of residential development between 19th and 24th Streets.²⁸ While this development consisted mostly of single-family homes, several small apartment flats had been constructed, including a structure on the northwest corner of 24th and "E" Streets, another structure at 1044/46 21st Street, and a building at 1028/1030 22nd Street.²⁹

Around 1900, a group of Golden Hill residents spearheaded a grassroots effort to beautify the southeastern corner of the undeveloped City Park, near the intersection of 25th and "A" Streets. For many years this area, which was later christened Golden Hill Park, was lauded as the city's greenest and best maintained public space, replete with grass and trees, pathways and tennis courts.³⁰ To better serve the recreational needs of the growing community, residents also financed the construction of a golf course, an aviary, a bandstand for weekend concerts and San Diego's first park playground.

Property Types

During the end of the 19th Century and beginning of the 20th Century, Golden Hill became a residential neighborhood, catering primarily to the city's elite. Marketed by investors as a prime location to live, Golden Hill became the first residential district outside of downtown San Diego; therefore, property types that remain from this period are primarily residential. Single family homes were the most prevalent and ranged from large, Victorian mansions to small, modest bungalows. Multi-family housing in the form of flats were also constructed, but there were only a handful of them built before 1906.

Residential

Historically, the community of Golden Hill consisted almost entirely of single family homes. With time, other residential buildings were constructed, but single family dwellings continued to be among the most common residential property types constructed in the late 19th century. Some of these homes, especially those near the study area's western periphery, were constructed for San Diego's upper class in the 1890s and early 1900s. Generally, these homes were large, multi-storied and designed in Victorian or period revival style architecture (Figure 7).

Along with large Victorian homes, small, modest homes and bungalows, often designed in the

²⁷ City of San Diego, "Golden Hill Historic District."

²⁸ Sanborn Fire Insurance Maps, 1906.

²⁹ Ibid.

³⁰ Gregory E. Montes, "San Diego's City Park, 1868-1902: An Early Debate on Environment and Profit," *The Journal of San Diego History* 23 (1977), 2.

Folk Victorian, Craftsman, Spanish Eclectic, or Mission Revival styles were constructed during the later part of this period (1895-1905). These structures are interspersed among Golden Hill's eclectic mix of large Victorian homes. While a few bungalows were built prior to 1905, the majority of these properties were built during the second phase of Golden Hill's development as the streetcar became the main mode of transportation.

Character-Defining Features

Residential properties in Golden Hill constructed between 1885 and 1905 exhibit the following character-defining features:

- Single-family home or flats
- Victorian or Period Revival Styles (Colonial Revival, Prairie, Neoclassical, or combination of two styles)
- One or two-stories
- Wood-frame construction
- Gable or hip roof
- Wood cladding (shingles or horizontal siding)
- Wood ornamentation
- Wood-sash windows (typically double hung)
- Wood door (glazed or paneled)
- Prominent front or side porches



Figure 7. Quartermass Wilde House, 2404 Broadway, circa 1896

Source: CPCI Staff

Significance

A property may be significant under this theme for its association with important trends and patterns of development in Golden Hill during the period 1885-1905, including the economic and building boom of the 1880s; development of the first subdivisions; or association with important

early settlers. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Folk Victorian, Craftsman, Spanish Eclectic, or Mission Revival.

In order to be eligible for listing in the local, state or national historic register, properties in Golden Hill from this period must be significant under at least one of the following criteria:

- *NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events):* A residence dating to the period between 1885 and 1905 may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B for its association or representation of the development of Golden Hill as one of the first residential districts outside of downtown San Diego. A residence may be eligible individually or a group of residences may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B as a district.
- *NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons):* A residence or structure in Golden Hill that can be documented as the home of an important person in local history such as a prominent civic leader, real estate developer, or successful businessperson would be significant under HRB Criterion B. While some prominent residents are known including Mayor Grant Conrad, James Wadham and Louis Wilde; state Senator Ed Fletcher; City Councilman Fred Heilbron; and Superior Court Judge Charles Haines, additional significant individuals may be discovered through research.
- *NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D (Design/Const.):* A residence retaining high levels of integrity of design, materials, workmanship would convey significance under HRB Criterion C for displaying distinctive characteristics of Victorian (Stick, Queen Anne, Shingle) or late 19th Century architectural styles such as Colonial Revival, Prairie, or Neoclassical. The styles of the Victorian era were by far the most prevalent in Golden Hill during the late 19th Century; therefore, the majority of individually eligible properties will be Victorian in style and exhibit the following basic character-defining features: steeply pitched gabled roof or irregular roof line, overhanging eaves with exposed rafter tails, decorative trusses, wood wall cladding, use of wood shingles as accents, partial or full width porch, bay windows, and towers. A notable work of a master builder, architect, or designer would be significant under HRB Criterion D if the residential property was designed or constructed during the elite residential phase of development in Golden Hill. Established masters with homes in Golden Hill include Emmor Brooke Weaver, William Hebbard, and Irving Gill; however, other master builders, architects, etc. may be established as further research is conducted.
- *HRB Criterion A:* Single family residences constructed before 1905 in Golden Hill may be significant under HRB Criterion A as a special element of Golden Hill and its development as an elite residential community. These homes would likely be very

prominent buildings that were either the first on a block or influential in the construction of other structures in the area. Most likely, if a property represents a special element of Golden Hill during this period, it will reflect the historical, cultural, social, economic, political, or architectural development of the community.

Integrity Considerations

In order to be eligible for listing in the local, state, or national register, a residential property from the elite residential period must retain sufficient integrity to convey its significance. A residential property from the elite residential district period that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. A residence significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. A residence significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Some alterations may be acceptable (replacement of windows, small addition) as long as the property retains its essential features and overall form. A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association.

In evaluating the integrity of properties that date to Golden Hill's development as an elite residential district, general importance is placed on design, materials, and workmanship through retention of character defining features of architectural styles. However, given the rarity of resources in San Diego that date to the late 19th century, other aspects of integrity could elevate a resource to a significant level even if design, materials, and workmanship are diminished. In these cases, integrity of feeling, association, location, and setting may be of greater importance than design, materials, and workmanship. This is applicable to properties associated with people important in the history of Golden Hill or an event that is significant in Golden Hill's history as an elite residential district. Properties that retain materials and workmanship in addition to design should be considered individually significant resources.

C. STREETCAR DEVELOPMENT: 1905-1930

The Antecedents of South Park:

Development in the northeastern section of the Planning Area can be traced to 1870, when real estate speculators purchased a large parcel of land east of City Park and filed a subdivision map

for the South Park Addition.³¹ Several years later, in 1886, real estate developers Clarkson Seaman and Daniel Choate acquired several acres abutting the South Park Addition's northern edge, and registered Seaman and Choate's Addition later that year (Figure 8).³² These investors had all envisioned a thriving residential district, but in reality the area – which was a considerable distance from the central business district – remained undeveloped throughout the nineteenth century.³³

In 1905, the rural community of South Park began to evolve into a developed residential district. That year, the Bartlett Estate Company, which had acquired the South Park Addition, began to actively improve and sell parcels within the subdivision. To enhance the appeal of their new community, the Company undertook a variety of civic improvement projects, which included the planting of ornamental palm trees; the construction of 20-foot sidewalks; and the installation of water, sewer and electrical connections at every lot.³⁴ In this regard the neighborhood was unique, as it was among the first in San Diego to feature improvements at the expense of the developer.

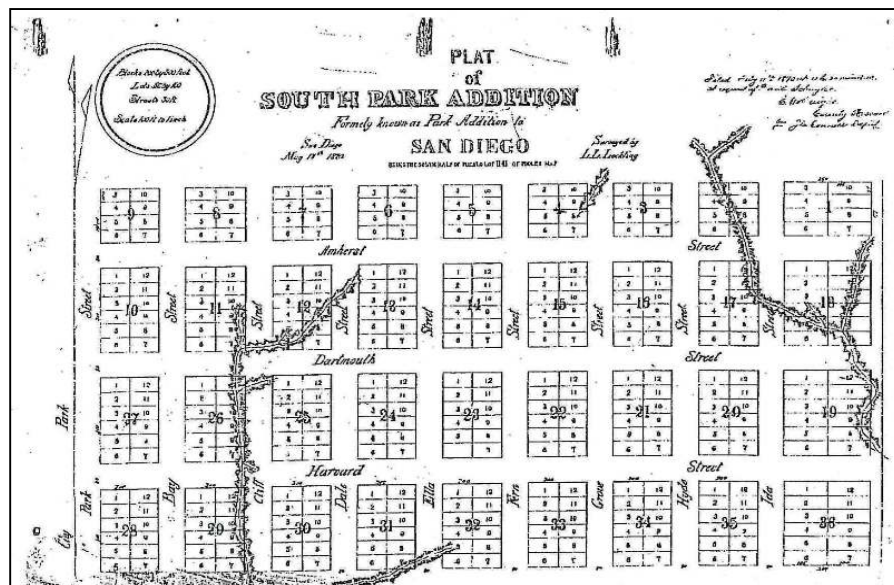


Figure 8. Map of the South Park Addition, filed May, 1870.
Source: Save Our Heritage Organisation

Newspaper advertisements from the period indicate that, during its formative years, South Park was marketed as a high-class residential district. Attached to every property deed were a number of building restrictions, aimed at preventing “those annoying events which sometimes disturb the

³¹ Beth Montes, “The Early History of South Park,” <http://www.southparkneighbors.com/index.php?pageId=93390>.

³² “Seaman and Choate Subdivision.” Save our Heritage Organisation.

³³ J.D. Eaton, “South Park, the Scene of Much Activity,” *San Diego Union*, 2 Apr. 1911.

³⁴ “Best Residence Section in City: South Park Offers Every Inducement to the Home Builder,” *San Diego Union*, December 1906.

serenity of the best residence sections of the city.”³⁵ Specifically, the Company mandated that all new homes within the subdivision cost no less than \$3500, enacted setback requirements, and prohibited the construction of all forms of multifamily housing, including apartment buildings and flats.

The South Park and East Side Railway:

Common to the era, development in the northeastern section of the Planning Area went hand-in-hand with the provision of mechanized transportation. In 1906, the Bartlett Estate Company financed the construction of an electric streetcar – the South Park and East Side Railway – which began near the intersection of 30th and Cedar Streets in South Park, and ended at the intersection of 25th and “D” Streets in Golden Hill (Figure 9).³⁶ Service to the community was expanded in 1907, when the company extended the line’s terminus from Golden Hill to the intersection of 4th and “D” streets, at the core of the city’s central business district.³⁷



Figure 9. The Bartlett Estate Company Office, at the intersection of 28th and “A” Streets.
Source: San Diego Historical Society

The completion of the streetcar line touched off a period of residential development within the northeastern section of the Planning Area, as the quasi-rural community was better connected with the city’s established districts. Homes were constructed beginning in 1906 and were initially concentrated along 28th Street and Granada Avenue, adjacent to the eastern border of City Park.³⁸ New construction in the area remained steady in subsequent years, as San Diego experienced a twofold increase in its population between the years 1900 and 1910.³⁹

In accordance with the building restrictions instated in previous years, early development in South Park consisted almost exclusively of single-family residences. These homes were designed at the height of the Arts and Crafts movement and, as such, many embodied characteristics of

³⁵ Ibid.

³⁶ Montes.

³⁷ Ibid.

³⁸ Ibid.

³⁹ Pourade, *Gold in the Sun*.

Craftsman architecture, though others were designed in the Spanish Colonial Revival style.⁴⁰ Among the earliest homes constructed in South Park include the Josephine Scripps Residence at 1355 28th Street (HRB #180); the Fletcher-Halley House at 1612 Granada Avenue (HRB #349); and the Peter M. Price House, designed by master architect Irving Gill, at 1355 Granada Avenue (HRB #485).⁴¹

An Established Streetcar Suburb:

The northeastern section of the Planning Area experienced a period of intensive growth shortly after ground was broken in 1911 for the Panama California Exposition. Given the area's proximity to Balboa Park and the Exposition grounds, in conjunction with its accessibility to the central business district, residential development accelerated between the years 1911 and 1916.⁴² This period of rapid growth intensified in 1912, when John Spreckels acquired the South Park and East Side Railway and extended the line several blocks north, to University Avenue (Figure 10).⁴³



**Figure 10. Streetcar traveling on 30th Street across Switzer Canyon.
Source: San Diego Electric Railway Association**

It was during the era of the Exposition that South Park was rapidly transformed into an established residential district. The community surged in development activity and by 1920, only a limited number of vacant parcels remained in the northeastern section of the Planning Area. The majority of development consisted of single-family homes, though there were also a few small-scale apartment buildings and flats.

Indeed, South Park attracted the attention of prospective homebuyers, but the community was by no means exclusively residential. In addition to residences, the rapid growth of the 1910s necessitated other types of development in the community to meet the needs of its expanding population. Among the first of these developments included the construction of Fire Station No. 9 (HRB #810) on 30th Street, between Ivy and Juniper Streets, in 1914 (Figure 11). Reflecting

⁴⁰ Montes.

⁴¹ City of San Diego, "Golden Hill Historic District."

⁴² Ibid.

⁴³ City of San Diego, "Rose Grocery," Historical Resources Report, 2007.

the architectural character of the community, the station was designed in the Craftsman style, and in recent years has been heralded as the oldest surviving fire station in San Diego.⁴⁴



Figure 11. Fire Station No. 9, 1923.
Source: Historical Resources Report for HRB #809

Commercial establishments were constructed within the community as well and were located primarily alongside the streetcar line, including the 30th Street corridor, between Beech and Juniper Streets. Several restaurants, a drugstore, an upholsterer and the Rose Grocery (HRB #809), opened during this period and the corridor appeared to be “an early 20th century trolley stop commercial center for the eastern reach of San Diego.”⁴⁵

The pattern of commercial development was largely determined by the streetcar route, but many enterprises reflected the car culture that emerged after the First World War. Among the most commonly built commercial establishments are gasoline and service stations, which were generally located on the community’s most prominent and accessible corners. The Burlingame Garage at 2227 30th Street (HRB #808) was also designed with the automobile in mind, and for more than 30 years provided a facility for area residents to store and service their vehicles.⁴⁶

Though residential development in South Park reached its peak in the years preceding the Exposition, homes were constructed, albeit more slowly, through the late 1920s. By 1930, only a handful of parcels in the community remained vacant, and shortly thereafter the northeastern section of the Planning Area had reached capacity.⁴⁷ Socially, the neighborhood had remained the domain of the civic elite, and among its most notable residents included Mayor James Wadham; master architect Edward Quayle; renowned artist Alfred Mitchell; and notable businessmen O.W. Cotton and John F. Forward.⁴⁸

⁴⁴ Ibid.

⁴⁵ Ibid.

⁴⁶ Ibid.

⁴⁷ Montes

⁴⁸ Ibid.

During its formative years, South Park assumed the shape and character of a twentieth century streetcar suburb. In addition to improving the community's accessibility and catalyzing construction, the electric streetcar was ultimately responsible for shaping the pattern of development within South Park. When the streetcar line was removed in 1949, the general land development patterns and organization of the community had been established with commercial establishments located along major transportation routes and residential buildings located within a close distance of the streetcar.

Property Types

As the streetcar line expanded throughout the Planning Area, residential development flourished. There was a shift from large, stately homes to modest bungalows, particularly in South Park. In addition, there was a shift in architectural styles as the Victorian style fell out of favor and period revival styles became popular. Along with flats and bungalow courts, larger apartment buildings began to appear in the Planning Area. As the number of Golden Hill residents increased, retail establishments along with religious institutions opened in the neighborhood. The majority of commercial properties were located along streetcar lines including 25th Street. Religious institutions were scattered across the neighborhood; one of the earliest was the Swedish Lutheran Church located on the northeast corner of 25th and E Street.

Residential

Residential development during the streetcar development period overlapped with the previous period (Elite Residential District) and therefore, similar properties can be associated with this theme. However, rather than large, elaborate Victorian homes, modest bungalows in the Craftsman, Spanish Eclectic, or Mission Revival architectural styles were common. In addition, multi-family buildings such as flats were constructed and provided housing options for the City's growing middle class. As the population of the City increased and more visitors arrived in the San Diego for the 1915 Exposition, additional forms of housing such as apartment buildings began to appear in Golden Hill and other neighborhoods adjacent to Balboa Park. The grid based street system remained and influenced the setback and location of homes on lots; typically homes were setback further on the lot than a commercial structure.

Single Family Homes

The most prevalent property constructed during the streetcar suburb period was the single family home. Early homes (those constructed prior to 1915) were generally large, two-stories, and designed in Craftsman, Prairie, Mission Revival, or Spanish Eclectic architectural styles (Figure 12). Modest homes built throughout this period were often one story, and reflected the same architectural styles. By the early 20th century, there was a noticeable shift away from Victorian-era styles to styles influenced by the Arts and Crafts Movement such as Craftsman Bungalows or

homes that incorporated two or more styles such as Prairie and Craftsman. Many Craftsman homes were set back from the street, featured large front porches, gable roofs, exposed rafter tails, decorative beams or brackets, and wood lap or shingle siding. Prairie homes featured low-pitched or flat roofs, prominent front or side porches, wide over-hanging eaves, and often incorporated both stucco and wood in their exterior finishes. Mission Revival homes featured a flat or gable roof with Mission style parapet, wide over-hanging eaves, smooth stucco, and a front or side porch. Common features of Spanish Eclectic homes included low-pitched gable roofs with red tile, narrow eaves, smooth stucco facades, arched windows or doors along the principal façade.



**Figure 12. E.E. Leighninger House, HRB #584,
1611 Dale Street.**

Character-Defining Features

Single family homes in Golden Hill constructed during the development of the area as a streetcar community feature the following character-defining features:

- One or two-stories
- Craftsman, Prairie, Mission Revival, or Spanish Eclectic architectural styles
- Wood-frame construction
- Gable , hip or flat roof
- Stucco or wood cladding
- Wood-sash windows (typically double hung) or casement windows
- Wood door (glazed or paneled)
- Prominent front or side porches

Flats

Between 1906 and 1920, several flats were constructed in the southern and western section of Golden Hill. These flats were generally located south of “A” Street and west of 27th Street. Many of these flats are still extant and represent another residential building type common to the

Planning Area. Unlike apartment buildings – which generally feature shared entryways and corridors – each unit in a residential flat is accessed by an independent entrance.⁴⁹ Flats generally contain between two and four independent units and are designed in either the Victorian, Craftsman, Prairie or period revival styles (Figures 13 and 14).



Figure 13. Flats at 1228-34 24th Street.
Source: CPCI Staff



Figure 14. Flats at 1077 26th Street.
Source: CPCI Staff

Character-Defining Features

Flats in Golden Hill constructed during the development of the area as a streetcar community feature the following character-defining features:

- One or two-stories
- Craftsman, Prairie, Colonial Revival, or other period revival styles
- Stucco or wood cladding
- Gable, hip or flat roof
- Wood door (glazed or paneled)
- Typically each unit accessed by an independent entrance

Apartment Buildings

Moderate-scale apartment buildings first appeared in Golden Hill in the early 20th Century. These structures, which contain more units than residential flats, are typically multistoried, occupy prominent corner lots and feature characteristics of Prairie or period revival style architecture (Figure 15). For many years, properties in South Park were accompanied by restrictive covenants that prohibited the construction of multifamily housing; therefore, early apartment buildings are primarily concentrated south of “A” Street in Golden Hill.

⁴⁹ Roland-Nawi Associates, *Mission Dolores Historic Context Statement* (Sacramento: December 2007), 37-38.



**Figure 15. Golden View Apartments at 23rd
and "E" Streets, HRB #193
Source: CPCI Staff**

Character-Defining Features

Apartment buildings in Golden Hill constructed during the development of the area as a streetcar community feature the following character-defining features:

- Multistoried (over 3 stories)
- Prairie or Period Revival Styles (Colonial Revival, Neoclassical)
- Typically flat roof with parapet and/or mansard roof
- Stucco or wood cladding
- Normally on prominent corner lots
- Wood door (glazed or paneled)

Bungalow Courts

While not as common as other residential property types, several bungalow courts are interspersed throughout Golden Hill. Bungalow courts were constructed primarily in the years after World War I and before World War II. These courts were built along the streetcar transit lines and at the time were thought of as an ideal location for singles, especially single women working in downtown offices.⁵⁰ Many were done in the Mediterranean, Mission, Spanish and Period Revival styles popular at the time. Bungalow courts typically contained between six and ten units arranged around a landscaped central court or a long garden pathway. The units were typically small and contained a small kitchen, a bathroom and main room bedroom/living room sometimes with a pull down bed. The courtyard areas created a community gathering area and were intended to foster a safe and social environment for those who could not afford a single

⁵⁰ James R. Curtis and Larry Ford, "Bungalow Courts in San Diego: Monitoring a Sense of Place," *The Journal of San Diego History* 34 (1988), 2.

family home. After World War II, fewer Bungalow Courts were built as developers concentrated on single family homes and large apartments. A handful of bungalow courts can be found in both Golden Hill and South Park, and feature Spanish Eclectic or other period revival style elements (Figures 16 and 17).



Figure 16. Bungalow Court at 3137 Juniper Street.
Source: CPCI Staff



Figure 17. Bungalow Court at 2412 "E" Street.
Source: CPCI Staff

Character-Defining Features

Bungalow courts in Golden Hill constructed during the streetcar era feature the following character-defining features:

- Attached or detached small cottages arranged around a landscaped central court or a long garden pathway
- Typically single-story
- Built along the streetcar transit lines
- Mediterranean, Mission, Spanish and Period Revival styles
- Wood-frame construction
- Gable, hip or flat roof
- Stucco or wood cladding
- Wood-sash windows (typically double hung)
- Wood door (glazed or paneled)

Significance

A residential property may be significant under this theme for its association with important trends and patterns of development in Golden Hill during the period 1905-1930, including completion of the streetcar system; the building boom of the 1920s; expansion of municipal water, sewer and electrical services; the proliferation of flats, bungalow courts, and other multi-family housing types; or association with important early residents. A property may also be

significant as a good or rare example of a popular architectural style from the period, such as Craftsman, Spanish Eclectic, Mission Revival, or Prairie.

In order to be eligible for listing in the local, state or national historic register, properties in Golden Hill from this period must be significant under at least one of the following criteria:

- *NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events):* Residential resources may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B for their association with the expansion of Golden Hill as a streetcar suburb. A residence or group of residences may also be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B as a representation of Golden Hill as a streetcar suburb.
- *NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons):* A residence may be significant under HRB Criterion B for its association with the life of a person important in the development of Golden Hill as a streetcar suburb. A residential property that can be documented as the home of an important person in local history such as Mayor James Wadham; the home of master architect Edward Quayle; renowned artist Alfred Mitchell; and notable businessmen O.W. Cotton and John F. Forward. Other prominent civic leaders, real estate developers, or successful businesspersons may also be significant under HRB Criterion B. Documentation must establish the connection between the significant individual and the resource. In addition, the individual must have lived in the resource during the period that the person's significant achievements and contributions occurred.
- *NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D (Design/Const.):* A residence may be significant under NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D for displaying distinctive characteristics of architectural styles such as Craftsman, Prairie, Mission Revival, Spanish Eclectic, Colonial Revival or other period architectural styles. A notable work of a master builder, architect, or designer would be significant under HRB Criterion D if the residential property was designed or constructed during the streetcar suburb phase of development in Golden Hill. Established masters with homes in Golden Hill include Edward Quayle and Irving Gill; however, other master builders, architects, etc. may be established as further research is conducted.
- *HRB Criterion A:* Residential properties constructed between 1905 and 1930 in Golden Hill may be significant under HRB Criterion A as a special element of Golden Hill and its development as a streetcar suburb. These homes would likely be very prominent buildings that were built directly as a result of the streetcar line or influenced the development of the streetcar. Most likely, if a property represents a special element of Golden Hill during this period, it will reflect the historical, cultural, social, economic, political, or architectural development of the community.

Integrity Considerations

In order to be eligible for listing in the local, state, or national register, a residential property from the streetcar era must retain sufficient integrity to convey its significance. A residential property from the streetcar suburb period that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. A residence significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. A residence significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Some alterations may be acceptable (replacement of windows, small addition) as long as the property retains its essential features and overall form. A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association.

In evaluating the integrity of properties that date to Golden Hill's development as a streetcar suburb, general importance is placed on design, materials, and workmanship through retention of character defining features of architectural styles. Other aspects of integrity could elevate a resource to a significant level even if design, materials, and workmanship are diminished. In these cases, integrity of feeling, association, location, and setting may be of greater importance than design, materials, and workmanship. This is applicable to properties associated with people important in the history of Golden Hill or an event that is significant in Golden Hill's history as a streetcar suburb. Properties that retain materials and workmanship in addition to design should be considered individually significant resources.

Commercial

Commercial structures, while not as numerous as residences, can also be found throughout Golden Hill. While commercial development in the study area consists primarily of single-story retail structures, a small number of mixed use buildings are also present. Generally, commercial structures are concentrated in small pockets along 25th Street in Golden Hill and along former streetcar routes and stops on 30th, Beech, and Juniper streets in South Park, though a few occupy other prominent neighborhood corners. These buildings, like residences, embody a variety of architectural styles including Mission Revival and Art Moderne.

Single-Story Retail

Single-story retail structures were constructed as the populations of Golden Hill and South Park grew. Typically, these structures were sited near the street, accommodated a single commercial

tenant and embodied a wide variety of stylistic influences including Mission Revival and Streamline Moderne (Figures 18 and 19). Some of these structures have since been replaced with contemporary buildings, but many good examples remain and can be found along major thoroughfares in both Golden Hill and South Park, particularly along Juniper Street, Beech Street, and 25th Street.



Figure 18. Single-Story Retail at 1138 25th Street.
Source: CPCI Staff



Figure 19. Single-Story Retail at 30th and Beech Streets.
Source: CPCI Staff

Mixed Use

While common in many older urban neighborhoods, mixed use structures are quite rare in Golden Hill. Instead of separating residential and commercial uses, mixed use structures accommodate both property types, most often by combining ground-level retail with upper-story apartments. In the Planning Area, mixed use structures generally feature between two and three stories and adhere to a standard “residential-over-commercial” design (Figure 20). Though uncommon, a handful of these buildings can be found on prominent corner lots throughout the Planning Area as well as adjacent to the route of the streetcar line.

Character-Defining Features

Commercial properties in Golden Hill constructed during the development of the area as a streetcar suburb feature the following character-defining features:

- Located on corners and along the streetcar transit lines
- One or two stories for commercial and retail
- Two and three stories for mixed use
- Streamline Moderne, Mission, and Spanish styles
- Concrete or wood-frame construction
- Flat or gable roof with a parapet
- Wood or metal storefronts
- Built to property line with on street or rear parking

Significance

A commercial property may be significant under this theme for its association with important trends and patterns of development in Golden Hill during the period 1905-1930, including the hosting of the Panama California Exposition; the building boom of the 1920s; expansion of municipal water, sewer and electrical services; the introduction of the automobile; or the development of commercial corridors along streetcar lines. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Craftsman, Spanish Eclectic, Mission Revival, or Prairie.

In order to be eligible for listing in the local, state or national historic register, properties in Golden Hill from this period must be significant under at least one of the following criteria:

- *NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events):* A commercial building may be significant under NRHP Criterion A/California Register Criterion 1/HRB Criterion B for its association with the development of Golden Hill as a streetcar suburb or had a significant impact on local history. A commercial building may also be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B as a representation of the areas streetcar suburb development during the period.
- *NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons):* A commercial building that can be documented as being associated with a prominent civic leader, real estate developer, or successful businessperson would be significant under NRHP Criterion B/California Register Criterion 2/HRB Criterion B. In addition, the individual must have been associated with the resource during the period that the person's significant achievements and contributions occurred.
- *NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D (Design/Const.):* A commercial resource dating to the streetcar suburb era may be significant under NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and as an example of a building type, period or method of construction, or for displaying distinctive characteristics of architectural styles such as Streamline Moderne, Mission, and Spanish or other period architectural styles. A notable work of a master builder, architect, or designer would be significant under HRB Criterion D if the residential property was designed or constructed during the streetcar suburb phase of development in Golden Hill.
- *HRB Criterion A:* A commercial building may be significant under HRB Criterion A for its association with the development of Golden Hill as a streetcar suburb. Most likely, if a property represents a special element of Golden Hill during this period, it will reflect the historical, cultural, social, economic, political, or architectural development of the community.

Integrity Considerations

In order to be eligible for listing in the local, state, or national register, a commercial property from the streetcar suburb period must retain sufficient integrity to convey its significance. A commercial property from the streetcar suburb period that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. A commercial building eligible under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. A commercial building eligible under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Some alterations may be acceptable as long as the property retains its essential features and overall form. A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association.

Institutional

Given its residential character, Golden Hill does not contain many institutional or government structures. By the early 20th Century, as the community grew there was a need for various civic, social and recreational buildings and sites. Essential neighborhood facilities such as fire stations were constructed as early as 1914. However, other facilities such as a post office did not open until the mid-20th Century.

Fire Station No. 9 was one of the first institutional buildings constructed in Golden Hill in 1914. Located on 30th Street, between Ivy and Juniper Streets, adjacent to the expanding streetcar, Fire Station No. 9 was built in the Craftsman style. By 1920 another fire station was built on the southeast corner of 25th Street and Broadway.

By 1920, the Brooklyn Public School occupied the block bounded by Ash Street, Fern St, A Street, and 30th Street. A school remains on this site today; however, it is unknown if any portions of the structure date to the early 20th Century.

Several churches and religious structures, which provide a visual counterpoint to the community's residential and commercial fabric, were constructed prior to 1920. Most often, churches occupy corner lots along major thoroughfares, and can be found interspersed among both residential and commercial structures (Figure 21). Three of the earliest churches included the Church of Our Lady of Angels at 24th and G Street, the Brooklyn Heights Presbyterian Church at 30th and Fir, and the Swedish Lutheran Church at 25th and E Streets.



Figure 21. Church at 835 25th Street.
Source: CPCI Staff

Character-Defining Features

Institutional properties in Golden Hill constructed during the streetcar era exhibit the following character-defining features:

- Located on prominent corners and along the streetcar transit lines
- Typically one or two stories for schools and fire stations
- Multiple stories for churches and religious structures
- Art Moderne, Mission, and Spanish styles
- Concrete or wood-frame construction
- Gable or flat roof with a parapet
- Built to property line with on street or rear parking

Significance

An institutional property may be significant under this theme for its association with important trends and patterns of development in Golden Hill during the period 1905-1930, including the expansion of municipal services; or the establishment of early institutions, such as schools and churches. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Craftsman, Spanish Eclectic, Mission Revival, or Prairie.

In order to be eligible for listing in the local, state or national historic register, properties in Golden Hill from this period must be significant under at least one of the following criteria:

- *NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events):* Institutional resources may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B as a representation of the development of Golden Hill as a streetcar

suburb. If the institutional property played an important role in the history or development of Golden Hill it may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B.

- *NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons):* An institutional building may be significant under NRHP Criterion B/California Register Criterion 2/HRB Criterion B for its association with the life of a person important in the development of Golden Hill as a streetcar suburb. An institutional property that can be documented as associated with an important person in local history such as a prominent civic leader, real estate developer, successful businessperson, or clergy may be significant.
- *NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D (Design/Const.):* An institutional building may be eligible under NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D for embodying distinctive characteristics of a style, type, period, or method of construction. Institutional buildings were designed in a variety of architectural styles, but some of the favored styles include Streamline Moderne, Mission, and Spanish styles. A notable work of a master builder, architect, or designer may be significant under HRB Criterion D if the property was designed or constructed during the streetcar era in Golden Hill.
- *HRB Criterion A:* An institutional building dating to the streetcar era may be eligible under HRB Criterion A as a special element of the development of Golden Hill. Most likely, if an institutional property represents a special element of Golden Hill during this period, it will reflect the historical, cultural, social, economic, political, or architectural development of the community.

Integrity Considerations

In order to be eligible for listing in the local, state, or national register, an institutional property from the streetcar suburb period must retain sufficient integrity to convey its significance. An institutional property from the streetcar suburb period that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. An institutional property significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. An institutional property significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Some alterations may be acceptable as long as the property retains its essential features and overall form. A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association.

D. AN ERA OF TRANSITIONS: 1930-1990

The Great Depression and World War II:

Although Golden Hill was among San Diego's most affluent districts by the late 1920s, the community was nonetheless impacted by the onset of the Great Depression. Between the years 1929 and 1932, the national rate of home construction decreased by nearly 80 percent, and in effect the Planning Area, which was primarily residential, experienced very little development activity over the course of the 1930s.⁵¹ Among the handful of new structures erected in the Depression Era was the Seventh Day Adventist Church at 2411 Broadway, an intact example of the Art Deco style (Figure 22).⁵²



Figure 22. Seventh Day Adventist Church, HRB #130
Source: Historical Resources Report for HRB #130

A residential security map of San Diego, created by the Home Owners Loan Corporation (HOLC) in 1933, indicates that the Planning Area began to witness physical decline as early as the Depression era. To determine which urban neighborhoods qualified for federal mortgage assistance, the HOLC devised a four-tiered appraisal system, wherein residential districts were rated on a scale of 1 to 4 (Figure 23).⁵³ The map indicates that central Golden Hill was among the lowest stratum, or “fourth grade,” of neighborhoods, which was suggestive of poor maintenance, physical distress and vandalism.⁵⁴ Most of South Park received a “third grade” rating, given the relative age and condition of its housing stock.

⁵¹ Mark Broad, “I Remember the Wall Street Crash,” BBC News, 6 Oct. 2008.

⁵² City of San Diego, “Golden Hill Historic District.”

⁵³ Becky M. Nicolaides and Andrew Wiese, *The Suburb Reader* (New York: Routledge), 2006, 248.

⁵⁴ *Ibid.*

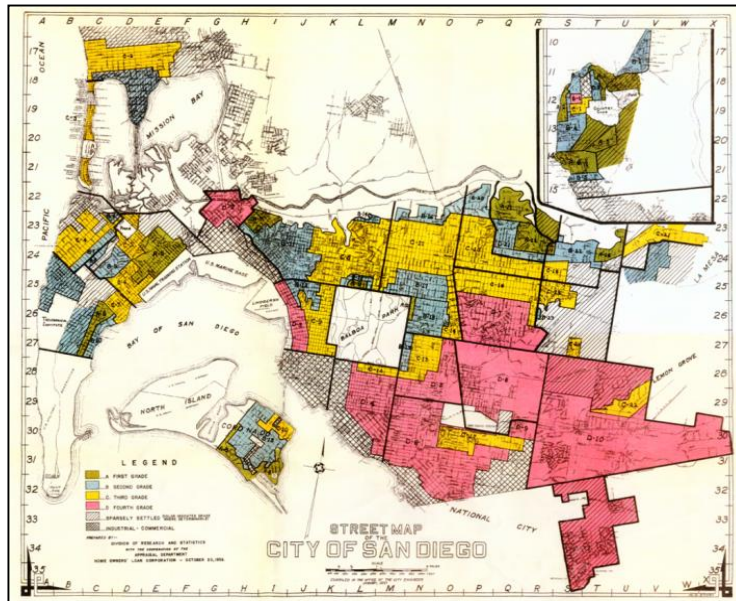


Figure 23. HOLC Residential Security map of San Diego, 1933.

Source: David Theo Goldberg and Richard Marciano

The next wave of activity within Golden Hill was touched off by the Second World War, at which time San Diego was transformed into a thriving metropolitan center. Shortly after the war began in 1939, the Federal Government invested heavily in defense, and San Diego, which was home to both a sizable naval presence and aviation contractor Consolidated Aircraft, emerged as a hub of wartime production. This culminated in a period of rapid population growth between the years 1940 and 1943, wherein defense employees and their families poured into the city at an average of 1,500 per week.⁵⁵

Not surprisingly, the massive influx of war workers strained San Diego's resources and infrastructure, and the city thereafter experienced a housing shortage unparalleled in its history.⁵⁶ Indeed, the Federal Government provided some relief by constructing workforce housing for defense employees, but much of the problem remained on the shoulders of local officials. Among the remedies adopted by the City Council was to amend the municipal zoning code, so that density would be encouraged in several areas throughout the city, including much of Golden Hill.⁵⁷

Postwar Aftermath: Physical and Social Change:

Due to the amended zoning ordinance, much of Golden Hill experienced marked physical changes both during and after World War II. Development in the area – especially south of “A”

⁵⁵ Christine Killory, “Temporary Suburbs: The Lost Opportunity of San Diego’s National Defense Housing Projects,” *The Journal of San Diego History* 39 (1993), 1-2.

⁵⁶ Ibid.

⁵⁷ Golden Hill Planning Committee and City of San Diego Planning Department, 6.

Street – picked up once again during the 1940s and 1950s, but unlike previous years, new construction of this era consisted primarily of moderate and large-scale apartment complexes.⁵⁸ Indeed, some of these apartments were sited on vacant parcels, but others replaced many of the neighborhood’s single-family residences.⁵⁹

By 1956, a substantial number of homes south of “A” Street had either been subdivided or converted for alternative uses. Hebbard and Gill’s A.H. Frost House at 2456 Broadway (HRB #130), as well as Gill’s George Garrettson House at 2411 “E” Street (HRB #130), were initially constructed as single-family residences, but by 1956 were used as rest homes.⁶⁰ Other residences, including those at 931 22nd Street, 1030 24th Street and 2451 “B” Street, were converted into rooming houses and apartment flats, and a home at 1260 22nd Street had become the Laynes Hospitality Home for Servicemen.

Undoubtedly, the abundance of apartments and rooming houses within Golden Hill brought a sizable number of the working class to the neighborhood. This shift in demography is seen in the increase of several union halls and labor centers.⁶¹ Among these facilities included the American Federation of Labor Building at 23rd and Broadway; the Frank Rosenbloom Labor Center at 1165 19th Street; and a complex of union offices at 2731 “B” Street.

Further physical change came about in the late 1950s, when the State Division of Highways initiated the construction of two freeways – Interstate 5 and State Route 94 – along the Planning Area’s southern and western borders. As these routes were intended to convenience suburban commuters, little effort was made to mitigate their impacts on Golden Hill, and in turn several homes that obstructed the freeways’ paths were razed. Freeway construction also had the effect of “carving out” and isolating Golden Hill, as many streets were truncated and re-routed to accommodate underpasses, overpasses and ramps.⁶²

Whereas central Golden Hill was markedly redeveloped during and after World War II, the northeastern section of the Planning Area experienced comparatively little physical change during this time. By the late 1940s, San Diego’s electric streetcars had been decommissioned and their tracks removed or covered, yet in subsequent years South Park retained the form and character of a streetcar suburb.⁶³ During this period, most of South Park’s homes and businesses remained intact, and little infill development had occurred.⁶⁴

⁵⁸ Ibid.

⁵⁹ Sanborn Maps, 1920 and 1956.

⁶⁰ Sanborn Maps, 1956

⁶¹ Ibid.

⁶² Betty Slater, “A New Era for Golden Hill,” *San Diego Home and Garden*, July 1980, 33.

⁶³ Montes.

⁶⁴ Sanborn Maps, 1956

A Diverse Neighborhood Emerges:

Between the 1960s and 1970s, Golden Hill witnessed marked changes in its demographic makeup. The availability of affordable apartments, in conjunction with the exodus of middle and upper class homeowners to the suburbs, meant that the once-exclusive community attracted an increasing number of working class.⁶⁵ In time, central Golden Hill emerged as one of San Diego's most ethnically and economically diverse neighborhoods.⁶⁶

At this time, the majority of incoming residents rented instead of owned their homes. Due to absentee landlords, little maintenance was completed on the neighborhood's aging structures and the condition of many structures deteriorated.⁶⁷ An article in the *Los Angeles Times* described Golden Hill as a community replete with "rickety, dilapidated homes interspersed among the mansions for which the area is noted."⁶⁸

Interest in Golden Hill was regenerated in the 1970s, when two national oil crises steered many middle-class professionals back into centralized, inner-city neighborhoods.⁶⁹ As homeownership in the Planning Area steadily increased throughout the 1980s, there emerged a growing consciousness among residents to eradicate blight, reduce density and restore the community's historic character. In 1978, the City's Historical Resources Board designated the Golden Hill Historic District, a six block area bounded by Balboa Park on the north, 25th Street on the east, F Street on the south, and 24th Street on the west. Following the designation of the district, there was a concerted effort by property owners and community members to preserve and embrace the heritage and built environment in Golden Hill.

Property Types

Though Golden Hill was primarily built out by the start of World War II, a few residential and commercial property types emerged from the pre and post-war era. San Diego emerged as a center for the Navy and much of the City experienced a build up prior to the War. A period of rapid population growth between 1940 and 1943 left the City with a housing shortage. The City Council responded by amending the municipal housing code, so that density would be encouraged. This resulted in larger apartment buildings being constructed in several areas throughout the City including Golden Hill. In addition, as San Diego emerged as the center for Naval activity in the Pacific, other wartime industries such as aviation and shipbuilding established factories and offices in the City. This created an influx of workers seeking jobs and in response, the popularity of labor unions increased and the union presence was visible in San Diego, particularly in Golden Hill.

⁶⁵ Golden Hill Planning Committee and City of San Diego Planning Department, 6.

⁶⁶ Robert Montemayor, "Energy and Vision Bring Glitter Back Into Golden Hill," *Los Angeles Times*, May 16, 1982.

⁶⁷ Slater, 34.

⁶⁸ Montemayor.

⁶⁹ Ibid.

Residential

Given that the Planning Area was built out by the 1930s, and mid-century zoning codes encouraged high density residential development, few, if any single family homes were constructed in Golden Hill after the Great Depression. Multi-family housing in the form of apartment buildings were constructed in this period. In addition, large single family homes were converted into multiple units and rented to residents rather than owner occupied.

Apartment Buildings

Due to amendments to the municipal zoning code, large apartment buildings constructed after the Second World War were generally concentrated in the area south of A Street. These apartments are considerably larger than those constructed in previous years contained more units, and were oriented around the automobile. Generally, these postwar structures are between two and four stories, embody contemporary architectural styles, and are located in the southern and western sections of the study area (Figure 24).



**Figure 24. Apartments at 2401 C Street.
Source: CPCI Staff**

Character-Defining Features

Residential properties in Golden Hill constructed during the pre and post war era exhibit the following character-defining features:

- Two or three stories
- Mid-century architectural styles – Contemporary, Minimal Traditional, Streamline Moderne, (Refer to *San Diego Modernism Historic Context Statement*)
- Incorporate parking into site or building
- Flat or hip roof
- Little or no ornamentation
- Steel or aluminum windows

Significance

A residential property may be significant under this theme for its association with important trends and patterns of development in Golden Hill during the period 1930-1990, including the development of the FHA; the hosting of the California Pacific International Exposition; the economic recovery and building boom due to the local defense industries, especially aircraft manufacturing; the shift from streetcars to the automobile; infill development in established neighborhoods; or the proliferation of inexpensive stucco-box apartment buildings. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Streamline Moderne, Late Moderne, Minimal Traditional, Modern or Ranch.

In order to be eligible for listing in the local, state or national historic register, properties in Golden Hill from this period must be significant under at least one of the following criteria:

- *NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events):* Residential resources may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B as a representation of the evolution of Golden Hill from a single family neighborhood to a diverse community with a variety of housing types.
- *NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons):* A residential building may be significant under NRHP Criterion B/California Register Criterion 2/HRB Criterion B for its association with the life of a person important in the development of Golden Hill during the pre or post war era. A residential property that can be documented as associated with an important person in local history such as a prominent civic leader, union organizer, or someone who made significant contributions to the defense industry in San Diego may qualify for designation.
- *NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D (Design/Const.):* A residential building dating to the pre and posts war era may be eligible under NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D for embodying distinctive characteristics of a style, type, period, or method of construction. A notable work of a master builder, architect, or designer may be significant under HRB Criterion D. These resources should be evaluated in context of both Golden Hill's history and the City's Modernism historic Context Statement.
- *HRB Criterion A:* A residential building dating to the pre and post war era may be eligible under HRB Criterion A as a special element of the development of Golden Hill. If the property contributed to the growth and expansion of Golden Hill as a diverse community both in terms of its demographics or housing types it may be eligible under HRB Criterion A.

Integrity Considerations

In order to be eligible for listing in the local, state, or national register, a residential property from the pre and post war period must retain sufficient integrity to convey its significance. A residential property that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. A residential property significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. A residential property significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association. In evaluating the integrity of properties that date to Golden Hill's development during the pre and post war era, consideration of integrity thresholds established in the City's Modernism Historic Context Statement should be applied as most likely resources will reflect architectural styles included in the Context Statement.

Commercial

Historically, the communities of Golden Hill and South Park were marketed as high-class residential districts and were not associated with commercial uses. A limited number of commercial establishments were constructed in the Golden Hill during its development as a streetcar suburb. During the pre and post war era, the majority of commercial properties included gasoline stations, automotive repair shops and small manufacturer establishments. These buildings generally feature flat roofs and vehicular bays, are between one and two stories, and are sited among other commercial developments along former streetcar lines (Figure 25). Most often, they embody a variety of architectural styles, but are ornamentally restrained.



Figure 25. Gasoline Station at 25th and C Street.
Source: CPCI Staff

Character-Defining Features

Commercial properties in Golden Hill constructed during the pre and post war era exhibit the following character-defining features:

- One story
- Oriented towards automobile services
- Canopy Overhangs
- Flat roofs
- Located along 25th Street, Juniper Street, and 30th Street

Significance

A commercial property may be significant under this theme for its association with important trends and patterns of development in Golden Hill during the period 1930-1990, including the hosting of the California Pacific International Exposition; the economic recovery and building boom due to the local defense industries, especially aircraft manufacturing; or the development of commercial automobile corridors. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Art Deco, Streamline Moderne, Late Moderne, Minimal Traditional, or Modern.

In order to be eligible for listing in the local, state or national historic register, properties in Golden Hill from this period must be significant under at least one of the following criteria:

- *NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events)*: It is not likely that commercial resources will be significant under *NRHP Criterion A/CRHR Criterion 1/HRB Criterion B* as a representation of the evolution of Golden Hill from a single family neighborhood to a diverse community with a variety of housing types. With a limited number of commercial properties built during this period, it is unlikely that they will represent this theme.
- *NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons)*: Due to the limited number of commercial resources built during the pre and post war era, it is not likely that a commercial building will be significant under *NRHP Criterion B/California Register Criterion 2/HRB Criterion B* for its association with the life of a person important during this period. However, it may be possible through additional research that a connection between a significant individual and an individual resource may be made; in these cases these resources may be significant under *NRHP Criterion B/California Register Criterion 2/HRB Criterion B*.
- *NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D*

(Design/Const.): A commercial building dating to the pre and posts war era may be eligible under *NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D* for embodying distinctive characteristics of a style, type, period, or method of construction. It is not likely that a building will be a notable work of a master builder, architect, or designer due to the limited number of commercial resources constructed during this period. All resources should be evaluated in context of both Golden Hill's history and the City's Modernism historic Context Statement.

- *HRB Criterion A:* A commercial building dating to the pre and post war era may be eligible under HRB Criterion A as a special element of the development of Golden Hill as a representation of the evolution of the community of a single family neighborhood to a diverse community. However, it is not likely that there are a large number of commercial properties that reflect this evolution as this change is best exemplified through residential and institutional properties.

Integrity Considerations

In order to be eligible for listing in the local, state, or national register, a commercial property from the pre and post war period must retain sufficient integrity to convey its significance. A commercial property that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. A commercial property significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. A commercial property significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association. In evaluating the integrity of properties that date to Golden Hill's development during the pre and post war era, consideration of integrity thresholds established in the City's Modernism Historic Context Statement should be applied as most likely resources will reflect architectural styles included in the Context Statement.

Institutional (Additional research/fieldwork required)

A number of institutional buildings including union halls and auditoriums were constructed during the pre and post war period. Generally constructed between 1945 and 1960, these large buildings were typically one or two stories in heights and featured little ornamentation; though some reflected Streamline Moderne architecture such as the AFL building at 23rd and Broadway (Figure 26). Often constructed of poured concrete or concrete block, these buildings typically

had restrained ornamentation if any, and some were utilitarian in nature. The majority of these buildings appear to be located south of A Street.



Figure 26. American Federation of Labor Building at 2323 Broadway.
Source: CPCI Staff

Character-Defining Features

Institutional properties in Golden Hill constructed during the pre and post war era exhibit the following character-defining features:

- Originally functioned as union hall
- Two or three stories
- Mid-century architectural style – Streamline Moderne, International, Contemporary (Refer to *San Diego Modernism Historic Context Statement*)
- Flat, barrel or hip roof
- Little or no ornamentation
- Steel or aluminum windows

Significance

An institutional property may be significant under this theme for its association with important trends and patterns of development in Golden Hill during the period 1930-1990, including the establishment of early social halls and auditoriums. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Art Deco, Streamline Moderne, Late Moderne, Minimal Traditional, or Modern.

In order to be eligible for listing in the local, state or national historic register, properties in Golden Hill from this period must be significant under at least one of the following criteria:

- *NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events):*
Institutional resources may be significant under NRHP Criterion A/CRHR Criterion

1/HRB Criterion B as a representation of the evolution of Golden Hill from a single family neighborhood to a diverse community. For example, a union hall may reflect the increase in the number of working class moving into Golden Hill.

- *NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons):* An institutional building may be significant under *NRHP Criterion B/California Register Criterion 2/HRB Criterion B* for its association with the life of a person important in the development of Golden Hill during the pre or post war era. For example, if a particular property is associated with an important union organizer, it may be significant.
- *NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D (Design/Const.):* An institutional building dating to the pre and posts war era may be eligible under *NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D* for embodying distinctive characteristics of a style, type, period, or method of construction. A notable work of a master builder, architect, or designer may be significant under HRB Criterion D. These resources should be evaluated in context of both Golden Hill's history and the City's Modernism historic Context Statement.
- *HRB Criterion A:* An institutional building dating to the pre and post war era may be eligible under HRB Criterion A as a special element of the development of Golden Hill. Most likely, if a property represents a special element of Golden Hill during the pre and post war era, it will reflect the historical, cultural, economic, or political development of the community.

Integrity Considerations

In order to be eligible for listing in the local, state, or national register, an institutional property from the pre and post war period must retain sufficient integrity to convey its significance. An institutional property that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. An institutional property significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. A property significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association. In evaluating the integrity of properties that date to Golden Hill's development during the pre and post war era, consideration of integrity thresholds established in the City's Modernism Historic Context Statement should be applied as most likely resources will reflect architectural styles included in the Context Statement.

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APPENDIX B: Field Photo Log

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
1113-1117	19TH	ST	5342510500		08032010_1071
905	20TH	ST	5343720600		08032010_6123
917-919	20TH	ST	5343720500		08032010_1077
930	20TH	ST	5343710700		08032010_6124; 08032010_6125
953-959	20TH	ST	5343720200		08032010_1074
971	20TH	ST	5343720100		08032010_1073
903-909	21ST	ST			08032010_6127
1044-1046	21ST	ST	5342531000		08032010_6128
1068-1070	21ST	ST	5342531300		08032010_6129
1143-1145	21ST	ST	5342610300		08032010_6126
849	22ND	ST	5343850300		08032010_6133; 08032010_6134
918-922	22ND	ST	5343811100		08032010_6135
1055	22ND	ST	5342651300		08032010_6132
1150-1156	22ND	ST	5342611100		08032010_6136
840	23RD	ST	5343851100		08032010_6138
970	23RD	ST	5343821400		08032010_6139; 08032010_6140
1042	23RD	ST	5342650800		08032010_6141
1160	23RD	ST	5342620800		08032010_6142
1226-1232	23RD	ST	5341341000		08032010_6137
832	24TH	ST	5343841100		08032010_6144; 08032010_6145
1166-1168	24TH	ST	5342630700		08032010_6146
1228-1234	24TH	ST	5341331300		08032010_6143
1239-1247	25TH	ST	5341521100		08042010_001
1225-1243	26TH	ST	5341623700		08042010_004
1301	28TH	ST	5394600100	El Tovar Apartments	08042010_015; 08042010_016
1307	28TH	ST	5394600200		08052010_018
1321	28TH	ST	5394040500		08052010_017
1329	28TH	ST	5394040400		08052010_016
1335	28TH	ST	5394040300		08052010_015
1339	28TH	ST	5394041300		08052010_014
1355	28TH	ST	5394041200		08052010_013
1405	28TH	ST	5394010500		08052010_012
1415	28TH	ST	5394010400		08052010_011
1427	28TH	ST	5394010300		08052010_010
1441	28TH	ST	5394010200		08052010_009
1445	28TH	ST	5394010100		08052010_008
1503	28TH	ST	5393440600		08052010_007
1509	28TH	ST	5393440500		08052010_006
1525	28TH	ST	5393440400		08052010_005
1529	28TH	ST	5393440300		08052010_004

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
1535	28TH	ST	5393440200		08052010_003
1545	28TH	ST	5393440100		08052010_002
1605	28TH	ST	5393410400		08052010_118
1310	29TH	ST	5394600900		08052010_063
1318	29TH	ST	5394030600		08052010_064; 08052010_065
1319	29TH	ST	5394140600		08052010_101
1325	29TH	ST	5394140500		08052010_100
1328	29TH	ST	5394030700		08052010_066
1333	29TH	ST	5394140400		08052010_099
1336	29TH	ST	5394030800		08052010_067
1341	29TH	ST	5394140300		08052010_098
1344-1346	29TH	ST	5394030900		08052010_068
1350	29TH	ST	5394031000		08052010_069; 08052010_070
1351	29TH	ST	5394140200		08052010_097
1355	29TH	ST	5394140100		08052010_096
1360	29TH	ST	5394031100		08052010_071
1402	29TH	ST	5394020700		08052010_072
1405	29TH	ST	5394110600		08052010_095
1412	29TH	ST	5394020800		08052010_073
1415	29TH	ST	5394110500		08052010_094
1420-1422	29TH	ST	5394020900		08052010_074
1421-1423	29TH	ST	5394110400		08052010_093
1427	29TH	ST	5394110300		08052010_092
1428	29TH	ST	5394021000		08052010_075; 08052010_076
1436	29TH	ST	5394021100		08052010_077
1437	29TH	ST	5394110200		08052010_091
1445	29TH	ST	5394110100		08052010_090
1446	29TH	ST	5394021200		08052010_078; 08052010_079
1510	29TH	ST	5393430700		08052010_080
1511	29TH	ST	5393540500		08052010_089
1519	29TH	ST	5393540400		08052010_088
1522	29TH	ST	5393430800		08052010_081
1529	29TH	ST	5393540300		08052010_087
1530	29TH	ST	5393430900		08052010_082
1535	29TH	ST	5393540200		08052010_086
1540	29TH	ST	5393431000		08052010_083
1543	29TH	ST	5393540100		08052010_085
1544	29TH	ST	5393431100		08052010_084
1730-1738	29TH	ST	5392721200		08052010_121; 08052010_122
1820-1832	30TH	ST	5392251200		08042010_028
1930	30TH	ST	5392221000		08042010_024; 08042010_023
2208-2222	30TH	ST	5390930800		08042010_020

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
2526-2530	A	ST	5341510400		08032010_6157
2666-2670	A	ST	5341611000		08032010_6158; 08032010_6159
2852-2856	A	ST	5394600600		08052010_104
2874	A	ST	5394600800		08052010_105
2880	A	ST	5394601000		08052010_106
2902	A	ST	5394601100		08052010_102; 08052010_103
2921-2931	A	ST	5394731000		08042010_007
2812	ASH	ST	5394010600		08052010_107
2848	ASH	ST	5394020600		08052010_110; 08052010_109; 08052010_108
2203	B	ST	5342620100		08032010_6130; 08032010_6131
2502	B	ST	5341521500	Loma de Oro Apartments	08032010_6164; 08032010_6165; 08032010_6166
2528	B	ST	5341521600		08032010_6167
2533-2545	B	ST	5342801000		08032010_6162; 08032010_6163
2664-2668	B	ST	5341622300		08032010_6170; 08032010_6171
2691	B	ST	5343011300	Iglesia Presbiteriana Hispana	08032010_6161
2821	B	ST	5395210800		08032010_6178; 08032010_6179
2830	B	ST	5394603700		08032010_6172; 08032010_6173
2982-2994	B	ST	5394732600		08032010_6176; 08032010_6177
2832	BEECH	ST	5393440700		08052010_111
2850	BEECH	ST	5393430500		08052010_112
2878	BEECH	ST	5393430600		08052010_113
2906	BEECH	ST	5393540600		08052010_114
2026	BROADWAY		5342530700		08032010_6150; 08032010_6151
2029-2035	BROADWAY		5343721200		08032010_6155; 08032010_6156
2103-2121	BROADWAY		5343810100		08032010_6153; 08032010_6154
2214	BROADWAY		5342650400		08032010_6152
2526-2530	BROADWAY		5342901500		08032010_6188
2102-2116	C	ST	5342610600		08032010_6147
2227	C	ST	5342651100		08032010_6149
2329	C	ST	5342641000		08032010_6148
2504	C	ST	5342801500		08042010_003
2505-2519	C	ST	5342901000		08032010_6186; 08032010_6187
2545	C	ST	5342900600		08032010_6185
2557	C	ST	5342900500		08032010_6184
2689-2695	C	ST	5343021400		08032010_6192
2733-2739	C	ST	5343120800		08032010_6183
2741-2747	C	ST	5343120700		08032010_6181; 08032010_6182
2850	CEDAR	ST	5393420300		08052010_119
2870	CEDAR	ST	5393420400		08052010_120
2925	CEDAR	ST	5393541200		08052010_115; 08052010_116

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
1801	DALE	ST	5392250700		08042010_019
2148	DALE	ST	5391511500		08042010_018
2001	FERN	ST	5391623900	Gala Foods	08042010_029
3025	FIR	ST	5392341100	Christ United Presbyterian Church	08042010_026; 08042010_027
1301	GRANADA	AVE	5394600500		08052010_062
1306	GRANADA	AVE	5394600300		08052010_019
1309	GRANADA	AVE	5394600400		08052010_061
1319	GRANADA	AVE	5394030500		08052010_059; 08052010_060
1320	GRANADA	AVE	5394040600		08052010_020
1322	GRANADA	AVE	5394040700		08052010_021
1325	GRANADA	AVE	5394030400		08052010_058
1331	GRANADA	AVE	5394030300		08052010_057
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1344	GRANADA	AVE	5394040900		08052010_023
1345	GRANADA	AVE	5394030200		08052010_056
1346	GRANADA	AVE	5394041000		08052010_024
1355	GRANADA	AVE	5394030100		08052010_055
1360	GRANADA	AVE	5394041100		08052010_025
1406	GRANADA	AVE	5394010700		08052010_026; 08052010_027
1411	GRANADA	AVE	5394020500		08052010_054
1419	GRANADA	AVE	5394020400		08052010_053
1420	GRANADA	AVE	5394010800		08052010_028
1427	GRANADA	AVE	5394020300		08052010_052
1432	GRANADA	AVE	5394010900		08052010_029
1435	GRANADA	AVE	5394020200		08052010_051
1444	GRANADA	AVE	5394011000		08052010_029
1445	GRANADA	AVE	5394020100		08052010_050
1514	GRANADA	AVE	5393440800		08052010_031
1517	GRANADA	AVE	5393430400		08052010_049
1522	GRANADA	AVE	5393440900		08052010_032
1527	GRANADA	AVE	5393430300		08052010_048
1528	GRANADA	AVE	5393441000		08052010_033
1538	GRANADA	AVE	5393441100		08052010_034
1541	GRANADA	AVE	5393430200		08052010_047
1544	GRANADA	AVE	5393441200		08052010_035
1547	GRANADA	AVE	5393430100		08052010_046
1602	GRANADA	AVE	5393410500		08052010_036
1612	GRANADA	AVE	5393410600		08052010_037
1620	GRANADA	AVE	5393410700		08052010_038
1621	GRANADA	AVE	5393420200		08052010_045

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
1627	GRANADA	AVE	5393420100		08052010_044
1629	GRANADA	AVE	5392730300		08052010_043
1630	GRANADA	AVE	5393410800		08052010_039
1636	GRANADA	AVE	5392740300		08052010_040
1644	GRANADA	AVE	5392740400		08052010_041
1645	GRANADA	AVE	5392730100		08052010_042
3015	JUNIPER	ST	5391023300	Rebecca's Coffee Shop	08042010_038
3129-3139	JUNIPER	ST	5391122300		08042010_033; 08042010_034

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APPENDIX C: Properties in Potential Historic District

South Park Residential Historic District

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
1301	28TH	ST	5394600100	1929	El Tovar Apartments	Individually Significant
1307	28TH	ST	5394600200	1923		Non-Contributing
1321	28TH	ST	5394040500	1935		Contributing
1329	28TH	ST	5394040400	1921		Contributing
1335	28TH	ST	5394040300	1924		Contributing
1339	28TH	ST	5394041300	1948		Non-Contributing
1355	28TH	ST	5394041200	1920		Designated
1405	28TH	ST	5394010500	1976		Non-Contributing
1415	28TH	ST	5394010400	1914		Non-Contributing
1427	28TH	ST	5394010300	1912		Non-Contributing
1441	28TH	ST	5394010200	1911		Non-Contributing
1445	28TH	ST	5394010100	1908		Non-Contributing
1503	28TH	ST	5393440600	1922		Contributing
1509	28TH	ST	5393440500	1930		Non-Contributing
1525	28TH	ST	5393440400	1906		Non-Contributing
1529	28TH	ST	5393440300	1911		Contributing
1535	28TH	ST	5393440200	1909		Contributing
1545	28TH	ST	5393440100	1936		Contributing
1605	28TH	ST	5393410400	1915		Contributing
1310	29TH	ST	5394600900	1936		Non-Contributing
1318	29TH	ST	5394030600	1920		Non-Contributing
1319	29TH	ST	5394140600	1924		Contributing
1325	29TH	ST	5394140500	1926		Contributing
1328	29TH	ST	5394030700	1920		Non-Contributing
1333	29TH	ST	5394140400	1923		Non-Contributing
1336	29TH	ST	5394030800	1922		Contributing
1341	29TH	ST	5394140300	1911		Contributing
1344-1346	29TH	ST	5394030900	1913		Contributing
1350	29TH	ST	5394031000	1920		Contributing
1351	29TH	ST	5394140200	1920		Non-Contributing
1355	29TH	ST	5394140100	1915		Designated
1360	29TH	ST	5394031100	1928		Contributing
1402	29TH	ST	5394020700	1911		Contributing
1405	29TH	ST	5394110600	1915		Contributing
1412	29TH	ST	5394020800	1915		Contributing
1415	29TH	ST	5394110500	1918		Contributing
1420-1422	29TH	ST	5394020900	1913		Non-Contributing

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
1421-1423	29TH	ST	5394110400	1918		Non-Contributing
1427	29TH	ST	5394110300	1914		Contributing
1428	29TH	ST	5394021000	1908		Contributing
1436	29TH	ST	5394021100	1920		Non-Contributing
1437	29TH	ST	5394110200	1915		Non-Contributing
1445	29TH	ST	5394110100	1915		Contributing
1446	29TH	ST	5394021200	1920		Non-Contributing
1510	29TH	ST	5393430700	1985		Non-Contributing
1511	29TH	ST	5393540500	1911		Contributing
1519	29TH	ST	5393540400	1912		Non-Contributing
1522	29TH	ST	5393430800	1911		Designated
1529	29TH	ST	5393540300	1915		Designated
1530	29TH	ST	5393430900	1911		Designated
1535	29TH	ST	5393540200	1911		Contributing
1540	29TH	ST	5393431000	1910		Non-Contributing
1543	29TH	ST	5393540100	1912		Contributing
1544	29TH	ST	5393431100	1933		Non-Contributing
2852-2856	A	ST	5394600600	1959		Non-Contributing
2874	A	ST	5394600800	1920		Non-Contributing
2880	A	ST	5394601000	1920		Non-Contributing
2902	A	ST	5394601100	1925		Contributing
2812	ASH	ST	5394010600	1936		Non-Contributing
2848	ASH	ST	5394020600	1918		Contributing
2832	BEECH	ST	5393440700	1912		Individually Significant
2850	BEECH	ST	5393430500	1912		Non-Contributing
2878	BEECH	ST	5393430600	1936		Non-Contributing
2906	BEECH	ST	5393540600	1930		Designated
2850	CEDAR	ST	5393420300	1915		Designated
2870	CEDAR	ST	5393420400	1957		Non-Contributing
2925	CEDAR	ST	5393541200	1924		Contributing
1301	GRANADA	AVE	5394600500	1912		Non-Contributing
1306	GRANADA	AVE	5394600300	1925		Designated
1309	GRANADA	AVE	5394600400	1949		Non-Contributing
1319	GRANADA	AVE	5394030500	1923		Non-Contributing
1320	GRANADA	AVE	5394040600	1925		Contributing
1322	GRANADA	AVE	5394040700	1914		Non-Contributing
1325	GRANADA	AVE	5394030400	1914		Contributing
1331	GRANADA	AVE	5394030300	1914		Contributing
1336	GRANADA	AVE	5394040800	1920		Designated
1344	GRANADA	AVE	5394040900	1914		Contributing

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
1345	GRANADA	AVE	5394030200	1915		Designated
1346	GRANADA	AVE	5394041000	1914		Contributing
1355	GRANADA	AVE	5394030100	1908	Peter M. Price House	Designated
1360	GRANADA	AVE	5394041100	1908		Contributing
1406	GRANADA	AVE	5394010700	1906		Non-Contributing
1411	GRANADA	AVE	5394020500	1925		Non-Contributing
1419	GRANADA	AVE	5394020400	1908		Non-Contributing
1420	GRANADA	AVE	5394010800	1906		Contributing
1427	GRANADA	AVE	5394020300	1947		Non-Contributing
1432	GRANADA	AVE	5394010900	1950		Non-Contributing
1435	GRANADA	AVE	5394020200	1911		Contributing
1444	GRANADA	AVE	5394011000	1910		Designated
1445	GRANADA	AVE	5394020100	1915		Non-Contributing
1514	GRANADA	AVE	5393440800	1923		Contributing
1517	GRANADA	AVE	5393430400	1915		Designated
1522	GRANADA	AVE	5393440900	1911		Contributing
1527	GRANADA	AVE	5393430300	1915		Designated
1528	GRANADA	AVE	5393441000	1915		Designated
1538	GRANADA	AVE	5393441100	1911		Contributing
1541	GRANADA	AVE	5393430200	1920		Non-Contributing
1544	GRANADA	AVE	5393441200	1923		Contributing
1547	GRANADA	AVE	5393430100	1919		Non-Contributing
1602	GRANADA	AVE	5393410500	1929		Contributing
1612	GRANADA	AVE	5393410600	1915		Contributing
1620	GRANADA	AVE	5393410700	1911		Contributing
1621	GRANADA	AVE	5393420200	1908		Contributing
1627	GRANADA	AVE	5393420100	1950		Non-Contributing
1629	GRANADA	AVE	5392730300	1911		Contributing
1630	GRANADA	AVE	5393410800	1924		Non-Contributing
1636	GRANADA	AVE	5392740300	1915		Contributing
1644	GRANADA	AVE	5392740400	1918		Non-Contributing
1645	GRANADA	AVE	5392730100	1910		Contributing

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APPENDIX D: Properties in Potential Multiple Property Listing

Residential Court Multiple Property Listing

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME
1225-1243	26TH	ST	5341623700	1927	
1239-1247	25TH	ST	5341521100	1925	
1730-1738	29TH	ST	5392721200	1925	
1820-1832	30TH	ST	5392251200	1926	
2208-2222	30TH	ST	5390930800	1922	
2921-2931	A	ST	5394731000	1939	
2982-2994	B	ST	5394732600	1940	
2526-2530	BROADWAY		5342901500	1940	
2733-2739	C	ST	5343120800	1940	
2741-2747	C	ST	5343120700	1948	
3129-3139	JUNIPER	ST	5391122300	1930	

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APPENDIX E: Potential Individual Resources

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME
1113-1117	19TH	ST	5342510500	1900	
905	20TH	ST	5343720600	1895	
917-919	20TH	ST	5343720500	1888	
930	20TH	ST	5343710700	1900	
953-959	20TH	ST	5343720200	1913	
971	20TH	ST	5343720100	1904	
903-909	21ST	ST		1905	
1044-1046	21ST	ST	5342531000	1908	
1068-1070	21ST	ST	5342531300	1906	
1143-1145	21ST	ST	5342610300	1904	
849	22ND	ST	5343850300	1905	
918-922	22ND	ST	5343811100	1925	
1055	22ND	ST	5342651300	1935	
1150-1156	22ND	ST	5342611100	1914	
840	23RD	ST	5343851100	1926	
970	23RD	ST	5343821400	1921	
1042	23RD	ST	5342650800	1903	
1160	23RD	ST	5342620800	1905	
1226-1232	23RD	ST	5341341000	1914	
832	24TH	ST	5343841100	1900	
1166-1168	24TH	ST	5342630700	1926	
1228-1234	24TH	ST	5341331300	1907	
1301	28TH	ST	5394600100	1929	El Tovar Apartments
1930	30TH	ST	5392221000	1900	
2526-2530	A	ST	5341510400	1905	
2666-2670	A	ST	5341611000	1935	
2203	B	ST	5342620100	1908	
2502	B	ST	5341521500	1925	Loma de Oro Apartments
2528	B	ST	5341521600	1900	
2533-2545	B	ST	5342801000	1909	
2664-2668	B	ST	5341622300	1925	
2691	B	ST	5343011300	1950	Iglesia Presbiteriana Hispana
2821	B	ST	5395210800	1905	
2830	B	ST	5394603700	1908	
2832	BEECH	ST	5393440700	1912	
2026	BROADWAY		5342530700	1893	
2029-2035	BROADWAY		5343721200	1913	
2103-2121	BROADWAY		5343810100	1924	
2214	BROADWAY		5342650400	1920	

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME
2102-2116	C	ST	5342610600	1926	
2227	C	ST	5342651100	1905	
2329	C	ST	5342641000	1928	
2504	C	ST	5342801500	1935	
2505-2519	C	ST	5342901000	1930	
2545	C	ST	5342900600	1908	
2557	C	ST	5342900500	1920	
2689-2695	C	ST	5343021400	1925	
1801	DALE	ST	5392250700	1905	
2148	DALE	ST	5391511500	1903	
2001	FERN	ST	5391623900	1960	
3025	FIR	ST	5392341100	1925	Christ United Presbyterian Church
3015	JUNIPER	ST	5391023300	1925	Rebecca's Coffee Shop

APPENDIX F: Potential National Register & California Register Resources

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	NR	CR
917-919	20TH	ST	5343720500	1888		X	X
930	20TH	ST	5343710700	1900		X	X
953-959	20TH	ST	5343720200	1913		X	X
971	20TH	ST	5343720100	1904		X	X
903-909	21ST	ST		1905		X	X
1044-1046	21ST	ST	5342531000	1908		X	X
1068-1070	21ST	ST	5342531300	1906		X	X
1143-1145	21ST	ST	5342610300	1904		X	X
918-922	22ND	ST	5343811100	1925		X	X
1055	22ND	ST	5342651300	1935		X	X
1150-1156	22ND	ST	5342611100	1914		X	X
840	23RD	ST	5343851100	1926		X	X
970	23RD	ST	5343821400	1921		X	X
1042	23RD	ST	5342650800	1903		X	X
1160	23RD	ST	5342620800	1905		X	X
1226-1232	23RD	ST	5341341000	1914		X	X
832	24TH	ST	5343841100	1900		X	X
1166-1168	24TH	ST	5342630700	1926		X	X
1228-1234	24TH	ST	5341331300	1907		X	X
1301	28TH	ST	5394600100	1929	El Tovar Apartments	X	X
1930	30TH	ST	5392221000	1900		X	X
2526-2530	A	ST	5341510400	1905		X	X
2666-2670	A	ST	5341611000	1935		X	X
2502	B	ST	5341521500	1925	Loma de Oro Apartments	X	X
2528	B	ST	5341521600	1900		X	X
2533-2545	B	ST	5342801000	1909		X	X
2664-2668	B	ST	5341622300	1925		X	X
2821	B	ST	5395210800	1905		X	X
2830	B	ST	5394603700	1908		X	X
2832	BEECH	ST	5393440700	1912		X	X
2026	BROADWAY		5342530700	1893		X	X
2103-2121	BROADWAY		5343810100	1924		X	X
2102-2116	C	ST	5342610600	1926		X	X
2227	C	ST	5342651100	1905		X	X
2329	C	ST	5342641000	1928		X	X
2545	C	ST	5342900600	1908		X	X
2557	C	ST	5342900500	1920		X	X
1801	DALE	ST	5392250700	1905		X	X
2001	FERN	ST	5391623900	1960	Gala Foods	X	X
3025	FIR	ST	5392341100	1925	Christ United Presbyterian	X	X

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APPENDIX G: Community Identified Potential Resources

Potential Individual Resources

One additional individual resource, a church, was identified as potentially significant.

- 835 25th Street, APN 5344041800; Spanish Eclectic, 1924. Good example of early-20th century institutional development in Golden Hill; significant under the *Streetcar Development: 1905-1930* context.



835 25th Street

Additions to the Potential Residential Court Multiple Property Listing

Five additional residential courts were identified for inclusion in the Potential Residential Court Multiple Property Listing. These include two from the *Streetcar Development: 1905-1930* context and three from the *An Era of Transitions: 1930-1990* context.

- 1217-1231 28th Street, APN 5394602200; Craftsman, 1923. Good example of residential court development; significant under the *Streetcar Development: 1905-1930* context.
- 2002-2008 30th Street, APN 5391551300; Ranch, c. 1953. Good example of residential court development; significant under the *An Era of Transitions: 1930-1990* context.
- 2104-2116 30th Street, APN 5391520900; Ranch, c.1941. Good example of residential court development; significant under the *An Era of Transitions: 1930-1990* context.
- 2534-2536 B Street, APN 5341521700; Craftsman, 1921. Good example of residential court development; significant under the *Streetcar Development: 1905-1930* context.
- 2833-2849 B Street, APN 5395210500 and 5395210600; Tract Ranch, 1952. Good example of residential court development; significant under the *An Era of Transitions: 1930-1990* context.

Potential Historic Districts

During the public outreach process, members of Golden Hill community recommended that the boundary for the potential South Park Historic District should be restored to the boundary identified in the 1996 Historical Greater Mid-City San Diego Preservation Strategy (1996 Mid-City Survey). In addition, the community also recommended that the area to the immediate west of the existing Golden Hill Historic District - Culverwell & Taggart's Addition - which was identified in the 1996 Mid-City Survey as a possible expansion to the Golden Hill Historic District, also be identified as a potential historic district.

While the survey work conducted by HRG ultimately concluded that these areas did not appear to retain sufficient integrity to be eligible for designation, qualified City staff re-reviewed the 1996 Mid-City Survey that identified these potential historic districts and conducted a windshield survey on foot to re-evaluate whether or not these areas may retain sufficient integrity to be eligible for local listing. While each property was not individually revaluated and documented; staff was able to determine that the original boundaries identified in the 1996 Mid-City Survey for both the South Park and Culverwell & Taggart's Addition (formerly the Golden Hill Expansion Area) appear to retain sufficient integrity to be eligible for listing on the City's Register under HRB Criteria A and C.

In order to bring these districts forward for designation, additional, intensive-level research will be required to evaluate the district and define a precise boundary, period of significance, significance criteria, and contributing and non-contributing resources. The following data from the 1996 Mid-City Survey will provide a base-line of information for future evaluation.

ATTACHMENT G-1
1996 Mid-City Survey Data

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2. Golden Hill Historic District Proposed Expansion

- a. Statement of Significance
- b. Historic District Criteria
- c. Boundary Description
- d. Boundary Justification
- e. Historical Significance
- f. Architectural Significance
- g. District Map
- h. Tabular List of Contributing and Individually Significant Structures within the District

2. Golden Hill Historic District Proposed Expansion

a. Statement of Significance

The proposed expanded Golden Hill Historic District possesses a significant concentration of buildings and structures united historically and aesthetically by both plan and physical development. The existing Historic District encompasses 69 designated structures. The proposed district expansion encompasses, 15 City of San Diego Designated Historical Sites, 22 individually significant buildings and structures, 106 contributing buildings and structures and 109 non-contributing buildings and structures. The district includes the contiguous historic resources of the community, which comprise the residential and recreational resources that document the development of Golden Hill from 1870 through the 1930's. These buildings along with the streets, alleys and lots on which they are located, provide an excellent picture of the development of Golden Hill. The district meets the following criterion as stated in the City of San Diego Historical Site Board Policy, Procedure for Establishing Districts, policy 4.1.

b. Historic District Criteria

The following criteria shall be utilized in determining the significance of an area proposed for district designation:

- 1) An area associated with groups of existing or former residents who, because of their common employment or heritage have contributed significantly to the City's development. Such an area ...
- 4) Neighborhoods or Districts illustrating the progressive development of style and changes in architectural and cultural taste.
- 10) Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.
- 11) Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of similar period of design style.
- 12) Districts of Quality buildings or sites, often made up of individual land mark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment."

c. Boundary Description

The proposed boundaries for the expanded district are what remains of the original Culverwell and Taggart's Golden Hill Subdivision; the western edge adjacent to I-5, on the north Russ Boulevard to Golden Hill Park, bounded by the Canyons on the west and north and 26th Street to the east. The rear property lines of the properties on the east side of 25th Street. Highway 94 to the south and wholly encompassing the existing Golden Hill historic district.

d. Boundary Justification

The proposed boundaries encompass the remaining portions of the original subdivision that was disturbed due to the development of Interstate 5 and Highway 94. Included in the district boundaries is the Golden Hill Park, as the area's recreational resource. Excluded from the district are two areas of the historic Golden Hill subdivision where small pockets of historic buildings have been isolated from the proposed and existing district by non-historic construction. The first, is the five block area south of Highway 94 bounded by the highway, 25th Street, Market Street and Interstate 5. These five blocks are historically part of the original subdivision but because of the man made physical separation created by Highway 94 the visual and physical continuity no longer exists. In addition, the locally designated historic district of Sherman Heights has annexed these blocks as part of their district. The second, is the seven block area west of Interstate 5, bounded by the Interstate on the east, Market Street on the south, 16th Street on the west and Russ Boulevard on the north. These seven blocks are historically part of the original subdivision. However, due to the man made physical separation created by Interstate 5 the visual and physical continuity no longer exists. Therefore, the proposed southern and western boundaries are man made physical boundaries.

The northern boundary along Balboa Park is a natural physical boundary as well as the historic boundary. The eastern boundary is a man made boundary which follows the rear property lines of the properties on the east side of 25th Street. This boundary was chosen for two reasons. First, it is recommended where possible to place district boundaries to maintain the street corridor. Second, 25th street has become a major artery of the area and leads directly into the 25th Street section of Balboa Park or better known as Golden Hill Park. Many of the residences along this eastern boundary are not of historic significance. The residences are of a different architectural character. In addition, there is a significant change in the housing types east of this area with many large modern multi-family units disrupting the continuity of the single and small scale multi-family residential ambiance of the neighborhood.

e. Historical Significance

Initial development of the Golden Hill area began in January of 1870, with the subdivision of a large parcel of land known as Subdivision Map No. 249 Culverwell and Taggarts Addition which extended from 16th Street to the east up the hill to 23rd Street, to the north on Russ Boulevard along the southern boundary of the then called 'City Park' (Balboa Park) and Market Street ('H' Street) to the south.

During the 1870's, construction activity was confined to the extreme western slope of the hill. Golden Hill was then at the fringe of urban development and offered large lots with grand views. A few small homes were initially constructed, but for the most part the land remained open. Early native Americans also inhabited the area.

A sharp economic setback for the region occurred prior to the end of the 1870's following the collapse of a scheme to build a direct transcontinental rail link from San Diego to the east. San Diego real estate lagged until the Great Boom of the 1880's. Headed by Frank Kimball of National City and Judge Moses Luce (who later became president of the Golden Hill Land and Building Company) formed the California Southern Railroad linking San Bernardino and San Diego with a subsequent connection to the Atlantic and Pacific Railroad, part of the Santa Fe system. The first through trains arrived from the east with

great fanfare in 1885.

Golden Hill did not have the luxury of being a terminus to the electric railway so as part of the initial promotion the developers promised to build a large two story carriage or barn facility 'a veritable horse palace' for the needs of new residents. That, however, was prohibited by Judge Luce. Many people built their own carriage houses along alleys at their own expense.

The population of San Diego went from 8,000 persons in 1885 to over 30,000 persons in 1887. Land speculation was rampant despite excessive interest rates for both construction loans and mortgages. The railroad boom was short lived and ceased abruptly affecting fortunes and population that waned to 16,000 by 1889.

Following the railroad bust in 1895 the Golden Hill Addition (current district) aggressively promoted by the Golden Hill Land and Building Company described the advantages of the new subdivision. There were to be elegant homes with ample setbacks to protect everyone's view of the City and harbor; sewer, gas and water pipes would be laid in the alleys; and the southeast corner of City Park would be developed for the Golden Hill community providing a 3 hole par golf course, an aviary and a sunken fountain designed by Chicago architect Henry Lord Gay.

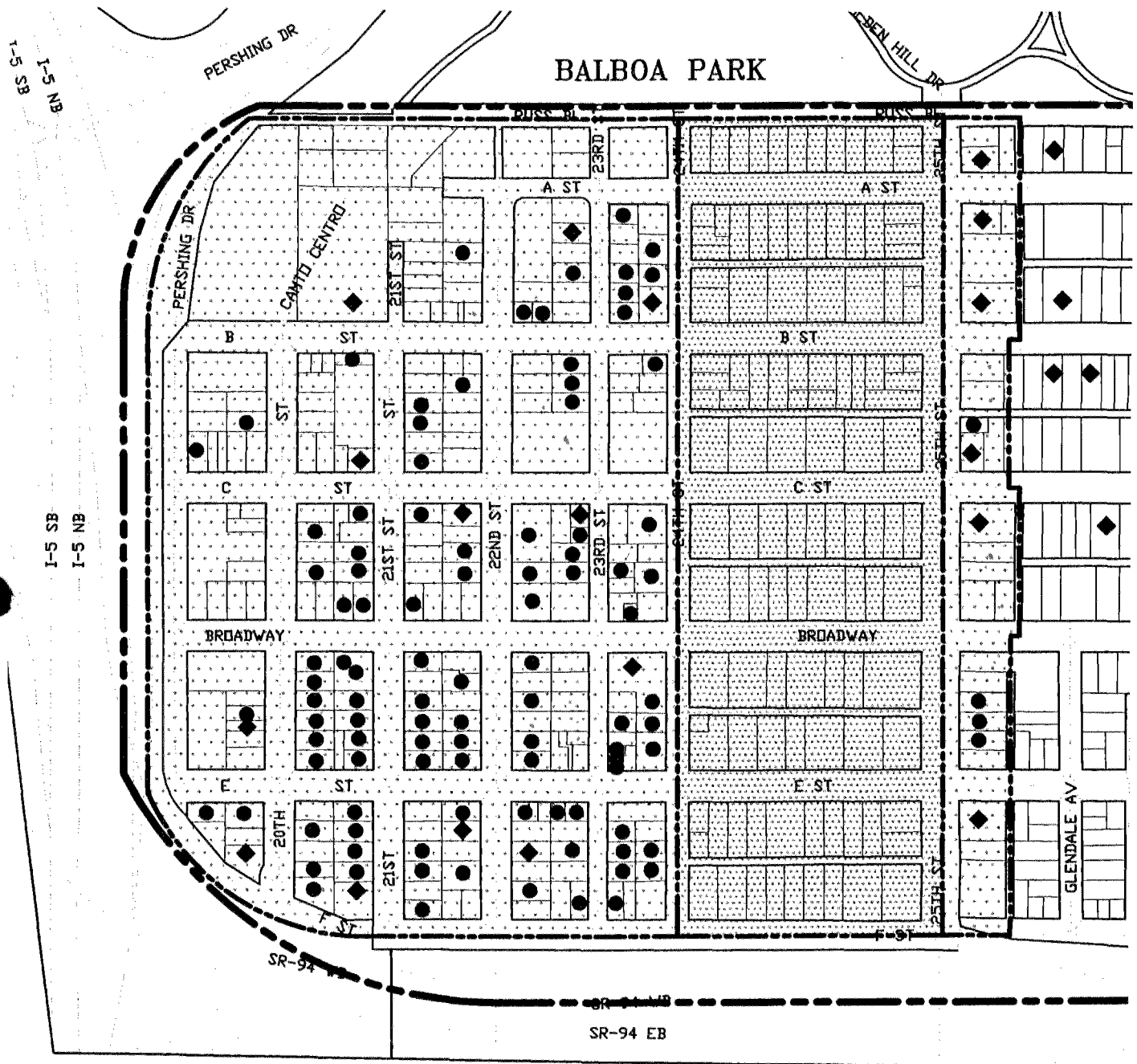
By 1895 the Golden Hill Subdivision was a fashionable place to live sharing a prestigious reputation with Bankers Hill. Golden Hill was nicknamed 'Diplomat's Hill' because it was chosen for residences by three mayors, two state senators, a city councilman, and a superior court judge. Homes that were constructed within the following decade reflected diverse, turn-of-the-century architectural styles accommodating individual lifestyles and varied economic backgrounds. This area was an integral part of San Diego's 'New Town' history and provided homes for some of its wealthiest and influential citizens.

The current locally designated district is actually an addition to the original Golden Hill subdivision. Moving to the east it includes the six blocks bounded by Russ Boulevard on the north, 25th Street on the east, State Highway 94 on the south and 24th Street on the west known as the Golden Hill Addition and the Breed/Chase Subdivision. There is a distinct change of subdivision layout between the original and the addition along 24th Street. For example, alleys are a part of the addition area than are not provided in the original area.

f. Architectural Significance

Occupancy of western Golden Hill was not exclusively limited to those of high economic status. An analysis of housing stock from the boom period and later periods reveals that a number of middle-class San Diegans also made the area their home. This trend continued through the first decade of the 20th century. While the crest of the hill remained the domain of a social elite, small townhouses and multi-family housing began to develop along the lower slope. The area contains many early examples of duplex and fourplex residential housing. The architectural styles of the area follow the popular styles of the period from 1870 thru 1930's. The Victorian period is well represented with Italianate, Stick Style and the various Queen Anne sub-types; Spindework, Free Classic and Half-timbered. Other well represented architectural styles include Craftsman, Prairie and Asymmetrical Colonial Revival. The final types of architectural styles that infill the area are Spanish Colonial Revival, Art Moderne and Art Deco.

g. District Map



Boundaries of the potential Golden Hill Historic District - Expansion.

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
534-120-17	1244			22ND	STREET	1910'S	CALIFORNIA BUNGALOW	CS-D-GOLDEN HILL	120-00	RESIDENTIAL SF	GOOD
534-120-25	1970			B	STREET	1910'S	PRAIRIE	IS-D-GOLDEN HILL	121-12	COMMERCIAL	GOOD
534-133-01	1265			23ND	STREET	1910'S	TUDOR	CS-D-GOLDEN HILL	120-01	RESIDENTIAL SF	GOOD
534-133-04 & 05	1217-37			32RD	STREET	1910'S	FOLK VICTORIAN	CS-D-GOLDEN HILL	120-06-07	RESIDENTIAL MF	GOOD
534-133-06	1203			23RD	STREET	1910'S	PRAIRIE	CS-D-GOLDEN HILL	120-04	RESIDENTIAL MF	GOOD
534-133-07	1208			24TH	STREET	1900'S	SHINGLE STYLE	IS-D-GOLDEN HILL	120-13	RESIDENTIAL SF	GOOD
534-133-09	1264			24TH	STREET	1900'S	QUEEN ANNE	CS-D-GOLDEN HILL	120-11	RESIDENTIAL SF	GOOD
534-133-11	1228-34			24TH	STREET	1900'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	120-12	RESIDENTIAL MF	GOOD
534-134-06	2208			B	STREET	1910'S	PRAIRIE	CS-D-GOLDEN HILL	120-08	RESIDENTIAL SF	GOOD
534-134-07	2216			B	STREET	1910'S	CRAFTSMAN	CS-D-GOLDEN HILL	120-10	RESIDENTIAL SF	GOOD
534-134-10	1226-32			23RD	STREET	1910'S	CRAFTSMAN	CS-D-GOLDEN HILL	120-03	RESIDENTIAL MF	GOOD
534-134-12	1252-54			23RD	STREET	1910'S	PRAIRIE	IS-D-GOLDEN HILL	120-02	RESIDENTIAL MF	GOOD
534-151-02	2504			A	STREET	1890'S	COLONIAL REVIVAL	IS-D-GOLDEN HILL	120-21	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
534-152-11	1239-49			25TH	STREET	1920'S	SPANISH COLONIAL REVIVAL	IS-D-GOLDEN HILL	120-15	COURTYARD	GOOD
534-152-11	2511			A	STREET	1920'S	SPANISH COLONIAL REVIVAL	IS-D-GOLDEN HILL	120-15	COURTYARD	GOOD
534-152-15	2502			B	STREET	1920'S	SPANISH COLONIAL REVIVAL	IS-D-GOLDEN HILL	120-14	RESIDENTIAL MF	GOOD
534-251-05	1115-17			19TH	STREET	1880'S	FOLK VICTORIAN	CS-D-GOLDEN HILL	121-11	RESIDENTIAL MF	GOOD
534-251-10	1136			20TH	STREET	1880'S	CRAFTSMAN	CS-D-GOLDEN HILL	121-10	RESIDENTIAL SF	GOOD
534-252-10	1120-22			21ST	STREET	1880'S	COLONIAL REVIVAL	IS-D-GOLDEN HILL	121-08	RESIDENTIAL MF	GOOD
534-252-15	1172			21ST	STREET	1880'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	121-09	RESIDENTIAL SF	GOOD
534-253-02	1055			20TH	STREET	1890'S	QUEEN ANNE	CS-D-GOLDEN HILL	120-34	RESIDENTIAL SF	GOOD
534-253-04	1027-33			20TH	STREET	1890'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	120-35	RESIDENTIAL MF	GOOD
534-253-07	2026			BROADWAY		1880'S	QUEEN ANNE	IS-D-GOLDEN HILL	120-36	RESIDENTIAL SF	GOOD
534-253-08	1008			21ST	STREET	1880'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	120-37	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
534-253-08	1016			21ST	STREET	1880'S	FOLK VICTORIAN	CS-D-GOLDEN HILL	121-03-04	RESIDENTIAL SF	GOOD
534-253-09	1032			21ST	STREET	1880'S	CRAFTSMAN	CS-D-GOLDEN HILL	121-05	RESIDENTIAL SF	GOOD
534-253-10	1044-46			21ST	STREET	1880'S	COLONIAL REVIVAL	IS-D-GOLDEN HILL	121-06	RESIDENTIAL MF	GOOD
534-253-13	1068-70			21ST	STREET	1880'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	121-07	RESIDENTIAL MF	GOOD
534-261-03	1143			21ST	STREET	1890'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	121-19	RESIDENTIAL SF	GOOD
534-261-04	1133			21ST	STREET	1900'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	121-20	RESIDENTIAL SF	GOOD
534-261-06	2116			C	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-GOLDEN HILL	121-21	RESIDENTIAL MF	GOOD
534-261-11	1150-56			22ND	STREET	1910'S	CRAFTSMAN	CS-D-GOLDEN HILL	121-18	RESIDENTIAL MF	GOOD
534-262-07	1148			23RD	STREET	1910'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	121-30	RESIDENTIAL SF	GOOD
534-262-08	1160			23RD	STREET	1910'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	121-31	RESIDENTIAL SF	GOOD
534-262-09	1168			23RD	STREET	1890'S	QUEEN ANNE	CS-D-GOLDEN HILL	121-32	RESIDENTIAL SF	GOOD
534-263-07	1166-68			24TH	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-GOLDEN HILL	121-37	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
534-264-03	1035			23RD	STREET	1910'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	121-33	RESIDENTIAL SF	GOOD
534-264-06	2320			BROADWAY		1890'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	121-34	RESIDENTIAL SF	GOOD
534-264-08	1030			24TH	STREET	1920'S	ART MODERNE	CS-D-GOLDEN HILL	121-35	RESIDENTIAL SF	GOOD
534-264-10	2329			C	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-GOLDEN HILL	121-36	RESIDENTIAL MF	GOOD
534-265-03	1031			22ND	STREET	1890	COLONIAL REVIVAL	CS-D-GOLDEN HILL	121-23	RESIDENTIAL SF	GOOD
534-265-04	2214			BROADWAY		1910'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	121-24-25	RESIDENTIAL MF	GOOD
534-265-07	1030			23RD	STREET	1910'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	121-26	RESIDENTIAL SF	GOOD
534-265-08	1042			23RD	STREET	1910'S	CRAFTSMAN	CS-D-GOLDEN HILL	121-27	RESIDENTIAL SF	GOOD
534-265-10	1052			23RD	STREET	1890'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	121-28	RESIDENTIAL SF	GOOD
534-265-11	2227			C	STREET	1880'S	ITALIANATE	IS-D-GOLDEN HILL	121-29	RESIDENTIAL SF	GOOD
534-265-13	1055			22ND	STREET	1930'S	ART MODERNE	CS-D-GOLDEN HILL	121-22	RELIGIOUS	GOOD
534-266-01	1079			21ST	STREET	1880'S	SHINGLE STYLE	CS-D-GOLDEN HILL	121-13	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
534-266-09	1028			22ND	STREET	1880'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	121-15	RESIDENTIAL SF	GOOD
534-266-10	1044			22ND	STREET	1880'S	FOLK VICTORIAN	CS-D-GOLDEN HILL	121-16	RESIDENTIAL SF	GOOD
534-266-12	1070			22ND	STREET	1900'S	QUEEN ANNE	IS-D-GOLDEN HILL	121-17	RESIDENTIAL SF	GOOD
534-266-16	2102			BROADWAY		1880'S	CALIFORNIA BUNGALOW	CS-D-GOLDEN HILL	121-14	RESIDENTIAL SF	GOOD
534-280-15	2504			C	STREET	1930'S	ART MODERNE	IS-D-GOLDEN HILL	123-33	COMMERCIAL	GOOD
534-280-16	1115-17			25TH	STREET	1930'S	ART DECO	CS-D-GOLDEN HILL	123-32	COMMERCIAL	GOOD
534-290-10	1035-39			25TH	STREET	1930'S	ART MODERNE	IS-D-GOLDEN HILL	123-34	COMMERCIAL	GOOD
534-290-10	2507-15			C	STREET	1930'S	ART MODERNE	IS-D-GOLDEN HILL	123-34	COMMERCIAL	GOOD
534-371-07	930			20TH	STREET	1890'S	QUEEN ANNE	IS-D-GOLDEN HILL	123-26	RESIDENTIAL SF	GOOD
534-371-08	938			20TH	STREET	1920'S	CRAFTSMAN	CS-D-GOLDEN HILL	123-27	RESIDENTIAL SF	GOOD
534-372-01	971			20TH	STREET	1900'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	123-13	RESIDENTIAL SF	GOOD
534-372-02	953-9			20TH	STREET	1920'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	123-14	RESIDENTIAL MF	GOOD
534-372-03	945			20TH	STREET	1900'S	QUEEN ANNE	CS-D-GOLDEN HILL	123-15	RESIDENTIAL MF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
534-372-04	923			20TH	STREET	1910'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	123-16	RESIDENTIAL SF	GOOD
534-372-05	919			20TH	STREET	1890'S	ITALIANATE	CS-D-GOLDEN HILL	123-17	RESIDENTIAL SF	GOOD
534-372-06	905			20TH	STREET	1890'S	ITALIANATE	CS-D-GOLDEN HILL	123-18	RESIDENTIAL SF	GOOD
534-372-08	906			21ST	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-GOLDEN HILL	123-09	RESIDENTIAL MF	GOOD
534-372-09	918			21ST	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-GOLDEN HILL	123-10	RESIDENTIAL MF	GOOD
534-372-10	930			21ST	STREET	1890'S	FOLK VICTORIAN	CS-D-GOLDEN HILL	123-11	RESIDENTIAL SF	GOOD
534-372-11	936			21ST	STREET	1900'S	FOLK VICTORIAN	CS-D-GOLDEN HILL	123-12	RESIDENTIAL SF	GOOD
534-372-12	2035			BROADWAY		1920'S	ITALIAN RENAISSANCE	CS-D-GOLDEN HILL	123-28	RESIDENTIAL MF	GOOD
534-372-12	2029			BROADWAY		1920'S	CRAFTSMAN	CS-D-GOLDEN HILL	123-29	RESIDENTIAL SF	GOOD
534-373-02	855			20TH	STREET	1890'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	123-19	RESIDENTIAL SF	GOOD
534-373-06	2042			F	STREET	1910'S	ITALIANATE	IS-D-GOLDEN HILL	123-04	RESIDENTIAL SF	GOOD
534-373-07	830			21ST	STREET	1890'S	CALIFORNIA BUNGALOW	CS-D-GOLDEN HILL	123-05	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
534-373-08	838-42			21ST	STREET	1910'S	CRAFTSMAN	CS-D-GOLDEN HILL	123-06	RESIDENTIAL MF	GOOD
534-373-09	854-56			21ST	STREET	1910'S	CRAFTSMAN	CS-D-GOLDEN HILL	123-07	RESIDENTIAL MF	GOOD
534-373-10	860-65			21ST	STREET	1900'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	123-08	RESIDENTIAL MF	GOOD
534-373-18	831			20TH	STREET	1890'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	123-20	RESIDENTIAL SF	GOOD
534-373-19	821			20TH	STREET	1910'S	CRAFTSMAN	CS-D-GOLDEN HILL	123-21	RESIDENTIAL SF	GOOD
534-374-01	1901-23			E	STREET	1920'S	CRAFTSMAN	CS-D-GOLDEN HILL	123-25	BUNGALOWS	GOOD
534-374-02	864-72			20TH	STREET	1910'S	SPANISH COLONIAL REVIVAL	CS-D-GOLDEN HILL	123-23	RESIDENTIAL MF	GOOD
534-374-02	1935			E	STREET	1930'S	ART MODERNE	CS-D-GOLDEN HILL	123-24	RESIDENTIAL SF	GOOD
534-374-05	844			20TH	STREET	1890'S	COLONIAL REVIVAL	IS-D-GOLDEN HILL	123-22	RESIDENTIAL SF	GOOD
534-381-01	2103-21			BROADWAY		1920'S	BEAUX ARTS	CS-D-GOLDEN HILL	122-17	RESIDENTIAL MF	GOOD
534-381-03	945			21ST	STREET	1890'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	122-18	RESIDENTIAL SF	GOOD
534-381-04	931			21ST	STREET	1890'S	QUEEN ANNE	CS-D-GOLDEN HILL	122-19	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
534-381-05	915			21ST	STREET	1890'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	122-20	RESIDENTIAL SF	GOOD
534-381-06	901-07			21ST	STREET	1890'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	122-21	RESIDENTIAL MF	GOOD
534-381-08	952-58			22ND	STREET	1930'S	ART MODERNE	CS-D-GOLDEN HILL	122-16	COURTYARD	GOOD
534-381-10	930			22ND	STREET	1890'S	FOLK VICTORIAN	CS-D-GOLDEN HILL	122-15	RESIDENTIAL SF	GOOD
534-381-11	916-22			22ND	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-GOLDEN HILL	122-14	RESIDENTIAL MF	GOOD
534-381-12	906			22ND	STREET	1890'S	FOLK VICTORIAN	CS-D-GOLDEN HILL	122-13	RESIDENTIAL SF	GOOD
534-382-01	2203-05			BROADWAY		1910'S	CRAFTSMAN	CS-D-GOLDEN HILL	122-30	RESIDENTIAL MF	GOOD
534-382-03	937			22ND	STREET	1890'S	FOLK VICTORIAN	CS-D-GOLDEN HILL	122-28	RESIDENTIAL SF	GOOD
534-382-05	915			22ND	STREET	1890'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	122-29	RESIDENTIAL SF	GOOD
534-382-06	2202-12			E	STREET	1940'S	SPANISH COLONIAL REVIVAL	CS-D-GOLDEN HILL	122-27	RESIDENTIAL MF	GOOD
534-383-01	2323			BROADWAY		1930'S	ART DECO	IS-D-GOLDEN HILL	122-01	COMMERCIAL	GOOD
534-383-03	929			23RD	STREET	1910'S	CALIFORNIA BUNGALOW	CS-D-GOLDEN HILL	122-02	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
534-383-05	907			23RD	STREET	1910'S	CALIFORNIA BUNGALOW	CS-D-GOLDEN HILL	122-03	RESIDENTIAL SF	GOOD
534-383-06	905			23RD	STREET	1910'S	CALIFORNIA BUNGALOW	CS-D-GOLDEN HILL	122-04	RESIDENTIAL SF	GOOD
534-383-07	901			23RD	STREET	1910'S	CALIFORNIA BUNGALOW	CS-D-GOLDEN HILL	122-05	RESIDENTIAL SF	GOOD
534-383-09	904			24TH	STREET	1890'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	122-33	RESIDENTIAL SF	GOOD
534-383-09	914			24TH	STREET	1890'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	122-34	RESIDENTIAL MF	GOOD
534-383-10	928-34			24TH	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-GOLDEN HILL	122-35	RESIDENTIAL MF	GOOD
534-383-11	938-44			24TH	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-GOLDEN HILL	122-36	RESIDENTIAL MF	GOOD
534-384-02	855			23RD	STREET	1890'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	122-06	RESIDENTIAL SF	GOOD
534-384-03	841			23RD	STREET	1910'S	CRAFTSMAN	CS-D-GOLDEN HILL	122-07	RESIDENTIAL SF	GOOD
534-384-04	831-29			23RD	STREET	1910'S	CRAFTSMAN	CS-D-GOLDEN HILL	122-08	RESIDENTIAL SF	GOOD
534-384-05	2310			F	STREET	1890'S	QUEEN ANNE	CS-D-GOLDEN HILL	122-36-A	RESIDENTIAL MF	GOOD
534-384-09	840			24TH	STREET	1890'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	122-32	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
534-384-11	832			24TH	STREET	1890'S	QUEEN ANNE	CS-D-GOLDEN HILL	122-31	RESIDENTIAL SF	GOOD
534-385-01	2201			E	STREET	1910'S	PRAIRIE	CS-D-GOLDEN HILL	123-03	RESIDENTIAL MF	GOOD
534-385-04	843			22ND	STREET	1890'S	QUEEN ANNE	IS-D-GOLDEN HILL	122-22	RESIDENTIAL SF	GOOD
534-385-06	823			22ND	STREET	1890'S	QUEEN ANNE	CS-D-GOLDEN HILL	122-23	RESIDENTIAL SF	GOOD
534-385-09	2240			F	STREET	1910'S	CRAFTSMAN	CS-D-GOLDEN HILL	122-09	COMMERCIAL	GOOD
534-385-11	840			23RD	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-GOLDEN HILL	123-00	RESIDENTIAL MF	GOOD
534-385-13	2209			E	STREET	1910'S	CRAFTSMAN	CS-D-GOLDEN HILL	123-02	RESIDENTIAL SF	GOOD
534-385-14	868			23RD	STREET	1910'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	123-01	RESIDENTIAL SF	GOOD
534-386-03	845	-47 1/2		21ST	STREET	1890'S	COLONIAL REVIVAL	CS-D-GOLDEN HILL	122-26	RESIDENTIAL MF	FAIR
534-386-04	831-35			21ST	STREET	1890'S	FOLK VICTORIAN	CS-D-GOLDEN HILL	122-25	RESIDENTIAL MF	FAIR
534-386-06	803			21ST	STREET	1890'S	QUEEN ANNE	CS-D-GOLDEN HILL	122-24	RESIDENTIAL SF	GOOD
534-386-09	832			22ND	STREET	1890'S	FOLK VICTORIAN	CS-D-GOLDEN HILL	122-10	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
534-386-11	850			22ND	STREET	1890'S	STICK STYLE	IS-D-GOLDEN HILL	122-11	RESIDENTIAL SF	GOOD
534-386-12	866			22ND	STREET	1930'S	ART MODERNE	CS-D-GOLDEN HILL	122-12	RESIDENTIAL SF	GOOD
534-401-03	927-29			25TH	STREET	1900'S	CRAFTSMAN	CS-D-GOLDEN HILL	149-0A	RESIDENTIAL MF	GOOD
534-401-04	921			25TH	STREET	1910'S	CALIFORNIA BUNGALOW	CS-D-GOLDEN HILL	124-00	RESIDENTIAL SF	GOOD
534-401-05	915			25TH	STREET	1910'S	CRAFTSMAN	CS-D-GOLDEN HILL	124-01	RESIDENTIAL MF	GOOD
534-404-18	835			25TH	STREET	1920'S	GOTHIC	IS-D-GOLDEN HILL	124-04	RELIGIOUS	GOOD

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- b. Historic District Criteria
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- d. Boundary Justification
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- g. District Map
- h. Tabular List of Contributing and Individually Significant Structures within the District

5. South Park Historic District

a. Statement of Significance

The proposed South Park Historic District possesses a significant concentration of buildings and structures united historically and aesthetically by both plan and physical development. The proposed Historic District encompasses, one City of San Diego Designated Historical Sites, forty-three individually significant buildings and structures, one hundred fifty-six contributing buildings and structures and one hundred forty-eight non-contributing buildings and structures. The district includes the contiguous historic resources of the community, which comprise the residential resources that document the development of South Park from 1911 through the 1930's. These buildings along with the streets, alleys and lots on which they are located, provide an excellent picture of the development of South Park. The district meets the following criterion as stated in the City of San Diego Historical Site Board Policy, Procedure for Establishing Districts, policy 4.1.

b. Historic District Criteria

The following criteria shall be utilized in determining the significance of an area proposed for district designation:

- 4) Neighborhoods or Districts illustrating the progressive development of style and changes in architectural and cultural taste.
- 10) Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.
- 11) Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of similar period of design style.
- 12) Districts of Quality buildings or sites, often made up of individual land mark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment."

c. Boundary Description

The proposed district boundary will follow on the west the 28th Street boundary along the edge of Balboa Park. The northern boundary is Elm Street, east to 30th Street, south to Date Street, east to Fern Street, south on Fern to the middle of the block through to Grove Street, including the corner property only on the northeast corner of Cedar Street and Grove Street, and Cedar Street east to 31st Street. The eastern boundary follows 31st Street. The southern boundary will follow 'A' Street with the exception of the Brooklyn Elementary School Site.

d. Boundary Justification

The proposed boundaries encompass the original subdivision of South Park with the addition of a few adjacent blocks of historically contemporary as well as significant construction. The district boundaries are determined by concentrations of nonhistoric properties that surround the district on the northern, eastern and southern boundaries. Excluded from the district is the Brooklyn Elementary School Site. The eastern boundary along Balboa Park is a natural physical boundary as well as one of the historic boundaries of the original South Park subdivision. The northern boundary of the original subdivision was a half block only north of Cedar Street. However, when evaluating the other half of the block to Date Street little or no difference in development style, period or type could be discerned. In addition, the subsequent blocks north of this between Date Street and Elm Street continue the same development pattern as well as containing a number of significant structures. The area north of Elm Street was considered ineligible due to the large percentage of nonhistoric or heavily altered structures.

The boundary along 30th Street, Date Street and Fern Street was established from similar criteria as the Elm Street boundary. The mid block boundary between Cedar and Date, as well as, Grove Street follows the historic subdivision's boundaries. The property at the northeastern corner of Cedar Street and Grove Street was not part of the original subdivision, however, this residence has been included in the proposed boundaries because of the residences architectural significance. Grove Street has a number of particular architectural features such as 45 degree entry doors. This particular property was obviously contemporary with the rest of the street and strove to blend with the South Park development. The boundary along 31st Street follows the historic boundary of South Park.

The original southern boundary of the South Park subdivision started one lot north of A Street and parallel with the Park boundary. This occurred because the adjacent subdivision went up to the Park boundary and subdivided both sides of A Street. The southern boundary of the proposed district encompasses this small portion of the other subdivision that is the north side of A Street. This area has been included for the same reasons as the area on the northern boundary. There is little or no difference in development style, period or type to be discerned between the subdivisions. In addition, to containing a number of significant structures. The area to the south of A Street was considered for inclusion, however, there is a significant change in the housing types south of this area with many large modern multi-family units disrupting the continuity of the single and small scale multi-family residential fabric.

e. Historical Significance

The South Park Addition subdivision was historically bounded by 28th on the west (the southeast boundary of City Park), to the south the rear property line of the lots on the north side of 'A' Street, to the north from 28th the mid block between Cedar and Date Streets continuing east to Grove Street turning south to Cedar and east again to 31st Street returning to 'A' Street.

The South Park development phase was begun in early 1911. By May of that year thirty three housing starts or completions were reported. The land company was Bartlett Estate Company with offices in the Sefton Block @ Fifth and C Streets in San Diego. The development advertised improvements that included, grading, water, gas and sewer

mains, electric lights and telephone service. They also provided street tree palm plantings, cobble entry monuments at 28th and 'A' Street, 'high-grade' building restrictions, sites next to a school, electric railway and proximity to the southeastern edge of City Park (Balboa Park) that was developed early on as Golden Hill Park.

f. Architectural Significance

The architectural styles of the area follow the popular styles of the period from 1911 through the 1930's. The Victorian periods popularity was waning as South Park offered there lots for sale. Therefore, only a few homes follow the Queen Anne tradition and these few follow the later day sub-types such as Free Classic and Half-timbered. The majority of the architectural styles represented include Craftsman, Prairie and Asymmetrical Colonial Revival. A few of the residences where designed by noted San Diego architects. A number of other residences show influence of designers and builders of the era in terms of style and materials. The other architectural style that infills the area is Spanish Colonial Revival. Due to the timing of the subdivisions opening and the fairly rapid build out of the subdivision this area has the unique opportunity to showcase Arts and Crafts Movement architectural styles that one usually only sees juxtaposed with earlier architectural styles.

g. District Map



Boundaries of the potential South Park Historic District.

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

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-271-10	1718-21			GRANADA	AVENUE	1930'S	SPANISH COLONIAL REVIVAL	CS-D-SOUTH PARK	131-34A	RESIDENTIAL MF	GOOD
539-271-10	1722			GRANADA	AVENUE	1910'S	CALIFORNIA BUNGALOW	CS-D-SOUTH PARK	131-35A	RESIDENTIAL SF	GOOD
539-271-11	1728			GRANADA	AVENUE	1910'S	CALIFORNIA BUNGALOW	CS-D-SOUTH PARK	131-36A	RESIDENTIAL SF	GOOD
539-271-13	1740			GRANADA	AVENUE	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	132-00	RESIDENTIAL SF	GOOD
539-271-14	1744			GRANADA	AVENUE	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	132-01	RESIDENTIAL SF	GOOD
539-272-08	1706			29TH	STREET	1930'S	SPANISH COLONIAL REVIVAL	CS-D-SOUTH PARK	132-03	RESIDENTIAL SF	GOOD
539-272-09	1712			29TH	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-SOUTH PARK	132-04	RESIDENTIAL SF	GOOD
539-272-11	1724			29TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	132-05	RESIDENTIAL SF	GOOD
539-272-12	1730-48			29TH	STREET	1920'S	MISSION REVIVAL	IS-D-SOUTH PARK	132-06-07	COURTYARD	GOOD
539-273-01	1645			GRANADA	AVENUE	1910'S	CALIFORNIA BUNGALOW	CS-D-SOUTH PARK	131-32A	RESIDENTIAL SF	GOOD
539-273-02	1629			GRANADA	AVENUE	1910'S	CALIFORNIA BUNGALOW	CS-D-SOUTH PARK	131-33A	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-273-04	1646			29TH	STREET	1910'S	PRAIRIE	CS-D-SOUTH PARK	132-02	RESIDENTIAL SF	GOOD
539-281-01	1745			29TH	STREET	1910'S	CRAFTSMAN	IS-D-SOUTH PARK	132-08	RESIDENTIAL SF	GOOD
539-281-04	1721			29TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	132-09	RESIDENTIAL SF	GOOD
539-281-05	1715			29TH	STREET	1920'S	COLONIAL REVIVAL	CS-D-SOUTH PARK	132-10	RESIDENTIAL SF	GOOD
539-281-06	2914			DALE	STREET	1900'S	CRAFTSMAN	CS-D-SOUTH PARK	132-15	RESIDENTIAL SF	GOOD
539-281-09	1714			DALE	STREET	1900'S	CRAFTSMAN	CS-D-SOUTH PARK	132-16	RESIDENTIAL SF	GOOD
539-281-10	1720			DALE	STREET	1890'S	QUEEN ANNE	CS-D-SOUTH PARK	132-17	RESIDENTIAL SF	GOOD
539-281-11	1730			DALE	STREET	1890'S	QUEEN ANNE	IS-D-SOUTH PARK	132-18	RESIDENTIAL SF	GOOD
539-281-12	1738			DALE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	132-19	RESIDENTIAL SF	GOOD
539-281-13	1746			DALE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	132-20	RESIDENTIAL SF	GOOD
539-282-01	1747			DALE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	132-21	RESIDENTIAL SF	GOOD
539-282-02	1741			DALE	STREET	1910'S	CALIFORNIA BUNGALOW	CS-D-SOUTH PARK	132-22	RESIDENTIAL SF	GOOD
539-282-04	1733-39			DALE	STREET	1910'S	FOLK VICTORIAN	CS-D-SOUTH PARK	132-23	RESIDENTIAL MF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-282-05	1727			DALE	STREET	1920'S	CRAFTSMAN	CS-D-SOUTH PARK	132-24	RESIDENTIAL SF	GOOD
539-282-06	1725			DALE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	132-25	RESIDENTIAL SF	GOOD
539-282-08	2954			DATE	STREET	1890'S	QUEEN ANNE	IS-D-SOUTH PARK	132-26	RESIDENTIAL SF	GOOD
539-282-10	2968			DATE	STREET	1920'S	CRAFTSMAN	CS-D-SOUTH PARK	132-27	RESIDENTIAL SF	GOOD
539-282-12	1716			30TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	132-28	RESIDENTIAL SF	GOOD
539-282-14	1730			30TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	132-29	RESIDENTIAL SF	GOOD
539-283-01	3009-15			DATE	STREET	1910'S	CALIFORNIA BUNGALOW	CS-D-SOUTH PARK	132-32	RESIDENTIAL MF	GOOD
539-283-01	1643-45			30TH	STREET	1910'S	COLONIAL REVIVAL	CS-D-SOUTH PARK	132-33	RESIDENTIAL MF	GOOD
539-283-02	1637			30TH	STREET	1900'S	CALIFORNIA BUNGALOW	CS-D-SOUTH PARK	132-34	RESIDENTIAL SF	GOOD
539-283-03	1631			30TH	STREET	1910'S	COLONIAL REVIVAL	CS-D-SOUTH PARK	132-35	RESIDENTIAL SF	GOOD
539-284-01	1647			DALE	STREET	1910'S	CALIFORNIA BUNGALOW	CS-D-SOUTH PARK	132-30	RESIDENTIAL SF	GOOD
539-284-02	1645			DALE	STREET	1890'S	FOLK VICTORIAN	CS-D-SOUTH PARK	132-31	RESIDENTIAL SF	GOOD
539-285-01	1641			29TH	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-SOUTH PARK	132-11	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-285-02	2919			DATE	STREET	1890'S	QUEEN ANNE	CS-D-SOUTH PARK	132-14	RESIDENTIAL SF	GOOD
539-285-03	1635			29TH	STREET	1920'S	CRAFTSMAN	CS-D-SOUTH PARK	132-12	RESIDENTIAL SF	GOOD
539-285-05	1636			DALE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	132-13	RESIDENTIAL SF	GOOD
539-341-01	1625			28TH	STREET	1920'S	CRAFTSMAN	IS-D-SOUTH PARK	128-13	RESIDENTIAL SF	GOOD
539-341-02	1621			28TH	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-SOUTH PARK	128-14	RESIDENTIAL SF	GOOD
539-341-04	1605			28TH	STREET	1910'S	SPANISH COLONIAL REVIVAL	IS-D-SOUTH PARK	128-15	RESIDENTIAL SF	GOOD
539-341-05	1602			GRANADA	AVENUE	1920'S	SPANISH COLONIAL REVIVAL	CS-D-SOUTH PARK	128-25	RESIDENTIAL SF	GOOD
539-341-06	1621-2			GRANADA	AVENUE	1900'S	COLONIAL REVIVAL	IS-D-SOUTH PARK	128-26	RESIDENTIAL SF	GOOD
539-341-07	1620			GRANADA	AVENUE	1910'S	CRAFTSMAN	IS-D-SOUTH PARK	128-27	RESIDENTIAL MF	GOOD
539-342-02	1621			GRANADA	AVENUE	1900'S	CRAFTSMAN	IS-D-SOUTH PARK	128-28	RESIDENTIAL SF	GOOD
539-342-03	2850			CEDAR	STREET	1900'S	CRAFTSMAN	IS-D-SOUTH PARK	128-29	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-342-07	1630			29TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	128-36	RESIDENTIAL SF	FAIR
539-343-02	1541			GRANADA	AVENUE	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	128-30	RESIDENTIAL SF	GOOD
539-343-03	1527			GRANADA	AVENUE	1910'S	COLONIAL REVIVAL	IS-D-SOUTH PARK	128-31	RESIDENTIAL SF	GOOD
539-343-05	2850			BEECH	STREET	1910'S	CRAFTSMAN	IS-D-SOUTH PARK	128-32	RESIDENTIAL SF	GOOD
539-343-08	1522			29TH	STREET	1910'S	CRAFTSMAN	IS-D-SOUTH PARK	128-33	RESIDENTIAL SF	GOOD
539-343-09	1530			29TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	128-34	RESIDENTIAL SF	FAIR
539-343-10	1540			29TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	128-35	RESIDENTIAL SF	FAIR
539-344-01	1545			28TH	STREET	1930'S	SPANISH COLONIAL REVIVAL	CS-D-SOUTH PARK	128-16	RESIDENTIAL SF	GOOD
539-344-02	1535			28TH	STREET	1900'S	COLONIAL REVIVAL	IS-D-SOUTH PARK	128-17	RESIDENTIAL SF	GOOD
539-344-03	1529			28TH	STREET	1900'S	CRAFTSMAN	CS-D-SOUTH PARK	128-18	RESIDENTIAL SF	GOOD
539-344-06	1503			28TH	STREET	1900'S	CRAFTSMAN	CS-D-SOUTH PARK	128-19	RESIDENTIAL SF	GOOD
539-344-07	2832			BEECH	STREET	1890'S	QUEEN ANNE	IS-D-SOUTH PARK	128-20	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-344-08	1514			GRANADA	AVENUE	1900'S	CRAFTSMAN	CS-D-SOUTH PARK	128-21	RESIDENTIAL SF	GOOD
539-344-09	1522			GRANADA	AVENUE	1900'S	CRAFTSMAN	CS-D-SOUTH PARK	128-22	RESIDENTIAL SF	GOOD
539-344-11	1538			GRANADA	AVENUE	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	128-23	RESIDENTIAL SF	GOOD
539-344-12	1544			GRANADA	AVENUE	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	128-24	RESIDENTIAL SF	GOOD
539-351-01	1627			29TH	STREET	1910'S	FOLK VICTORIAN	CS-D-SOUTH PARK	130-07	RESIDENTIAL SF	GOOD
539-351-02	1621			29TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-08	RESIDENTIAL SF	GOOD
539-351-03	1611			29TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-09	RESIDENTIAL SF	GOOD
539-351-04	1603			29TH	STREET	1910'S	PRAIRIE	CS-D-SOUTH PARK	130-10	RESIDENTIAL SF	GOOD
539-351-05	1604			DALE	STREET	1910'S	PRAIRIE	CS-D-SOUTH PARK	130-11	RESIDENTIAL MF	GOOD
539-351-07	1622			DALE	STREET	1920'S	CRAFTSMAN	CS-D-SOUTH PARK	130-12	RESIDENTIAL SF	GOOD
539-351-08	1630			DALE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-13	RESIDENTIAL SF	GOOD
539-352-01	1627			DALE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-05	RESIDENTIAL SF	GOOD
539-352-03	1611			DALE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-06	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-352-08	1624			30TH	STREET	1900'S	CRAFTSMAN	CS-D-SOUTH PARK	130-04	RESIDENTIAL SF	GOOD
539-352-09	2980			CEDAR	STREET	1900'S	QUEEN ANNE	IS-D-SOUTH PARK	130-03	COMMERCIAL	GOOD
539-353-01	1545			DALE	STREET	1900'S	CRAFTSMAN	CS-D-SOUTH PARK	129-36	RESIDENTIAL SF	GOOD
539-353-02	1535			DALE	STREET	1910'S	PRAIRIE	CS-D-SOUTH PARK	129-37	RESIDENTIAL SF	GOOD
539-353-04	1519			DALE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-00	RESIDENTIAL SF	GOOD
539-353-05	1513			DALE	STREET	1900'S	CRAFTSMAN	CS-D-SOUTH PARK	130-01	RESIDENTIAL SF	GOOD
539-353-06	1503			DALE	STREET	1910'S	PRAIRIE	CS-D-SOUTH PARK	130-02	RESIDENTIAL SF	GOOD
539-353-10	1532			30TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	129-33	RESIDENTIAL SF	GOOD
539-353-11	1534			30TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	129-34	RESIDENTIAL SF	FAIR
539-353-12	1546			30TH	STREET	1900'S	CRAFTSMAN	CS-D-SOUTH PARK	129-35	RESIDENTIAL SF	GOOD
539-354-02	1535			29TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	129-29	RESIDENTIAL SF	GOOD
539-354-03	1529			29TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	129-30	RESIDENTIAL SF	GOOD
539-354-05	1511			29TH	STREET	1910'S	CRAFTSMAN	IS-D-SOUTH PARK	129-31	RESIDENTIAL MF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-354-06	2906			BEECH	STREET	1900'S	PRAIRIE	IS-D-SOUTH PARK	129-32	RESIDENTIAL SF	GOOD
539-354-09	1520			DALE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	129-26	RESIDENTIAL MF	GOOD
539-354-11	1536			DALE	STREET	1910'S	CRAFTSMAN	IS-D-SOUTH PARK	129-27	RESIDENTIAL SF	GOOD
539-354-12	2925			CEDAR	STREET	1930'S	SPANISH COLONIAL REVIVAL	CS-D-SOUTH PARK	129-28	RESIDENTIAL SF	GOOD
539-361-03	1611			30TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-14	RESIDENTIAL SF	GOOD
539-361-07	1621			FERN	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-19	RESIDENTIAL SF	GOOD
539-361-08	1620			FERN	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-20	RESIDENTIAL SF	GOOD
539-361-09	1628			FERN	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-21	RESIDENTIAL SF	GOOD
539-362-01	1625			FERN	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-22	RESIDENTIAL SF	GOOD
539-362-02	1615			FERN	STREET	1910'S	CRAFTSMAN	IS-D-SOUTH PARK	130-23	RESIDENTIAL SF	GOOD
539-362-04	1605			FERN	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-24	RESIDENTIAL SF	GOOD
539-362-06	1612			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-30	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-362-07	1622			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-31	RESIDENTIAL SF	GOOD
539-363-01	1545			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-33	RESIDENTIAL SF	GOOD
539-363-02	1537			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-34	RESIDENTIAL SF	GOOD
539-363-04	1523			GROVE	STREET	1910'S	QUEEN ANNE	CS-D-SOUTH PARK	130-35	RESIDENTIAL SF	FAIR
539-363-10	1536			31ST	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-36	RESIDENTIAL SF	GOOD
539-364-01	3035			CEDAR	STREET	1930'S	ART DECO	CS-D-SOUTH PARK	130-32	COMMERCIAL	GOOD
539-364-05	1504			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-25	RESIDENTIAL SF	GOOD
539-364-07	1520			GROVE	STREET	1920'S	CRAFTSMAN	CS-D-SOUTH PARK	130-26	RESIDENTIAL SF	GOOD
539-364-08	1528			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-27	RESIDENTIAL SF	GOOD
539-364-09	1538			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-28	RESIDENTIAL SF	GOOD
539-364-10	1548			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-29	RESIDENTIAL SF	GOOD
539-365-05	1504			FERN	STREET	1900'S	CRAFTSMAN	IS-D-SOUTH PARK	130-15	RESIDENTIAL SF	GOOD
539-365-06	1512			FERN	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-16	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-365-08	1530			FERN	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-17	RESIDENTIAL MF	GOOD
539-365-09	1536			FERN	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	130-18	RESIDENTIAL SF	FAIR
539-371-04	3066			CEDAR	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-31A	RESIDENTIAL SF	GOOD
539-401-02	1441			28TH	STREET	1900'S	CRAFTSMAN	IS-D-SOUTH PARK	127-32	RESIDENTIAL SF	GOOD
539-401-03	1427			28TH	STREET	1900'S	QUEEN ANNE	IS-D-SOUTH PARK	127-33	RESIDENTIAL SF	GOOD
539-401-04	1415			28TH	STREET	1910'S	ITALIAN RENAISSANCE	IS-D-SOUTH PARK	127-34	RESIDENTIAL SF	GOOD
539-401-07	1406			GRANADA	AVENUE	1900'S	CRAFTSMAN	IS-D-SOUTH PARK	127-29	RESIDENTIAL SF	GOOD
539-401-08	1420			GRANADA	AVENUE	1910'S	COLONIAL REVIVAL	IS-D-SOUTH PARK	127-30	RESIDENTIAL SF	GOOD
539-401-10	1444			GRANADA	AVENUE	1890'S	QUEEN ANNE	IS-D-SOUTH PARK	127-31	RESIDENTIAL SF	GOOD
539-402-01	1445			GRANADA	AVENUE	1900'S	CRAFTSMAN	IS-D-SOUTH PARK	128-04	RESIDENTIAL SF	GOOD
539-402-02	1435			GRANADA	AVENUE	1910'S	CRAFTSMAN	IS-D-SOUTH PARK	128-05	RESIDENTIAL SF	GOOD
539-402-04	1419			GRANADA	AVENUE	1910'S	CRAFTSMAN	IS-D-SOUTH PARK	128-06	RESIDENTIAL SF	GOOD
539-402-06	2848			ASH	STREET	1900'S	CRAFTSMAN	IS-D-SOUTH PARK	128-07	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-402-07	1402			29TH	STREET	1900'S	CRAFTSMAN	CS-D-SOUTH PARK	127-35	RESIDENTIAL SF	GOOD
539-402-08	1412			29TH	STREET	1900'S	CRAFTSMAN	CS-D-SOUTH PARK	127-36	RESIDENTIAL SF	GOOD
539-402-09	1420-22			29TH	STREET	1900'S	CRAFTSMAN	CS-D-SOUTH PARK	127-37	RESIDENTIAL MF	FAIR
539-402-10	1446			29TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	128-03	RESIDENTIAL SF	GOOD
539-403-01	1355			GRANADA	AVENUE	1906	PRAIRIE	IS-D-SOUTH PARK	128-08	RESIDENTIAL SF	GOOD
539-403-02	1345			GRANADA	AVENUE	1900'S	MISSION REVIVAL	IS-D-SOUTH PARK	128-09	RESIDENTIAL SF	GOOD
539-403-03	1331			GRANADA	AVENUE	1910'S	PRAIRIE	IS-D-SOUTH PARK	128-10	RESIDENTIAL SF	GOOD
539-403-04	1325			GRANADA	AVENUE	1900'S	CRAFTSMAN	CS-D-SOUTH PARK	128-11	RESIDENTIAL SF	GOOD
539-403-05	1319			GRANADA	AVENUE	1900'S	CRAFTSMAN	CS-D-SOUTH PARK	128-12	RESIDENTIAL SF	FAIR
539-403-06	1320			29TH	STREET	1890'S	CRAFTSMAN	CS-D-SOUTH PARK	128-37	RESIDENTIAL SF	FAIR
539-403-08	1336			29TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	129-00	RESIDENTIAL SF	GOOD
539-403-09	1346			29TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	129-01	RESIDENTIAL SF	GOOD
539-403-10	1350			29TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	129-02	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-404-03	1335			28TH	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-SOUTH PARK	127-26	RESIDENTIAL SF	GOOD
539-404-04	1329			28TH	STREET	1900'S	CRAFTSMAN	CS-D-SOUTH PARK	127-27	RESIDENTIAL SF	GOOD
539-404-05	1321			28TH	STREET	1900'S	PRAIRIE	CS-D-SOUTH PARK	127-28	RESIDENTIAL SF	GOOD
539-404-06	1320			GRANADA	AVENUE	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	127-19	RESIDENTIAL SF	GOOD
539-404-07	1322			GRANADA	AVENUE	1915	COLONIAL REVIVAL	CS-D-SOUTH PARK	127-20	RESIDENTIAL SF	GOOD
539-404-08	1336			GRANADA	AVENUE	1900'S	CRAFTSMAN	CS-D-SOUTH PARK	127-21	RESIDENTIAL SF	GOOD
539-404-09	1344			GRANADA	AVENUE	1900'S	CRAFTSMAN	IS-D-SOUTH PARK	127-22	RESIDENTIAL SF	GOOD
539-404-10	1346			GRANADA	AVENUE	1900'S	QUEEN ANNE	CS-D-SOUTH PARK	127-23	RESIDENTIAL SF	GOOD
539-404-11	1360			GRANADA	AVENUE	1910'S	PRAIRIE	CS-D-SOUTH PARK	127-24	RESIDENTIAL SF	FAIR
539-411-01	1445			29TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	129-10	RESIDENTIAL SF	GOOD
539-411-05	1413-17			29TH	STREET	1900'S	PRAIRIE	IS-D-SOUTH PARK	129-11	RESIDENTIAL MF	GOOD
539-411-06	1405			29TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	129-12	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-411-07	2924			ASH	STREET	1920'S	CRAFTSMAN	CS-D-SOUTH PARK	129-09	RESIDENTIAL MF	FAIR
539-411-07	1404			DALE	STREET	1920'S	CRAFTSMAN	CS-D-SOUTH PARK	129-09	RESIDENTIAL MF	POOR
539-411-08	1412			DALE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	129-13	RESIDENTIAL SF	GOOD
539-411-09	1420			DALE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	129-14	RESIDENTIAL SF	FAIR
539-411-10	1430			DALE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	129-15	RESIDENTIAL SF	GOOD
539-411-11	1438			DALE	STREET	1930'S	SPANISH COLONIAL REVIVAL	CS-D-SOUTH PARK	129-16	RESIDENTIAL SF	GOOD
539-411-12	1448			DALE	STREET	1900'S	CRAFTSMAN	IS-D-SOUTH PARK	129-17	RESIDENTIAL SF	GOOD
539-412-02	2963			BEECH	STREET	1910'S	SPANISH COLONIAL REVIVAL	CS-D-SOUTH PARK	129-25	COMMERCIAL	GOOD
539-412-03	1437			DALE	STREET	1920'S	MISSION REVIVAL	CS-D-SOUTH PARK	129-18	RESIDENTIAL SF	GOOD
539-412-04	1429			DALE	STREET	1910'S	CRAFTSMAN	IS-D-SOUTH PARK	129-19	RESIDENTIAL SF	GOOD
539-412-05	1419			DALE	STREET	1920'S	CRAFTSMAN	CS-D-SOUTH PARK	129-20	RESIDENTIAL SF	GOOD
539-412-06	1411			DALE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	129-21	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-412-07	1405			DALE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	129-22	RESIDENTIAL SF	GOOD
539-412-10	1420			30TH	STREET	1900'S	CRAFTSMAN	CS-D-SOUTH PARK	129-23	RESIDENTIAL SF	GOOD
539-412-12	1436			30TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	129-24	RESIDENTIAL SF	GOOD
539-414-01	1355			29TH	STREET	1890'S	CRAFTSMAN	IS-D-SOUTH PARK	129-03	RESIDENTIAL SF	GOOD
539-414-03	1341			29TH	STREET	1900'S	CRAFTSMAN	IS-D-SOUTH PARK	129-04	RESIDENTIAL SF	GOOD
539-414-04	1333			29TH	STREET	1920'S	CALIFORNIA BUNGALOW	CS-D-SOUTH PARK	129-05	RESIDENTIAL SF	GOOD
539-414-09	1336			DALE	STREET	1912	CRAFTSMAN	CS-D-SOUTH PARK	129-06	RESIDENTIAL SF	FAIR
539-414-11	1352			DALE	STREET	1912	CRAFTSMAN	CS-D-SOUTH PARK	129-07	RESIDENTIAL SF	GOOD
539-414-12	1360			DALE	STREET	1912	COLONIAL REVIVAL	CS-D-SOUTH PARK	129-08	RESIDENTIAL SF	GOOD
539-421-01	1447			30TH	STREET	1900'S	CRAFTSMAN	CS-D-SOUTH PARK	131-26A	RESIDENTIAL SF	GOOD
539-421-04	1419			30TH	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-27A	RESIDENTIAL SF	GOOD
539-421-07	1404			FERN	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-28A	RESIDENTIAL SF	GOOD
539-421-09	1422			FERN	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-29A	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-421-10	1428-30			FERN	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-30A	RESIDENTIAL MF	GOOD
539-422-01	1445			FERN	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-14A	RESIDENTIAL SF	GOOD
539-422-04	1421			FERN	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-15A	RESIDENTIAL SF	GOOD
539-422-05	1415			FERN	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-16A	RESIDENTIAL SF	GOOD
539-422-06	1403			FERN	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-17A	RESIDENTIAL SF	GOOD
539-422-07	1408			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-23A	RESIDENTIAL SF	GOOD
539-422-08	1414			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-24A	RESIDENTIAL SF	GOOD
539-422-12	1446			GROVE	STREET	1900'S	CRAFTSMAN	IS-D-SOUTH PARK	131-25A	RESIDENTIAL SF	GOOD
539-423-01	1445			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-00A	RESIDENTIAL SF	GOOD
539-423-02	1435			GROVE	STREET	1900'S	TUDOR	CS-D-SOUTH PARK	131-01A	RESIDENTIAL SF	GOOD
539-423-03	1427			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-02A	RESIDENTIAL SF	GOOD
539-423-04	1421			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-03A	RESIDENTIAL SF	GOOD
539-423-06	1405			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-04A	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-423-08	1412			31ST	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-10A	RESIDENTIAL SF	GOOD
539-423-10	1428			31ST	STREET	1910'S	CALIFORNIA BUNGALOW	CS-D-SOUTH PARK	131-11A	RESIDENTIAL SF	GOOD
539-423-11	1436			31ST	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-12A	RESIDENTIAL SF	GOOD
539-423-12	1448			31ST	STREET	1920'S	SPANISH COLONIAL REVIVAL	CS-D-SOUTH PARK	131-13A	RESIDENTIAL SF	GOOD
539-424-01	1359			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-22A	RESIDENTIAL SF	GOOD
539-424-03	1345			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-05A	RESIDENTIAL SF	GOOD
539-424-05	1329			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-06A	RESIDENTIAL SF	GOOD
539-424-06	1319			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-07A	RESIDENTIAL SF	GOOD
539-424-10	1338			31ST	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-08A	RESIDENTIAL SF	GOOD
539-424-12	1360			31ST	STREET	1910'S	CRAFTSMAN	IS-D-SOUTH PARK	131-09A	RESIDENTIAL SF	GOOD
539-425-13	1326			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-18A	RESIDENTIAL SF	GOOD
539-425-14	1334			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-19A	RESIDENTIAL SF	GOOD

APN	STREET NO	FRACT NO	STREET DIR	STREET NAME	STREET TYPE	ACTUAL DATE	ARCH STYLE	EVALUATION	PHOTO NO	PRESENT USE	COND
539-425-15	1340			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-20A	RESIDENTIAL SF	GOOD
539-425-16	1348			GROVE	STREET	1910'S	CRAFTSMAN	CS-D-SOUTH PARK	131-21A	RESIDENTIAL SF	GOOD
539-460-01-02	1301			28TH	STREET	1920'S	SPANISH COLONIAL REVIVAL	IS-D-SOUTH PARK	126-05-07	RESIDENTIAL MF	GOOD
539-460-03	1306			GRANADA	AVENUE	1920'S	MISSION REVIVAL	IS-D-SOUTH PARK	126-08	RESIDENTIAL SF	GOOD

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