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8.0 Acknowledgements

In late-2002, the City of San Diego engaged Gensler Consulting to conduct a historic resource survey of the Greater North Park Community. Building on the "Greater Mid-City Historic Preservation Strategy" completed in 1995 by Wayne Donaldson, the objective of the survey was to document all resources that are 45 years or older within the survey boundary. The ultimate goal of the survey is to work with the City's Planning Department and community representatives to identify those resources that are potentially eligible for historic designation, as an individually significant resource or as a contributor to a historic district.

It is important to recognize the context within which the survey is being executed. North Park is one of two surveys initiated by the City in 2002 as part of a five-year citywide historic resource survey initiative. North Park, in particular, has a density of quality residential, commercial and public resources and a recent, ongoing developmental history that has resulted in the demolition of many such resources. As development pressures continue to escalate, this trend appears to be on the rise. Therefore 'time is of the essence' in order to proactively preserve the unique fabric of this community while making North Park a desirable location for compatible new development. The City and community groups have been engaged in this survey effort to assist in the identification of those resources that should be preserved.

North Park, while unique in many ways, is not alone. Historic preservation in this country has been in full swing for approximately four decades, since the rampant demolition of historic resources led to the 1966 National Preservation Act. In the past two decades additional measures such as the innovative tax benefits associated with the National Economic Recovery Act of 1981 have helped preservation, as have the State enactment of the Mills Act and the Historic Building Code. New planning mechanisms, such as historic overlay zones and landmark ordinances, have further sought to retain resources without halting the necessary addition of sensitive new construction and renovation.

It must still be underscored that North Park remains a community in flux; it is at a clear cross roads in terms of community planning due to the increasing popularity it enjoys, the influx of a new diversity of residents and housing types, and increased cost/value of land and buildings. Now, more than ever, resources must be identified and preservation efforts brought to bear to ensure that an underlying historic fabric is retained.

1.1 Greater North Park Survey Area

The North Park community is located northeast of Balboa Park and is bounded on the east by Interstate 805, on the west by Park Boulevard, on the north by the rim of Mission Valley, and on the south by Juniper Street. Because a number of areas within the survey boundary have already been designated as historic districts or are in the process of historic designation documentation, they are not a part of this survey. The following map identifies the boundaries of the survey area and highlights in gray those areas that have been excluded from the survey.

Areas Excluded From the North Park Historical Survey

1. *Shirley Ann Place*
2. *Modern Revival Historic District*
3. *Park Blvd. Apartment Row Historic District*
4. *David O. Dryden Historic District*
5. *Burlingame Historic District*

1.2 North Park Survey Purpose & Scope

The purpose of the North Park Historical Survey was to develop an inventory database of potentially historic resources, including buildings, structures, and objects, and evaluate their eligibility for historic designation. As the survey area encompasses over 10,900 parcels, eligibility for historic designation was primarily evaluated based on architectural integrity. A development history of North Park is also provided as a foundation for future evaluation and designation-level documentation of resources. The survey also provides recommendations for its use as a community-planning tool, highlights potential historic districts, and lists items for further study.

The scope of the North Park Historical Survey was divided into three categories: baseline level work, intensive level work, and project meetings / community outreach.

Baseline Level Work

The baseline level work included: (1) a review of materials to gain an overall understanding of North Park's developmental history, (2) the development of an inventory database and area map, and (3) a search of records to identify previously conducted studies, surveys and resources that have been designated historic. The baseline work also included the field survey, evaluation and documentation (photo documentation and completion of a DPR 523 A form) of all resources 45 years or older within the survey boundary.

Intensive Level Work
The intensive level work included research required to complete the resource documentation and inform the developmental history. The evaluation of resources, as to their eligibility for historic designation on an individual and contributing basis and their level of architectural integrity, was also included in this phase of the project. All the information is now included in the inventory database and this document, the North Park Historical Survey Statement of Findings Report.

Project Meetings / Community Outreach
A critical component to the historical survey is community outreach. A number of status meetings were held with the City of San Diego Planning Department throughout the project and two community workshops were held in February and July 2003 to inform the public of the survey and receive input from community groups and residents.

1.3 Previous Surveys & Studies Conducted in North Park

As previously noted, North Park has been the focus of a number of surveys and studies, primarily during the last ten years. In order to make full use of the work completed to date, the following documents were reviewed and included, where appropriate, in the survey documentation:

***Revitalizing North Park through Arts, Culture and Entertainment* (2003)**
In 2003, North Park Main Street identified potentially historic resources along and adjacent to University Avenue between Park Boulevard and Boundary Street. A preliminary inventory was prepared for each building. Information collected included the address, the historic name and use of each building, year built, the name of the architect, builder and/or contractor, architectural style, materials and details, remodeling, and historical significance. Approximately 65 buildings were included in the inventory. *(Source 53)*

***Historical Greater Mid-City San Diego Preservation Strategy* (1996)**
The *Historical Greater Mid-City San Diego Preservation Strategy* was completed in 1996 by the consultant team of Architect Milford Wayne Donaldson, IS Architecture and RNP/Roesling Nakamura Architects. This reconnaissance survey, commissioned by the City of San Diego, provided an informational foundation of preservation strategies and potential historic resources within Uptown, University Heights, North Park, South Park, and City Heights. The survey documented approximately 6,000 resources constructed before 1945. Twelve potential historic districts were identified by the survey, many of which are included in the list of areas excluded from the North Park Historic Resources Survey in Section 2.1. *(Source 13)*

***North Park Redevelopment Project* (1995)**
As described by the City of San Diego Redevelopment Agency, the North Park project area “focuses on rehabilitation and revitalization of commercial, mixed-uses in transit corridors, and residential areas. Historic preservation and public art are incorporated features within the redevelopment focus.” As part of the project, the Agency surveyed the prehistoric and historic cultural resources within the commercial corridors of the redevelopment project area including Adams Avenue, 30th Street, El Cajon Boulevard, and University Avenue. Approximately 94 historic resources were documented within the

project area; Department of Parks and Recreation 523A and 523B forms were completed for each resource. *(Sources 8, 9)*

The Redevelopment Project, in addition to identifying a number of historic structures within the Project Area, also proposed the creation of two historic districts within North Park to mitigate the impact of redevelopment on historic buildings:

Adams Avenue from Hamilton Street to I-805

The creation of a historic district along Adams Avenue, from Hamilton Street to Interstate 805 was recommended. This district could include the historically significant Craftsman bungalow residences and the Art Deco structures within the boundaries of the North Park Redevelopment Cultural Resource Survey Area, along the north and south sides of Adams Avenue.

North Park Historic Business District (NPHBD)

A North Park Historic Business District on University Avenue was recommended to include historically significant structures and could include the following areas/boundaries:

1. Along the south side of University Avenue, the NPHBD could generally include that portion of the Cultural Resource Survey Area between Granada Street and 32nd Street, north of North Park Way.
2. Along the north side of University Avenue, the NPHBD could include the area within the Cultural Resource Survey Area north of University Avenue, south of Lincoln Avenue, between Hamilton and Bancroft streets.

***Greater North Park Community Plan* (1986)**

The Greater North Park Community Plan, completed by the City of San Diego in 1986, was an update to the previous Plan adopted by the City Council in 1970. The Plan documents information about the North Park Community, proposes alternatives for residential and commercial planning, and highlights various planning elements such as housing, commercial, transportation and circulation, community facilities, parks and recreation, open space, conservation, cultural and heritage resources, and urban design. *(Source 6)*

2.1 North Park Historical Survey Methodology

Historical Surveys

Historical surveys are a relatively new method of providing a standardized foundation of information about individual resources in a city or district that may be worthy of historic preservation and designation. Surveys can vary greatly in scope, purpose, and level of detail or intensity, but generally focus on identifying those buildings, structures, objects, and landscapes that contribute to the unique fabric of a community and therefore merit preservation for current and future generations.

Historical surveys, as with other historic preservation laws, ordinances and methodologies, are increasingly being used as a proactive planning technique. The concept of surveys has emerged in direct response to much of the unchecked demolition of resources that began in the 1950s and 1960s with widespread urban renewal. Historical surveys are not intended to disallow new development, but rather to ensure that it does not result in the permanent loss of resources or the introduction of highly incompatible buildings or elements into a community's historic fabric.

The two primary types of historical surveys are Reconnaissance Surveys and Intensive Level Surveys. The two survey types are often conducted in sequence, as they each provide a successively more detailed level of investigation, documentation and subsequent recommendations. Descriptions of both survey types and their objectives are listed below:

Reconnaissance Surveys

Reconnaissance surveys provide a general overview of an area and are most useful for cataloguing its resources and for developing a basis for deciding how to organize and orient more detailed survey efforts. In conjunction with a general review of pertinent literature on the community's past, a reconnaissance survey may involve the following activities:

- Completion of a windshield survey which involves driving around the community to note the general distribution of buildings, structures and neighborhoods representing different architectural styles, periods and methods of construction

- Study of aerial photographs, historical and recent maps and city plans, soil surveys, and other sources of information that help gain a general understanding of the community's layout and environment at different times in its history

- Detailed inspection of sample blocks or areas only, as the basis for extrapolation about the resources of the community as a whole

Intensive Level Survey

Intensive Level Surveys involve the close and careful study of an area. They are designed to identify and document all historic resources within a defined area and generally involve detailed background research of a community's history. An Intensive Level Survey should provide the information needed to evaluate historic properties and prepare an inventory.

The North Park Historical Survey is similar in design to an Intensive Level Survey and involved the following activities:

- Field Survey
  A field survey of the approximately 10,900 parcels within the Greater North Park Area was completed on foot by two-person teams between December 2002 and April 2003. Survey tools included a listing of resources by parcel address (packaged by block with an attached block map), and a digital camera. The field evaluation of properties constructed prior to 1960 included the number of stories, building use *(residential, commercial/industrial, public/institutional, or cultural landscape / resource)*, architectural integrity (*condition: good, good-to-fair, fair, fair-to-poor, and poor*, architectural style, and photograph number(s). Each property was photographed and if possible, any secondary buildings on a parcel were also captured.

  The survey team erred on the side of caution for those properties appearing to have been built around 1960. When the actual date of construction was in doubt, a resource was documented and removed from the survey only after a post-1960 date of construction was confirmed.

- Inventory Database
  An inventory database was designed by Gensler to contain and organize parcel-level information collected in the field survey. This information will populate the Department of Parks and Recreation Primary Form (DPR 523A) for each potentially historic resource. The database is designed in Microsoft Access and is linked with GIS software to enable the mapping of the resources within the database. A detailed description of the database and mapping capabilities can be found on page 2-3.

- Records Search and Research
  At the beginning of the survey, a records search of previously-conducted investigations and surveys was completed in order to assemble existing documentation and information about the North Park community. In addition, research into the history of North Park has been completed to inform the developmental history (Section 4).

- Community Outreach
  Throughout the survey, representatives of the community have been involved in the project. The project commenced with two separate meetings on December 2, 2002 with City Staff and community representatives. The purpose of the kick-off meeting was to present the proposed survey methodology to the community for input and extend an invitation to participate in the survey project. The first meeting was held at the City of San Diego Planning Department at 10:00 am and included representatives from the business association North Park Main Street, the North Park Community Association, the University Heights Urban Design Review Council and the community. The second kick-off meeting, held at the North Park Main Street office at 6:00 pm, included members of the North Park Urban Design / Project Review Subcommittee of the Planning Committee.

Upon field surveying approximately 75% of the Greater North Park area, Gensler presented its survey methodology and initial findings to the community at a public workshop held on February 20, 2003. Following the presentation, the community participated in a brainstorming session to identify important historical resources and potential historic designation themes. Approximately 20 community members participated in the workshop.

The North Park History Committee, a subcommittee of the North Park Community Association, actively researches and documents the history of North Park. Gensler attended the March 20, 2003 meeting to inform the committee members about the survey and also share available informational resources for inclusion in the survey documentation.

A second community workshop was held on July 22, 2003. Gensler repeated the survey methodology for participants not present at the first workshop and presented more detailed findings related to the field survey, including the distribution of resources with North Park by building type, architectural style, date of construction, condition assessment, and eligibility. Survey data was also mapped to highlight the location and density of buildings, in good to fair condition, by architectural style as well as the location of apartment courts, churches and individually eligible resources. The dialogue that ensued focused on potential historic districts. Approximately 20 community members participated in the workshop. The presentations to the community for both workshops are included in *Appendix A.*

Finally, four North Park residents volunteered to participate in the field survey. Ruth and Bethel Dahl surveyed and evaluated resources within the area bound by Gunn Street to the north, 30th Street to the east, Upas Street to the south, and 29th Street to the west. John Stewart McGaughy and George Franck paired up with a Gensler staff member to survey the University Avenue commercial corridor and to highlight those commercial resources that the community has identified as potentially historic.

- Statement of Findings Report
  The information collected throughout the survey is documented in this report, the North Park Historical Survey Statement of Findings Report. Refer to the Table of Contents for the list of information contained in the report.

2.2 North Park Historical Survey Mapping Database

As a tool to both analyze and present North Park survey data, Gensler created a geographic information system (GIS) mapping database. The mapping database combined existing map data with new information created specifically for the survey. ArcGIS was used as the GIS platform.

Using the mapping database, Gensler was able to geographically analyze the tabular survey data contained in Microsoft Access. Assessor's parcel number (APN) address points and community boundaries were purchased from SanGIS, and street centerlines and freeways were acquired without charge from SanDAG. Survey information recorded

in the field such as APN, architectural style, condition, date constructed, and building use were joined to the appropriate map layer using ODBC (Open Database Connectivity) and thematically mapped. Large-format color plots showing key existing conditions were created for community meetings and client presentations.

2.3 Inventory of Survey Resources

An inventory list is provided in *Appendix B.* The list includes the following attributes of all inventory resources:

- Assessors Parcel Number
- Address
- Subdivision
- Style
- Year Built
- Condition
- Significance

The Greater North Park Community contains over 470 blocks with approximately 10,900 parcels within the boundaries established for the North Park Historical Survey (Survey). There are 6,784 parcels that have resources constructed prior to 1960, which have been documented in the North Park Historical Survey Database (Database). This section provides a review of the survey data collected in the field and an evaluation of the resources based on date of construction, building type, architectural style and condition.

Ultimately, the Survey will provide a baseline level of information to the City and community for use in community planning, preservation and future historic documentation. While the Findings on the following pages are largely focused on an assessment of what exists in North Park today, the Recommendations speak to the manner in which the Survey and its documentation can be applied to community planning. These planning efforts include preserving existing resources, promoting compatible infill construction, and creating measures that enhance the ease and economic viability of rehabilitation and sensitive adaptive reuse of historic resources in North Park.

3.1 Findings

A variety of resource attributes were evaluated in the field and are documented in the Database. The attributes detailed in this section include Date of Construction, Building Type, Architectural Style, and Condition. Additionally, this section highlights the density of potentially historic resources based on use, specifically residential and non-residential.

Date of Construction

Based on criteria established by the National Register of Historic Places, a resource has to be 50 years or older in order to be considered historic. To capture those buildings within the Greater North Park Community that may become eligible for designation within the next five to seven years, Gensler included in the survey all resources constructed in or before 1960 (43 years). This was deemed important as preservation efforts often take time to implement, and because fiscal constraints may limit the City's ability to complete additional surveying in the short-term.

Contributing Resources by Date of Construction

This chart highlights the percentage of resources built in North Park during each decade. Growth during the 1911-1920 period reflects the expansion of the streetcar lines into North Park at the turn of the century. The economic expansion of the 1920s and subsequent building boom is evident as 53% of resources were constructed during this time. The Depression years of the 1930s slowed growth in the city, with 18% of resources constructed during

this time. By the end of the 1930s, a large portion of North Park had been developed. Although the war years of the 1940s were one of explosive growth for San Diego, only 10% of inventoried resources were constructed during this decade representing urban infill. Significant suburban expansion occurred further out from the city center during the 1940s and 1950s. By the mid to late 1960s, "North Park led all other areas in the city in the number of completed multi-family residential units. Of a total of 425 units constructed in 1966, all but seven were apartment structures. The same statistics repeated in 1967. In 1968, 383 multi-family units were constructed." *(Source 24)*

Building Types

North Park was one of a number of communities in close proximity to the city center that responded to the dynamic growth of San Diego and the consequent housing needs between 1900 and 1930. To that end, North Park is a largely residential area with over 95% of the contributing resources dedicated to housing. Single-family residences account for 66% of the residential resources.

Reflective of the largely middle-income households in early North Park, the majority of houses constructed in North Park are smaller than 1,500 square feet. 27% of the single-family residences included in the survey are less than 900 square feet and 51% are between 900 and 1,500 square feet. Houses ranging from 1,500 to 2,000 square feet (12%) are distributed throughout the survey area and those larger than 2,000 square feet (4%) are concentrated on the streets bordering Balboa Park.

Residential Resources by Type

The multi-family resources include a wider variety of building types due in part to the community's continued popularity and response to housing demand over time. Many of the multi-family resources were originally single-family homes, and still appear to be so from the street, but now have additional dwelling units on the parcel. This building type accounts for approximately 19% of the multi-family resources. A number of originally single-family homes have also been segmented into multiple units. The larger-scale apartment buildings, with one building on the parcel, account for approximately 11% of inventoried resources. Apartment courts, characterized by multiple buildings on a parcel sited around a central or side courtyard, account for approximately 3% of the multi-family resources.

Non-residential buildings account for 5% of inventoried resources. Commercial development is the largest portion of this category and accounts for 88% of the contributing non-residential resources. Commercial resources are primarily located along the original electric streetcar lines of Park Boulevard, Adams Avenue, University Avenue

and 30th Street as well as El Cajon Boulevard – the development of which is closely tied to the increasing popularity of the automobile. These resources contribute to a pattern in North Park of broad commercial avenues and highly developed intersections of commerce bounding residential neighborhoods. Public and institutional resources, including churches, libraries, post offices, and schools, are located along the commercial strips as well as in residential sections and account for 12% of the contributing non-residential resources.

Architectural Style

Contributing Resources by Architectural Style

While most of North Park's streets and avenues contain housing and commercial types with similar lot sizes, set backs, and building sizes (with some notable exceptions), stylistically the area is characterized by both a complexity and diversity in architectural style. Over thirty architectural styles are represented within the survey area, however four styles account for 85% of the contributing resources. Those styles include California Bungalow/Craftsman, Spanish Colonial Revival, Mission Revival and Minimal Traditional. For more detailed information on these and other historic architectural styles, please refer to Section 4, pages 4-13 to 4-22.

Condition Assessment & Eligibility Evaluation

Contributing Resources by Condition

Five criteria were used to evaluate the condition of the inventoried resources: Good, Good-to-Fair, Fair, Fair-to-Poor and Poor. The designation of one of these conditions was based on the architectural integrity and general maintenance of a resource. This assessment was then used as an approach to evaluating the potential eligibility of a resource for historic designation. Those resources in Good, Good-to-Fair and Fair condition are

considered to be potentially historic while those in Fair-to-Poor and Poor condition have lost a significant degree of architectural integrity and are therefore considered “Non-Contributing.”

Basing the evaluation of resource eligibility on the condition assessment, nearly 75% of the resources surveyed are potentially historic. The majority of resources are in fair condition (34%) with 12% in good condition and 29% in good-to-fair condition. This methodology is one that can be used to evaluate the impact of preservation planning in North Park over time. Clearly, a long-term objective of the community is to see increasing percentages of properties in the Good and Good-to-Fair categories as the result of increasing amounts of careful rehabilitation and adaptive re-use efforts. The following chart details the methodology used for the condition assessment.

	Description	Defining Characteristics	Examples
Good	The original materials and architectural details are intact and the resource is well maintained	NA	
Good-to-Fair	A minor, easily reversible modification has been made to a resources that is well-maintained with the architectural features / details intact	Installation of new, compatible windows Modification to porch columns Addition of metal awnings and/or security bars Minimal general maintenance	
Fair	Although resource maintains overall architectural integrity, one significant modification has been made to the historic fabric and/or the resource requires significant maintenance	Installation of new, incompatible windows within the original window frame Installation of new siding or stucco over wood siding Significant maintenance issues such as peeling paint, damaged stucco, roof repair	
Fair-to-Poor	Multiple modifications/ alterations to the historic fabric have impacted the architectural integrity of a resource, although the original architectural style is evident	Removal of original windows and frames for the installation of new, incompatible windows Installation of new, incompatible siding or stucco over wood siding Incompatible additions	
Poor	The architectural integrity of the resource has been substantially altered by modifications to the historic fabric and little to none of the original architectural style is evident	Multiple (three or more) substantial modifications to the resource Alteration of the roofline or façade Remodels / Renovations	

Cultural Landscapes

The North Park survey area is also rich with cultural landscapes. A cultural landscape, as defined by the Institute for Cultural Landscape Studies at Harvard *(Source 23),* is a way of viewing landscapes that emphasizes the interaction between human beings and nature over time. Virtually all landscapes have cultural associations, because virtually all landscapes have been affected in some way by human interaction or perception. North Park embodies a unique natural landscape characterized by canyons and hills within the mesa that has been integral to the historic development and built environment of the

community. As cultural landscapes are more difficult to capture and quantify in the inventory database, a detailed look at these resources is included in Section 4, pages 4-6 to 4-13.

3.2 Recommendations

The resource inventory and developmental history together provide the framework from which the City and community can further preservation and historic designation efforts. The inventory is also a tool that can be integrated into preservation planning. The following recommendations are ways in which the community and City staff can utilize the information captured in the database and historic documentation.

Historic Documentation and Designation

- **Utilize the resource inventory and developmental history** to provide a baseline level of information for future documentation and designation efforts. The database has the ability to provide unique resource listings based on criteria for an individual study, such as a listing of all the contributing, single-family residences built between 1915 and 1930 and designed in the California Bungalow style. This information can also be mapped using the City's GIS software.

- **Continue to update the inventory database** so that it becomes the sole warehouse of information for North Park historical and cultural resources. The database is intended to be an ever changing and developing collection of information.

- **Designate historic resources at the local level** in order to provide the highest degree of protection offered. Although National and State level designation provides notable recognition, only local designation offers a review process for demolition and incompatible alterations to a resource. Local designation also offers financial incentives to property owners in an effort to promote and offset the often-greater cost of appropriate rehabilitation. A detailed review of National, State and Local historic designation is provided in Section 5, pages 5-1 to 5-5.

Community Planning

- **Use the inventory database and related mapping capability to identify and prioritize those areas most suited for historic preservation** as well as those areas better suited for new development. Identifying and establishing both preservation and redevelopment zones will enable the community and developers to proactively work together in maintaining North Park's historic fabric, while providing compatible infill development. Contributing sites must be protected and prioritized along with potential sites in order to retain the integrity of historic districts.

- **Create site specific maps of potential historic resources**, related to a project review, to provide a powerful visual tool for initiating dialogue and gaining community consensus in both preservation planning and redevelopment efforts.

- **Establish and promote design guidelines** for the rehabilitation of historic resources and construction of residential and commercial infill development. *(In 1997, North Park Main Street established Development Criteria including seven planning and design principles and Design Guidelines that catalogue design concepts and characteristics for commercial buildings within the Main Street project area.)*

  Rehabilitation
  Based on the field survey data, the majority of potential historic resources are in Fair condition (35%). This condition rating for residential resources is most often due to the installation of new, incompatible windows within the original window frames and the installation of new, incompatible siding. Modifications to commercial resources over time most often include changes to the original storefront configuration and slipcovering. Buildings in Fair condition have not been altered beyond the possibility of rehabilitation and property owners would benefit from guidelines identifying the appropriate treatments for historic properties. It is also important to address additions to a historic resource. As neighborhood popularity and property values continue to rise in North Park, many residents who might have otherwise traded-up to another neighborhood will stay in place and add on to their home or business.

  Infill Development
  Develop design guidelines for the construction of residential and commercial infill development. Again, as North Park continues to enjoy increased popularity and rising property values, interest in new development within the community is on the rise. Establishing design guidelines for residential and commercial infill development will proactively support the efforts of developers while providing a building design that is sensitive to the historic fabric and scale of the community.

Citywide Communication

- **Share the inventory database with appropriate City offices** to ensure the consideration of potential historic resources in North Park planning and development efforts. This information will enable other City departments to identify whether or not a proposed project impacts a potential historic resource, either contributing or individually significant, and thereby determine the appropriate review and approval process.

Community Link

- **Leverage the inventory database and survey documentation to link together community groups, community residents, and ongoing initiatives.**

  - North Park is an incredibly active community with numerous community associations including the North Park Community Association and its History Committee, the Greater North Park Planning Committee and its Urban Design/Project Review Subcommittee, and North Park Main Street and its Design Committee. As preserving the historic fabric of the North Park community is a specific focus of all groups, the inventory database and

documentation can be used as a common tool to further the efforts of each organization.

- The inventory database and documentation can also support the on-going initiatives in North Park such as the North Park City of Villages Pilot Project. The goals of the pilot project include enhancing the unique elements of North Park to ensure that the community retains its unique character and personality, maintaining the historic architecture and design elements, and encouraging complementary design in new construction. Again, the inventory can assist in identifying potential historic resources as well as those that have been altered over time and require rehabilitation.

- Finally, the inventory database and documentation can be used as a tool in the ongoing effort to educate the public about the rich history of North Park and the incredible density of historic resources as well as invite greater community participation.

The historic resources within the Greater North Park Survey Area collectively tell the story of the community's developmental history. This development pattern closely parallels that of other communities, located at the periphery of city centers, throughout the United States. Based on their unifying characteristics, the National Register of Historic Places has formally identified these communities as ***Historic Residential Suburbs****.*

A historic residential suburb is defined as "a geographic area, usually located outside the central city, that was historically connected to the city by one or more modes of transportation; subdivided and developed primarily for residential use according to a plan; and possessing a significant concentration, linkage, and continuity of dwellings on small parcels of land, roads and streets, utilities, and community facilities."

North Park, located approximately three miles from downtown San Diego, was first connected to the city center by the electric streetcar in 1890. This affordable, convenient mode of transportation, in combination with the city's substantial growth and installation of supporting utilities within the community, prompted the subdivision of land in North Park and the construction of the primarily residential buildings between 1900 and 1960. The community maintains a density of historic resources with approximately 63% of the parcels within the community containing buildings constructed prior to 1960. This section will detail North Park's developmental history in the context of a Historic Residential Suburb with a specific focus on population trends, transportation, the subdivision as a cultural resource, residential resources and non-residential resources.

4.1 Population Trends

San Diego's population growth closely paralleled that of the United States between 1900 and 1960. This growth was a primary force in the developmental history of North Park as the dramatic expansion brought with it an equal demand for housing and community facilities such as churches, schools and businesses. The following table highlights the population and the percentage growth during each decade in both San Diego and the United States.

	San Diego		United States	
Year	**Population**	**% Growth**	**Population**	**% Growth**
1900	35,090	NA	76,212,168	NA
1910	61,665	75.7%	92,228,496	21.1%
1920	112,248	82.0%	106,021,537	15.0%
1930	209,659	86.8%	123,202,624	16.2%
1940	289,348	38.0%	132,164,569	7.2%
1950	556,808	92.3%	151,325,798	12.5%
1960	1,003,001	80.1%	179,323,175	18.5%
1970	1,357,854	35.4%	203,302,031	13.4%
1980	1,861,846	37.1%	226,542,199	11.4%
1990	2,498,016	34.2%	248,709,873	9.7%

Population and Percentage Growth in San Diego & the United States between 1900 -1960
US Bureau of the Census

Population and Percentage Growth in San Diego & the United States between 1900 & 1960, US Bureau of the Census

Although San Diego's growth was more dynamic than that of the United State during this entire period, when the percentage growth is charted side-by-side, a similar pattern of population growth is visible. Both San Diego and the United States experienced high levels of growth between 1900 and 1930, markedly lower levels of growth between 1930 and 1940, and a rise again between 1940 and 1960. The following chart highlights this parallel growth trend.

Contributing Resources by Date of Construction

The construction of North Park's built environment also follows this trend as is evidenced by the following chart. The construction of resources between 1900 and 1920 steadily increased with 53% of inventoried resourced constructed during the 1920s. The level of construction slowed during the 1930s with 15% of resources constructed at this time. As most of North Park was developed prior to WWII, the number of resources constructed in the survey area continued to decline during the 1940s and 1950s. San Diego's incredible population growth and housing demand was accommodated further a field from the city center during this time.

The influx of people, primarily from working and middle-class households, into San Diego can be primarily attributed to the **United State Navy and tourism, particularly following the Panama-California Exposition of 1915-1916.** The growing presence of the Navy in San Diego brought increasing numbers of military personnel and their families to San Diego. This military presence also enticed supporting businesses and their employees to locate and live in San Diego. A measurable increase in tourism was also seen in San Diego following the Panama-California Exposition of 1915-1916. The exposition brought

over 4 million tourists to the city and extolled "the area's climate, agricultural and water-borne resources." Many of the exposition visitors returned to San Diego to live, work, invest and retire.

4.2 Transportation

Expansion of the Electric Streetcar

The electric streetcar provided convenient and affordable transportation between the city and the new suburbs, where most often the price of land and real estate was less expensive than in the city center. This in turn attracted people of all income levels to move out from the city and attain the increasingly fashionable ideal of life in a semi-rural environment. The response to the largely middle-class households moving into North Park is reflected in the modest, small-scale residences that make up the bulk of the community's built environment. 27% of the contributing, single-family homes are less than 900 square feet and 58% are between 900 and 1,500 square feet. Only 4% of the single-family residences are more than 2,000 square feet.

As real estate development closely followed the introduction of streetcar lines in North Park, the lines created the framework around which the community was organized. The early streetcar lines continued the rectilinear grid, established by the city, which in turn influenced the rectilinear subdivision of land and individual parcels. The streetcar lines also delineated the zones for commercial and residential development, as the majority of commercial lots were located along the lines. The first subdivisions were platted along the streetcar lines and subsequent development paralleled the continued growth of the lines.

The streetcar expansion began in 1881 and made its way to the northwest corner of present day North Park in 1890 and into the heart of the community in 1907. As is the case throughout San Diego, most of North Park's streetcar history is attributed to John D. Spreckels. The Park Boulevard line was absorbed by his San Diego Electric Railway Company in the 1890s and the company was responsible for the development of streetcar mileage in North Park. "Spreckels was a firm believer that, 'transportation determines the flow of population.' Spreckels, like his fellow streetcar directors nationwide, was convinced that the key to profit lay in the proportional increase in the number of passengers that would be constantly increased as the streetcar system expanded into the suburbs. Spreckels did not wish to control the form and direction of suburban expansion, but rather to leave suburban development to real estate builders and individual homeowners who would buy building materials from his company and obtain building loans from the various banks whose boards he sat on. The success or failure of the streetcar system centered around attempts to provide housing for people, each with a small parcel on which to build a house, achieving what previously had been available only to a few rich families with large houses and ample land." *(Source 4)*

The first streetcar line to reach North Park was the San Diego Cable Railway in 1890. The line extended north through Balboa Park to Adams Avenue along Park Boulevard. The Bluffs, a pavilion constructed to overlook Mission Valley, was developed at the Adams Avenue terminus creating a destination spot for streetcar riders. This streetcar line was purchased by Spreckels' railway company in 1898 along with "The Bluffs", a recreational area that he converted into the Mission Cliff Gardens, an evermore-popular destination spot for city dwellers longing for an afternoon in the country.

Commercial development at the intersection soon followed to support the influx of visitors. This area was also home to some of North Park's earliest residential development.

The second line into North Park was constructed along University Avenue in 1907 and extended east to 30th Street; this terminus was to become the heart of North Park commerce. The construction of this rail line east from Park Boulevard was made possible by cutting through the high ridge along Georgia Street at University Avenue earlier that year. Due to increased traffic along the University Avenue corridor during the following seven years, the street was widened in 1914 and the original Georgia Street Bridge was replaced with the existing structure.

The third rail line to reach North Park was the Broadway-Brooklyn Heights Line. The rail line extended east from Broadway and 25th Street to 30th Street, turning north to Cedar Street, in South Park, by 1906. The construction of a wooden trestle spanning Switzer Canyon enabled the line to extend north along 30th Street to Juniper Street in 1909 and to University Avenue in 1912.

Electric Streetcar Lines of North Park

The streetcar lines along Park Boulevard, University Avenue, and 30th Street led to a concentration of commercial development along these streets. El Cajon Boulevard also became an important commercial thoroughfare in North Park, but its development was closely tied to the increasing automotive traffic in North Park. A closer examination of these commercial areas is located on pages 4-22 to 4-26.

Two unique buildings related to electric streetcar service were constructed in North Park, a trolley barn and electrical substation. The **Adams Avenue Trolley Car Barn**, built by the San Diego Railway Company for a cost of $145,000 in 1913, was located two blocks east of Park Boulevard at 1924 Adams Avenue. The building stored several hundred streetcars and contained over one-and-one-half miles of trolley track on the inside floor. Through a series of switches, the trolleys entered and exited from Florida Street. *(Source 33)* The Trolley Barn was operational until the electric streetcar was replaced by bus

service in 1949 and was later demolished in 1979. Old Trolley Barn Park is now located on the site.

Constructed by the San Diego Railway Company in 1923, the **electrical substation** is located in the alley west of 30th Street and north of University Avenue. The continued expansion of the University Avenue line east, increased traffic and the installation of heavier streetcars required additional power. This substation was one of three Egyptian Revival style buildings in San Diego constructed to meet the increased demand. A second substation was located at the terminus of the University Avenue line in City Heights, at the corner of Euclid and University Avenue, and a third substation was located in Ocean Beach. *(Source 21)*

"Streetcar use continued to increase until 1923 when patronage reached 15.7 billion and thereafter slowly declined. There was no distinct break between streetcar and automobile use from 1910 to 1930. As cities continued to grow and the demand for transportation increased, the automobile was adopted by increasing numbers of upper-middle to upper-income households, while streetcars continued to serve the middle and working class population. By the 1940s, streetcar ridership had dropped precipitously. The vast increase in automobile ownership and decentralization of industry to locations outside the central city after World War II brought an end to the role of the streetcar as a determinant of American urban form." *(Source 2)* The streetcar lines were removed in 1949 following their replacement by bus service.

Influence of the Automobile

The automobile was the second mode of transportation to impact the built environment of residential suburbs throughout the United States, including North Park. "Between 1910, when Ford began producing the Model-T on a massive scale, and 1930, automobile registrations in the United States increased from 458,000 to nearly 22 million. Automobile sales grew astronomically: 2,274,000 cars in 1922, more than 3,000,000 annually from 1923 to 1926, and nearly four and a half million in 1929 before the stock market crashed. According to the Federal Highway Administration statistics, 8,000 automobiles were in operation in 1900, one-half million in 1910, nine-and-a-quarter million in 1920, and nearly 27 million in 1930." *(Source 2)*

The impact of the automobile on North Park's landscape is evident on a number of levels. The most basic change was the introduction of paved roads scaled to accommodate the traffic flow into and through the community. The construction of garages and carports also became a typical component of the single-family and multi-family parcel design. Increasing auto traffic also required the installation of traffic controls, the first of which were installed in 1927 at the intersection of University Avenue and 30th Street. The automobile also influenced the commercial infrastructure, both in the types of auto-related businesses that opened in North Park and parking considerations; in North Park this is most readily seen on El Cajon Boulevard. Finally, the construction of the first freeway (I63) and others that followed helped to bring about the decline of the older streetcar suburbs. With the loss of San Diego's streetcars in 1949 and the growing reliance on the personal automobile for transportation, San Diego's population moved to newer, freeway-accessible suburbs.

4.3 The Subdivision as a Cultural Landscape

"Residential neighborhoods form one of America's most distinctive landscape types. For this reason, the neighborhoods significance is best evaluated using a landscape approach which recognizes the presence of historic landscape characteristics and seeks to understand the interrelationship of these characteristics spatially and chronologically." *(Source 2)* This section will focus on the interrelation of the natural landscape and development of North Park's built environment in three, successively detailed layers: the overall patterns of development, the subdivision, and the parcel.

Development Patterns of North Park

North Park is located on a mesa, a high plateau with an overall flat top, punctuated by hills and canyons. The sloping sides of the mesa define the north, east and south boundaries of North Park while Balboa Park further defines the western boundary. As with San Diego at-large, the natural landscape of North Park has shaped its development over time.

As typical of historic residential suburbs throughout the United States, the gridiron pattern of roads and streetcar lines within the city center set the pattern for development in the surrounding suburbs. The streetcar lines expanded north and east from San Diego's city center and upon their installation in North Park, further established a strong rectilinear grid and origins of the major arterial routes of the community. This development pattern was widely used as it provided the most profitable means to develop and sell land for residential use. Also, as the streetcar made numerous stops spaced at short intervals, the rectilinear subdivisions provided residents with convenient access from the streetcar to their home nearby.

The overall flat topography of North Park was especially conducive to the expansion of the streetcar lines into the community, with the exception of two areas. In order for the 30th Street streetcar line to continue into North Park, the construction of a bridge spanning Switzer Canyon was required. Cotton Brother Construction constructed the **30th Street Bridge**, a truss bridge of concrete, wood and steel, in 1908. "The 30th Street Bridge offered a symbolic entrance to the areas of Burlingame and South Park. It was of strategic importance, allowing development all along the 30th Street corridor, connecting the downtown center with what would become the second most prestigious and used commercial district in San Diego – North Park." *(Source 32)* The original bridge was replaced by the existing bridge in 1956 following a long history of repairs required by wear and tear from horse hooves pounding on the wood deck, fires and rotting timbers and footings.

Georgia Street Bridge (APN #: 453-001)

To install the University Avenue streetcar line and establish its link with the Park Boulevard line, the high ridge between Park Boulevard and Georgia Street was cut. The original **Georgia Street Bridge** was constructed at the cut to connect the bisected street in 1907 and was later replaced by the current Mission Revival style bridge in 1914 as part of a road-

widening project. The reinforced-concrete bridge was built by the City of San Diego as a public works project and was designed by architect JR Comly. The Georgia Street Bridge has remained a gateway to the North Park and a significant part of the cultural landscape. It was designated as a local Historical Landmark (#325) in September 1994.

Once the streetcar lines along University Avenue and 30th Street intersected and continued east and north respectively, the subdivision of land surrounding the lines began in earnest. The great majority of North Park's streets, avenues and boulevards followed this pattern and developed in typical fashion of historic residential suburbs with a circulation network of primary and secondary roads. The majority of streets within North Park are secondary streets, servicing the local community. Adams Avenue, University Avenue, and El Cajon Boulevard running east-west and Park Boulevard, 30th Street and Texas Street running north-south are the major roads in and out of North Park, connecting the area to the surrounding community. The major arterial streets within North Park also connect to the surrounding freeway system, specifically Interstates 805, 15 and 8.

Panorama Drive

34th Street Canyon

Some areas within North Park deviated from this typical rectilinear pattern, instead deriving the layout from the topography of the land. The layout of **Panorama Drive**, located north of Adams Avenue and west of Texas Street, took full advantage of the views out over Mission Valley by following the steeply sloping, curvilinear edge of the mesa. The **34th Street Canyon** topography in the southeastern portion of the survey area influenced the layout of later developed subdivisions, such as Arnold Knolls and Choates Addition, where streets followed along the developable portions of the land. A final example is the area east of **Boundary Street**, the original boundary of the City of San Diego. The streets original diagonal orientation influenced the rotation of adjacent streets to the east so that they are perpendicular and parallel to Boundary Street.

Open Space and Vegetation

Open space within the Greater North Park community consists of hillsides and canyons, including the Mission Valley slopes along the north side of the survey boundary, Switzer Canyon and 34th Street Canyon. For the most part, the canyons include unsubdivided space rich with vegetation that provides a natural habitat for wildlife within the urbanized area of San Diego. *(Source 6)* Smaller canyons, such as Florida Canyon, have been subdivided and the land developed in response to the elevation changes and views. In addition to the rich vegetation within the natural landscape of the canyons and ravines, North Park streets and yards include a variety of trees and shrubs. Some of the most notable trees are the mature, palms throughout the community and long Panorama Drive.

South Slopes-
Mission Valley
Florida
Canyon
Switzer
Canyon
34th Street
Canyon
Palms along Panorama Drive
View Corridor
Residences along the Ravine
Mature Palms throughout NP
Residences along the Ravine
Ravine along Juniper Street

North Park Subdivisions

North Park's historic resources are located within thirty-seven subdivisions. The majority of subdivisions were developed between 1910 and 1930 while two subdivisions were primarily developed in the 1930s, two in the 1940s, and one in the 1950s. The following map highlights the location of each subdivision. Information related to individual subdivisions is located in Section 5, pages 5-6 to 5-8 and *Appendix E*.

Greater North Park Survey Area Subdivisions

Water Tower (APN #: 453-431-01)

The subdivision of land for development in North Park was typical of Historic Residential Suburbs throughout the country as it's primarily aim was to fulfill the rapidly expanding population's demand for affordable housing outside the central city. However, the provision of water and utilities within an area was critical in order to support the residential population. As typical of many early subdivisions, North Park includes a reservoir and water tower. The **reservoir** was constructed in 1908 at Howard and Idaho Streets but it was quickly apparent that this alone was not enough to provide adequate water pressure. The original **water tower**, constructed in 1910 adjacent to the reservoir, served the neighborhood until the building boom of the mid-1920s brought a dramatic increase in water demand. The construction of the replacement water

tower was completed in 1924 and it was reputed to be the largest of its kind in the world. “The tower rises to a height of more than 127 feet and has a capacity in excess of 1,200,000 gallons. This unique structure is the only girder and pier water tower in the City of San Diego.” *(Source 33)*

SDG&E Substation F

Gas and electric utilities were also extended into North Park during the 1920s. The increasing residential population in the area required additional service, leading to the construction of the **San Diego Gas and Electric Substation F** at 3169 El Cajon Boulevard in 1919. The Mediterranean-style substation is still in use today by SDG&E.

The influx of new residents into North Park also brought with it a need for community services and facilities. As typical of Historic Residential Suburbs, North Park subdivisions were designed to separate residential and non-residential uses. Early non-residential development in North Park took place within, and was often restricted to, those lots bordering the streetcar lines. Early development, including shops, grocers, restaurants, lumberyards, churches, schools, libraries, etc., primarily occurred along University Avenue, 30th Street and Park Boulevard. The early subdivisions located more than a block away from a streetcar line were most often fully dedicated to residential development. As North Park continued to grow, both schools and churches developed within primarily residential areas.

Block Design

There are five types of block designs within the Greater North Park survey area. The majority of blocks within North Park subdivisions are a relatively consistent in size and layout with the typical pattern consisting of rectangular blocks, the length running north-south and the width east-west, with a central north-south alley. A number of blocks within the survey area deviate from this pattern; the following graphic identifies each of these areas.

A: Blocks between El Cajon Boulevard and Howard Street (1) as well as University Avenue and North Park Way (2) are nearly square in dimension.

B: West End (3), Forest Heights (4), and Bancroft Terrace (4) subdivisions include square versus rectangular blocks; those within the West End subdivision are void of central alleys.

C: Blocks within four subdivisions of the survey area are rotated 90 degrees with the length of the rectangular block running east-west and the width north-south: University Heights (5), Wallace Heights (6), Park Addition (7) and Carmel Heights (8).

D: Five alleyways, including Spalding Place (9), Shirley Ann Place (10), Crestwood Place (11), Wilshire Terrace (12), and Park Villa Drive (13), contain residential construction.

One consistent feature of blocks throughout the survey area is the sidewalk and curb. The original, poured cement sidewalks are scored, dividing the sidewalk width into thirds with the length of the sidewalk then scored to a square pattern. The radius curbs surround the block and are typically curved at the corners. A unique feature of the sidewalks is the stamp imprinted in the wet cement at the time of construction. The stamps most often include the name of the contractor or business responsible for the sidewalk construction and the date on installation. Most blocks contain multiple names and dates. Over 1,000 sidewalk stamps are located within the survey area from approximately 130 contractors, the most prolific of which include: Bert Noble, Cawley, CL Hyde, F. Anderson, GR Daley, Griffith Co., I. Bower, JF Over, JS Bachman, and O. Nelson.

Historic Street Lamp

Typical Street Light

Street lighting is also an element of all blocks within the North Park community. The North Park Business Club introduced street lighting to University Avenue in 1926 following the creation of an assessment district. “Wires, standards, ornamental poles and 600 candlepower lights were installed on University Avenue between 28th and 31st Streets. The total cost was estimated to be about $35,000. To celebrate the night the power was turned on, a parade, carnival and street dance sponsored by the Business Club turned the streets of North Park into something resembling a modern theme park.” *(Source 34)*

The historic street lamps are located along both side of University Avenue between Hamilton Street on the west and Iowa Street on the east. Later style street lamps have been installed on University Avenue and throughout the community.

Kalmia Place Subdivision Markers (APN #: 539-011)

The Kalmia Place subdivision markers are a unique element within North Park. The eight markers are situated in pairs on either side of, and at both entrances of, Kalmia Place. This short, semi-circular road is a continuation of the Kalmia Street west of 29th Street. The land, subdivided by Lewis P. Delano in 1923, overlooks Switzer Canyon.

Parcel Design

While North Park subdivisions were architecturally diverse, the building lots or parcels throughout the survey area were designed with a high degree of consistency. The blocks

were typically subdivided into rectangular parcels with the narrow side bound by the street and central alley. Generally, single-family residences within a block shared a common lot size and setback. The building was located closer to the street creating a larger rear yard. Driveways, typically narrow and to one side of the residence, lead to the garage (if present) toward the rear of the parcel. Apartment courts and apartment buildings intermingled with single-family homes also shared the same setback.

As much of North Park's commercial development took place during the streetcar's heyday, the buildings along University Avenue, 30th Street and Park Boulevard are located at the front of the parcel and adjacent to the sidewalk, a placement that responded to the on-foot customer. As the automobile increased in popularity and use during the 1920s and 1930s, commercial development, primarily on El Cajon Boulevard, responded to the driving consumer by locating the building to one side or to the rear of a parcel to accommodate convenient parking. The establishment of drive-in businesses, including restaurants and a dry cleaner, became the epitome of the automobile's influence on commercial design.

While the suburban development of the late-twentieth century includes barrier walls, fences and landscape features between homes, many of North Park's early-to-mid 20th century subdivisions have minimal boundaries between residential parcels, allowing for spacious, free-flowing lawns. Fences, walls, and hedges of varying height, as well as walkways today mark many parcel boundaries. In fact, the articulation of the automobile driveway is, for the most part, the most formal separating feature between residential properties of the era.

The differentiation of parcel design that exists within North Park is largely due to the natural topography and is evidenced by retaining walls, stairways, driveway design and garage placement. The images below depict the response of the built environment to parcels with a change in grade from the street to the area where the building is located. Images A1-C1 represent a slight change in grade while images A2-C2 reflect a significant grade differential. D1 and D2 depict garage treatments.

Retaining Walls *Stairs* *Driveways* *Garage Placement*

A: Retaining walls are typically incorporated at the front of the parcel, adjacent to the sidewalk. Typical materials include brick, cobblestone, masonry, and stucco-clad walls. At times, the garage is integrated with the wall.

B: Steps are incorporated into a walkway leading from the sidewalk to the residence or become the walkway in the parcels with steeply sloping topography

C: Steps are integrated into the sloping driveway, typically located to one side of the parcel.

D: A street-level garage, adjacent to a stair and/or retaining wall is common. A somewhat unusual treatment is a fully integrated garage; this condition is found in a few areas where the building is constructed into land sloping up and away from the sidewalk.

Residence on Hillside

In areas where the terrain slopes down and away from the street, another common approach to building construction is evident within the survey area. From the street, a building appearing to be one story is actually two to three stories as the building takes advantage of additional space offered by the downward slope. In this example, the garage occupies the lower level.

4.4 Residential Development

As is typical of Historic Residential Suburbs, the majority of North Park's building stock is residential. The residential resources included in the survey inventory account for 95% of the total 5,060 contributing resources. Approximately, 68% of those resources are single-family residences and 32% are multi-family residences. Residential development within the survey area is reflective of the city's overall growth patterns and population trends between 1900 and 1960 and represents the popular architectural styles of the day.

Pre-1900: Agricultural Mesa

Prior to the turn of the century, most of San Diego's growth occurred within the city center. In its very early stages of development, North Park was sparsely populated with large tracts of land devoted to agriculture. **James Monroe Hartley**, the most notable early resident who would become the "Father of North Park," moved to San Diego from the Midwest in 1882. In 1893, Hartley purchased 40 acres of land for $4,000 in the Park Villas Addition of Pueblo Lot 1127 on the northeast edge of the city. From the very beginning, Hartley referred to his plot as "Hartley's North Park." Decades later, North Park was used by the City of San Diego to identify its new suburb. Years later when the growing city caught up with the original plot, it became bordered by University Avenue on the north, 32nd Street on the east, Ray Street on the west, and Upas Street on the south. The Hartley home was located at the corner of what would become University Avenue and 30th Street; the remainder of the land was dedicated to a lemon grove.

Another early resident of North Park was **Ephraim D. Switzer**, who in 1868 purchased five acres of land in the northeast section of the canyon that now bears his name. "Today

Olive Street lies on the northeast rim above where the Switzer farm once stood." *(Source 47)* The farm was dedicated to citrus trees.

1900–1910: Residential Beginnings

The population of San Diego increased by 75% during the first decade of the 20th century, from 35,100 to 61,665. Although development was spreading outward from the city center during this period, the majority of residential growth during the early part of the decade occurred in the established streetcar suburbs directly adjacent to the city including Sherman Heights, Golden Hill and Florence Heights.

However, the migration of families into North Park followed the completion of the Park Boulevard streetcar line to Adams Avenue in 1890. Transportation between the city and the western border of North Park was now more convenient and the construction of single-family homes soon followed. Some of the earliest development within the North Park area is in this vicinity, within the two blocks east of Park Boulevard between Upas Street and Adams Avenue.

The New Domestic Realm

The expansion of streetcar transportation in San Diego and in American cities coincided with fundamental changes in the perception of the ideal family and a revision of what constituted the optimal suburban home. Progressive ideals emphasizing simplicity and efficiency called for house designs that reflected less hierarchical relationships, technological innovations, and a more informal and relaxed lifestyle. *(Source 2, 4/25)* By 1910, the bungalow had become the ideal suburban home and was being built by the thousands throughout the United States, giving rise to what has been called the 'bungalow suburb.'

"The typical bungalow was a one- or one-and-a-half-story housing having a wide, shallow-pitched roof with broad overhanging eaves. The interior featured an open floor plan for family activities at the front of the house and private bedrooms at the back or upstairs. The wide-open front porch, a distinctive feature of the ideal bungalow, provided a transition between interior and outdoors. The reduction of floor space and the use of standardized plans helped offset the rising cost of home construction and put homeownership within reach of more Americans." *(Source 2, 5/25)*

Neoclassical Residence

Approximately 1% of contributing resources in North Park were constructed during between 1900 and 1910. One of the more popular architectural styles of this period was the Neoclassical style. The style's defining characteristics include a hipped roof (often with a prominent dormer), a recessed or shed-roof entry porch, wood windows, and wood siding.

The extension of the University Avenue streetcar line from Park Boulevard to the Hartley homestead in 1907, the subsequent interest of real estate developers, and installation of utilities in North Park in 1908, set the stage for residential development to

begin in earnest. While most of the survey area north of University Avenue was included in the University Heights subdivision, the land south of the avenue was divided into numerous subdivisions ranging in size from one block to twenty blocks. Following the clearing of the lemon grove in 1911, James Hartley's oldest son, Jack, and his brother-in-law William Jay Stevens developed the plot into one of the first subdivisions made up of both residential and commercial tracts.

1910 – 1930: Building Boom

San Diego's population growth between 1910 and 1930 was spectacular. From a population of 61,665 in 1910, the city grew by 82% to 112,250 people by 1920 and then again by 87% by 1930 to 209,660 people. Much of this increase is attributed to the growing presence of the United States Navy in San Diego, which in turn brought increasing numbers of military personnel and their families to San Diego. This military presence also enticed supporting businesses and their employees to locate and live in San Diego respectively.

A measurable increase in tourism was also seen in San Diego during this period. The Panama-California Exposition of 1915 brought over 4 million tourists to the city between 1915 and 1916 and extolled "the area's climate, agricultural and water-borne resources." Many of the exposition visitors returned to San Diego to live, work, invest and retire. On the heels of this exposition, City leaders began to emphasize leisure over defense when marketing San Diego to the rest of the nation. *(Source 28)*

The incredible demand for housing during this time was matched by the most prolific period of residential construction in North Park. Based on the inventory of contributing resources, approximately 54% of the 37 subdivisions in North Park included developed land by 1910. That number rose to 78% by 1920 and 89% by 1930. Approximately 14% of the residential resources in the inventory were constructed between 1911 and 1920 and 53% between 1921 and 1930.

Craftsman Residence

The majority of residential development during this time consisted of small, squat frame houses of indigenous materials including wood and stucco, designed in the popular architectural styles. The California Bungalow and Craftsman styles were by far the most popular followed by the Spanish Colonial Revival and Mission Revival styles. The modest building scale and types reflected the economic means of new San Diego residents and the steadily increasing demand for housing. These factors, together with the rising value of property, fueled the escalating need for communal living. Single-family home construction was quickly joined by the construction of apartment courts and the additional buildings at the rear of a single-family parcel.

California Bungalow

California Bungalow Residence

John Mack Faragher's seminal essay on the development of the California Bungalow style, "Bungalow and Ranch House: the Architectural Backwash of California," *(Source 14)* highlights the origin of the style, it's popularity in Southern California, and it's influence on residential housing throughout the United States. The following paragraphs highlight many of the key themes he uncovered, which were confirmed and augmented during the survey.

> "The California Bungalow style originated in Pasadena in the late 1880s by a group of artists and craftsmen to reflect the Arts and Craft esthetic of honest construction and simple ornamentation. "The bungalow's popularity was based on its successful blend of economy and artistry. The style had a way of making artistic virtues of simplicity, ease of construction, and low cost. Small size was compensated by keeping interiors open, combining living and dining areas into a single great roof (suggesting functional areas with built-in cabinetry), and cutting an oversized entryway leading directly onto a generous porch. Costs were also kept down through the use of indigenous material to keep the price within the range of many working families."
>
> Throughout Southern California, the California Bungalow was the most popular residential style through the 1920s. The promotion of the style through the publication of Bungalow Books and catalogs of prefabricated bungalow kits furthered its popularity. "The California Ready-Cut Bungalow Company was one of the biggest suppliers of kits in Southern California. Complete houses started at under $1,000." Bungalow kits were also available from other suppliers such as Montgomery Ward and Sears.
>
> The California Bungalow style was the first architectural trend to reverse the typically east to west influence within the United States. Prior to this time, architecturally styles used for residential construction in California were based on styles popular in the East and Midwest, often borrowing heavily from European styles. However, "by 1915, the California bungalow had become the most popular style for new single-family detached home construction in residential neighborhoods throughout the nation.
>
> There is evidence, as suggested by historian Edward Clark, Jr., that the bungalow style was a major contributor to the popularity of home ownership in the United States between 1880 and 1920. Bungalows also seem to have been embraced because they provided a new residential style – far less formal than the popular styles of the Northwest and Midwest, most notably the Victorian style."

Mission Revival Style

Mission Revival Residence

The Mission Revival style is typically characterized by a flat roof and stucco-clad exterior. A simple but decorative entry hood is often located in the center of the façade with paired or three-part windows on either side. The style originated in California, in large measure as a reaction to the American Colonial Revival styles that had dominated California architecture since the late 1840s, and is a response to a call for an architecture based on California antiquities, in particular the Spanish missions. *(Source 3)*

Spanish Colonial Style

Spanish Colonial Revival Residence

The Spanish Colonial Revival style is characterized by an asymmetrical façade, a variety of roof shapes often topped by red tiles, and stucco-clad exterior with decorative windows. The style was first exhibited before the American public at the 1915 Panama-California Exposition in San Diego. The chief architect, Bertram Grosvenor Goodhue, was the author of a study on Spanish Colonial architecture in Mexico. During the 1920s Spanish-styled architecture was enormously popular in the southwestern United States. *(Source 3)*

Bungalow / Apartment Courts

Mission Revival Style Bungalow Court

Spanish Colonial Revival Style Apartment Court

Multi-family residential construction during the 1920s consisted mainly of **Bungalow Courts / Apartment Courts**. The bungalow court has been described as a "a utopian new type of housing evolved to provide dwelling for those who dreamed of a house and garden but who could either not afford one or were too busy to be bothered with the upkeep – a new type of housing for those who longed for an independent lifestyle but one with a strong sense of community and

security." *(Source 12)* Bungalow Court construction in San Diego was second only to Los Angeles during this time. The most common layouts of bungalow courts in North Park include (1) individual bungalows arranged in a U-shape around a central courtyard and (2) individual bungalows arranged along a side, landscaped walkway. Most often, bungalow courts are anchored by a one or two-story building located at the rear of the parcel.

149 contributing bungalow / apartment courts are located in North Park. Approximately 75% of the courts are located north of University Avenue within University Heights. The majority of the remaining 25% are located south of University Avenue, along or within two blocks of 30th Street. Most all courts are located within one to two blocks of the streetcar lines.

1930 – 1940: Depression Era

Minimal Traditional Residence

The growth of San Diego dramatically slowed during the depression years of the 1930s. From a growth rate of approximately 87% during the previous decade, growth declined to 38% between 1930 and 1940. The majority of construction occurred during the late 1930s due to the onset of World War II and increasing military operations in San Diego. Though not the most prolific developmental period, the decade still represents approximately 14% of the contributing residential buildings.

During the late thirties, a new architectural style began to appear in North Park. The **Minimal Traditional** style was the precursor to the 1950s Ranch style as the style began to emphasize the horizontal elements of the house. The style is characterized by a low-pitch hipped roof and stucco-clad exterior. The most popular window style included double-hung and fixed wood windows divided horizontally into two-panes per sash for the double-hung windows and into four equal horizontal panes for the fixed. The windows were often placed toward the corners of the façade, "wrapping" the corner of the house. A small shed-roof entry porch was most typical of the style but some included a Moderne-style curvilinear, flat roof entry hood. This style remained popular in North Park through the mid 1940s.

Minimal Traditional Style Apartment Court

This residential style was the outcome of the Federal Housing Administration's Minimum House Program. "Through its approval of properties for mortgage insurance and the publication

of housing and subdivision standards, the FHA instituted a national program that would regulate home building practices for many decades. House design… addressed issues of prefabrication methods and materials, housing standard, and principles of design." *(Source 2)* The simple elevations and floor plans of the Minimal Traditional style reflected the FHA's principle for "providing maximum accommodation within a minimum of means. Houses could be built in a variety of materials, including wood, brick, concrete block, shingles, stucco, or stone. To increase domestic efficiency, new labor saving technologies were introduced: kitchens were equipped with modern appliances, and the utility room's integrated mechanical system replaced the basement furnace of earlier homes." (*Source 2)*

An increasing number of multi-family apartment courts and apartment buildings were constructed in the Minimal Traditional style during the late 1930 through the mid 1940s. The layout of apartment courts typically included two to four, one-story units along a side walkway that lead to a two-story building at the rear of the parcel. The design elements, including the roof shape, entry hood, and windows, of both courts and apartment buildings were similar to the single-family residences of this style.

1940 – 1950: Post War Years

By 1945, several factors across the United States – the lack of new housing, continued population growth, and six million returning veterans – combined to produce the largest building boom in the Nation's history, almost all of it concentrated in the suburbs. *(Source 2, 15/25)* These same factors also contributed to a feverish period of residential construction in San Diego, where the population grew by 93.4% from 289,348 people by 1940 to 556,808 people by 1950.

"As a center of defense, in both the training and management of troops as well as manufacturing of munitions, World War II created irreversible change for San Diego. Numbers tell much of the story: a population of 147,995 residents in 1935 swelled to 203,341 in 1940. An estimated 100,000 people arrived in 1941 alone, making the 1942 population stand at 380,000. Many of these newcomers represented military personnel and their families. Shipyard, aircraft, and munitions plan workers also relocated to San Diego, leaving city officials initially hard pressed to suitably accommodate residents. The completion of 20,000 new homes by the end of 1942 solved the worst of the housing crunch. By 1945, nearly 500,000 people lived in San Diego." *(Source 28)*

Prefabricated methods took on increasing importance with the onset of WWII as the construction of both temporary and permanent housing in places determined critical for defense production became a national priority. The need to speed production and lower construction costs guided these efforts. This trend continued after the war as manufacturers shaped the suburban landscape based on principles of mass production and prefabrication. *(Source 2, 14/25)*

One of the most popular multi-family residential designs of the mid 1940s was the **Modern Transitional** style. The early manifestation of this style was the bridge between the Minimal Traditional style and the later Modern Transitional style apartment buildings of the late 1950s. This building type included similar design elements to the Minimal Traditional style, including a hipped roof, a shed-roof or hipped roof entry porch, 2-over-2 double-hung wood windows, and stucco-clad exterior. However, these elements were

Early Modern Transitional Style Multi-Family Residence

now arranged in a rectangular, two-story building with the entrance located on the side elevation; the typical configuration of the 1950s Modern Transitional style apartment buildings.

Within the survey area, 18% of contributing resources were constructed during this time period. Not reflected in this number are the many secondary buildings constructed at the rear of single-family parcels throughout the survey area during this decade. The construction of these buildings, most often with residential units over a garage, met the increased demand for affordable housing and housing demand while providing homeowners with additional revenue.

While multi-family construction during this period was spread throughout the survey area, the concentration of single-family residential construction occurred in the southeast portion of the survey area. Improved roads and the increase in automobile ownership supported the subdivision of land further a field from the streetcar lines.

1950 – 1960: Shifting Styles

Following an uninterrupted trend, growth continued in San Diego during the 1950s with a population increase of 80%. Very few houses were now built in the once prolific California Bungalow and Revival styles, which had been surpassed by the “contemporary” Transitional styles. The Minimal Traditional and Ranch style residence and Modern Transitional apartment building became the most popular building types of this period. Approximately 9% of the contributing resources were constructed during this time.

Builders of low cost homes sought ways to give the base form of FHA approved houses a Ranch-like appearance by leaving the floor plan intact and giving the house an asymmetrical façade and horizontal emphasis by placing shingles on the lower half of the front elevation and fitting horizontal sliding windows just below the eaves. Picture windows, broad chimneys, horizontal bands of windows became distinguishing features of the forward-looking yet lower-cost suburban home. *(Source 2,17/25)*

Ranchette Style Residence

This trend was first evident in the **Ranchette** style, popular in North Park during the early to mid 1950s. This style was the bridge between the Minimal Traditional and Ranch styles, incorporating features of the later Minimal Traditional style, such as the metal frame casement windows and hipped roof, while elongating the massing of the building and including an attached garage.

Mid-1950s Ranch Style Residence

The suburban **Ranch** house on the 1950s reflected modern consumer preferences and growing incomes. With its low, horizontal silhouette and rambling floor plan, the house type reflected the nation's growing fascination with the informal lifestyle of the West Coast and the changing functional needs of families. *(Source 2, 16/25)*

Late 1950s Ranch Style Residence

The Ranch house often included a greater degree of openness between rooms, with dining and living rooms combined and less separation of the kitchen. At the same time the number of bedrooms increased to accommodate the perceived need for privacy among family members, including children. The low-slung ranches ushered in a new, uniquely American, residential model. Both the Ranchette and Ranch were well suited to larger lots, which were increasingly available in previously undeveloped parts of North Park including the Arnold Knolls, Montclair and Choates subdivisions, all located at the southeastern portion of the survey area.

Late 1950s Modern Transitional Style Apartment Building

The **Modern Transitional** style apartment buildings of the late 1950s were the beginnings of what would become known as the six- and eight-packs of the 1960s in North Park. The two-story buildings, characterized by a rectangular plan with low-pitched roof and metal casement windows, were sited perpendicular to the street, often with a side entry and narrow common area. These buildings are most common in the blocks between University Avenue and El Cajon Boulevard and along Boundary Street.

Post-1960: Multifamily Focus

In the mid-60s, 95% of the apartments being built in San Diego County were in North Park. *(Source 51)* By 1966, North Park led all other areas in the city in the number of

completed multi-family residential units. **Of a total of 425 units constructed, all but seven were apartment structures.** The same statistics repeated in 1967 and 1968. *(Source 24)* While some of the new apartment buildings and complexes were built on vacant land, most replaced 2 or more existing, single-family homes on side streets – a trend that continues today. Very few single-story, multi-family structures were built, an ardent shift from the apartment court of the past. Instead developers favored mid-rise buildings with 2 to 3 stories, in a style that mirrored the Ranch aesthetic that was so popular in single-family residential design.

4.5 Non-Residential Development

Commercial Development

Residential and commercial uses in North Park commingled from the start, with large tracks of land serving as both homesteads and working farms and groves. In the early-20th century as housing developers, including some of the early family landowners, began to plan residential development, they rightly recognized the need for neighborhood oriented businesses and amenities, such as grocery stores, bakeries, and drugstores. The early block plan and street network that was conceived created boulevards along which the streetcar lines ran (and later automobile traffic flowed); it was along these heavily traveled corridors and at key intersections that commercial development was focused. *(Source 2, 5/9)*

Early Commercial Development: 1900 - 1925

By 1910, North Park's population was still relatively small; only 67 of the over 5,000 contributing resources in North Park date were constructed prior to 1910. The establishment of businesses in North Park at this time responded to the needs of early residents. A cluster of shops located two blocks east of Park Boulevard on University Avenue included a bakery, barber shop, blacksmith, mercantile, grocery and a harness and saddlery. These retail and service activities were typical of the early neighborhood related businesses that continued to evolve along the expanding streetcar lines.

The true initiation of commercial development in North Park closely followed the intersecting of electric streetcar lines at **University Avenue and 30th Street** in 1911. This intersection was essentially at the corner of the Hartley acreage and prompted Jack C. Harltey (James Hartley's eldest son) to form a real estate partnership with his brother-in-law William J. Stevens. The **Stevens & Hartley Realty Company**, the first of many to come in North Park, cleared the lemon grove and subdivided the land in 1911. Commercial lots were located along University Avenue with the remainder of the land dedicated to residential development.

The business partners constructed the first commercial building at what would become, and remain, the core of North Park's business district known as 30th and University. **The Stevens Building**, a three-story, mixed-used building with retail at street level and offices in the upper floors, was located on the northwest corner of the intersection. Commercial development on the remaining three corners of the intersection soon followed and included Stevens & Hartley's one-story row of commercial buildings on the southeast corner. Again, the businesses that supported the growing residential community of North

Park were the primary occupants of the new commercial buildings and included grocers, butchers, barbers, and real estate agents as well as a chiropractor and music teacher.

Also in response to the increasing residential population of North Park, two lumber companies established their business within the growing commercial core. Dixie Lumber, located on Ohio Street just north of University Avenue, opened their doors in 1914. In 1921, the Klicka Lumber Company opened on the block west of Dixie Lumber. According to an article published in the San Diego Tribune in 1949, North Park's lumber firms sold only lumber, plaster cement, nails and shingles, but no paint or merchandise. It was further noted that during the building booms in North Park during 1925-1926 (and again in 1947-1948), both of these suppliers had difficulty keeping enough lumber on hand to meet the demand.

As the establishment of new businesses in North Park continued, many owners joined to start the North Park Business Club in 1921. Jack Hartley was the Club's first president. This Club became the North Park Lions Club in 1926.

Commerce and the Automobile: 1925 - 1960

The development along the trolley line continued even though, by the late 1920s, a new type of commercial strip was emerging just four blocks north of University Avenue as a result of the increasing popularity of the automobile. During the late 1920s and into the 1930s automobile use began to increase and the freedom of movement offered by the car attracted many customers. Developers and bankers looking for promising investments found the land along the trolley lines becoming expensive. Cheaper land, now accessible by car, could be bought along newly developed roads and highways. The future appeared to be in automobile related businesses, so investment was redirected from the old streetcar strips to new automobile strips.

A new type of commercial landscape developed in North Park in response to the automobile. Gas stations were built at convenient intervals for travelers to fill up with gas and check the air in their tires, most often on corner lots due to the larger size and visibility. Auto service and repair shops as well as sales showrooms also became popular. Roadside stands and restaurants began to appear along new roads and highways during this time, but it was not until the 1950s that fast food would come into prominence. A new type of commercial strip was developing with its own distinctive type of businesses, thus creating a new "look" in the suburban landscape. *(Source 42)*

30th Street Auto Body

One of the earliest buildings associated with "car culture" in North Park, **30th Street Auto Body**, has been designated a Historical Landmark (#325). The garage, constructed in 1923, was associated with Quentin Laywell, a master autobody repairman and is one of the earliest, best preserved automobile garages built in San

Diego County in the 1920s. The building was rehabilitated in 2003.

While University Avenue exemplifies the pre-automobile automobile strip, El Cajon Boulevard is the best example of an automobile strip in North Park. Originally it was the only highway between San Diego and El Centro, over 120 miles to the east. As such, many gas stations and restaurants were established on the boulevard during the 1920s. During this period, a section of the boulevard in North Park was widened and lined with trees, an attempt to imitate the grand boulevards of Paris. The commercial boom included gas stations, tourist camps, restaurants, automobile sales and parts shops, and a number of neighborhood related services and retail establishments, such as those found on University Avenue. The number of businesses along El Cajon Boulevard more than doubled between 1930 and 1940. *(Source 42)*

By necessity, University Avenue also began to enter the automobile era during the thirties and forties with the addition of gas stations, auto sales and parts stores. More grocery stores, meat markets, pharmacies, and clothing store continued to located on University Avenue to cater to the, by then, well established neighborhoods surrounding the avenue. University Avenue has maintained a primary focus on pedestrian activity with a more relaxed atmosphere. El Cajon Boulevard, in contrast, has more so catered to auto-dominated retailing creating a more fast-paced atmosphere geared to convenience and efficiency.

El Cajon Boulevard and University Avenue reached an all time high in business development between 1945 and 1965, with its peak in 1954, due to increased naval activity in San Diego directly before and after WWII. By 1957, North Park contained over 175 businesses. This increase in economic viability and construction also involved the modernization of many early commercial buildings along commercial thoroughfares. Some buildings were slipcovered, with the original facades intact under the modern façade, and others fully renovated.

During the late 1960s and through the 1980s, the development of malls around North Park captured a large portion of the community's customer base causing a downswing in the economic viability of the commercial center. However, as in many neighborhood commercial districts throughout the United States, the consumer is returning to North Park's commercial center once again, drawn by the neighborhood character and new restaurants, coffee shops, art galleries, and boutiques.

Prominent Commercial Buildings in North Park

A number of important commercial buildings were constructed in North Park during the 1920s through the1940s. By 1929, North Park was second only to downtown San Diego as a commercial center. The following list highlights some of those buildings as well as business related developments. Additional information about these commercial buildings is available in *Appendix B*.

	Stevens Building 2930-2934 University Avenue 1912, 1926	The three-story Stevens Building was constructed on the northwest corner of University Avenue and 30th Street in 1912. The mixed-use building included retail storefronts on the first floor with offices on the second and third floors. A Mission Revival style annex with six retail storefronts was constructed in 1926 but was remodeled in the 1950s.
	1921	North Park Business Club Established
	Granada (McColl) Building 2867 University Avenue 1921	The Mission Revival style Granada (McColl) Building was constructed at the corner of Granada Avenue and University Avenue in 1921.
	North Park Sign University Avenue, west of 30th Street 1925 / 1995	The women of North Park raised funds to purchase an electric sign that was installed diagonally across the intersection of 30th Street and University Avenue. Although the original sign was removed in 1966, a modified reproduction was placed near this intersection in 1993. In 1995, the new sign was awarded second place in the "Signs of the Times" international electric sign design competition. (Source 29)
	Glenn's Market 2835 University Avenue 1925	The Moderne style building, originally the Gaul and Cathcart Grocery with residential units on the second floor, was constructed on the corner of University Avenue and Utah Street in 1925.
	Nordberg Building 3043-3049 University Avenue 1926	The Nordberg Building, constructed by the widow of James Hartley, was built by Siguard Nordberg and designed by JE Norbeck. Originally, the first floor contained a grocery store and the North Park Ballroom occupied the second floor. The USO later used the building during WWII for social gatherings and Bachelor Officers Quarters for Naval Officers. The building was also the location of the second North Park Branch library.
	Street Lamps University Avenue 1926	The first electric street lamps were installed along University Avenue between 28th and 31st Streets and included wires, standards, ornamental poles and 600 candlepower lights. The installation was second only to downtown San Diego.
	1927	Semaphore traffic controls were installed at the intersection of University Avenue and 30th Street.
	North Park Theatre 2893 University Avenue 1928	This was the first theater out of the downtown area that offered a legitimate stage with fly-loft for scenery, dressing rooms for vaudeville performers and modern sound equipment for the new "talkies" in cinema. The Klicka Brothers purchased the lot in 1928 and the architects selected to design the building were the Quayle Brothers, a notable San Diego architectural firm in the 1920s. The building was designated as Historical Landmark #245 in 1990.
	Mudd Department Store 2906 University Avenue 1929	The first department store was constructed on the northeast corner of University Avenue and Kansas Street. EW Newman built the Mudd Department Store, a reinforced concrete building. This building became home to the Independent Order of Odd Fellows in 1931.
	1930	The North Park Journal began printing.
	Pekin Café 2877 University 1931	The Chow Family established the Pekin Café on University Avenue; it is North Park's oldest remaining restaurant.

	Gustafson's Furniture 2930 El Cajon Boulevard 1937	The Gustafson's Furniture building was constructed by Marvin E. and Lillian Gustafson for the operation of their furniture store. Multiple additions were added to the building over time, with the most notable addition constructed in 1948 by contractor WB Melhorn. The three-story Streamline Moderne style addition was located to the west of the original store. The facade has been designated as Historical Landmark #517 in 2002.
	Piggly Wiggly	The Streamline Modern style Piggly Wiggly on 30th Street, just south of University, was the first commercial grocery store in North Park in 1939.
	Imig Manor 2233 El Cajon Boulevard 1945	The Imig Manor hotel, now operated by the Inn Suites, was designated as Historical Landmark #319 in 1993.
	Winks Shoe Repair Sign 2911A University Avenue 1949	This unique, animated neon sign was created for Wink's Shoe repair and features an elf with a mallet that moves into three "neon" postures. There are no other signs like this in San Diego. The sign was designated as Historical Landscape #239 in 1989.

Institutional Development

Churches

The history of churches and synagogues in North Park reflects the growth and development of the religious community. 17 churches, constructed prior to 1960, are within the survey boundary. Many churches were originally located in the central city but as the city and individual congregations grew, many churches looked for locations in the surrounding residential suburbs. North Park is home to a wide variety of religious denominations as is illustrated by the following list (alphabetical) of churches; historical information has been included where possible.

	Ambassadors Christian Center 3076-3090 Polk Avenue c1930	Historical information related to the Ambassadors Christian Center is not available at this time.
	Armenian Apostolic Church 4473 30th Street 1953	From 1939 to the early 1950s, members of the Temple Beth Israel congregation worshiped at a small house at 3206 Myrtle until they outgrew the space. The congregation constructed the one-story synagogue in 1953. The congregation moved again in 1977 into larger accommodations near San Diego State University. The building, with an updated facade, is occupied today by the Armenian Apostolic Church.
	Church of Christ 2528 El Cajon Boulevard c1956	The Church of Christ purchased land from Donald L. Mapson in 1956 for the construction of this Classic Moderne style church.
	Community Church 2116-2120 Monroe c1925	Originally constructed as a residence, this building has also been used as a Community Church throughout its history.
	Covenant Presbyterian Church 2920-2930 Howard Street 1953	Originally constructed by the Tifereth Israel congregation in 1953. The growing congregation moved to a new located in San Carlos in 1975; at this time the Covenant Presbyterian Church was looking for a new facility following their withdrawal from the United Presbyterian denomination. The congregation moved into the vacated temple in 1975 and remains in this location today.

	First Christian Fellowship Church 4075-4085 Park Boulevard 1926	Originally the Park Boulevard Methodist Church, the church was sold in 2003 to a private developer. Architectural features, including stained glass windows, wood flooring and ceiling details, were removed from the building in November 2003 prior to the buildings proposed demolition in December 2003.
	First Southern Baptist Church 4353 Park Boulevard c1956	The First Southern Baptist Church relocated from downtown San Diego to North Park in the mid-1950s. Addition historical information related to the Church is not available at this time.
	Grace Evangelical Lutheran Church 3993 Park Boulevard 1932	First organized in 1912 by Rev. Clarence Damschroeder, Grace Church was the first English-speaking Lutheran congregation west of the Mississippi. The church was designed by Pasadena CA architects AJ Schroeder and FH Kennedy, Jr. in the Spanish Gothic style and features stained glass windows by F. Wilson of the Judson Studios in Los Angeles. The building was awarded the AIA award for local excellence in church design in 1933. (#293)
	Metropolitan Community Church 4333 30th Street 1934	Rev. Charles B Gaines and George Reader were responsible for the construction of this Spanish Colonial Revival church. The Metropolitan Community Church has operated in the building since the early 1980s.
	North Park Hispanic / Baptist Church 3810 Bancroft c1950	The building on the corner of Bancroft and North Park Way was constructed in the early 1950s with the adjacent building constructed at a later date. The North Park Baptist Church and North Park Hispanic Baptist Church are not listed in the City Directories until 1960.
	Our Savior's Evangelical Church 4009 Ohio 1941	The Our Savior's Evangelical Church congregation relocated from downtown San Diego to North Park in the early 1940s. The sanctuary was constructed in 1941; the Fellowship Hall and other buildings on the parcel were constructed in the early 1970s.
	Plymouth Congregational Church 2711-2717 University Avenue 1956	The original church, constructed in 1922 by this congregation, was the first church in North Park. The building, designed by William Wheeler and built by TM Russell, no longer stands on this site. The site now contains four buildings, the oldest of which is Barbour Fellowship Hall located which was constructed in 1956. The site includes an educational building (1969), the sanctuary (1978) and an apartment building.
	Reorganized Church of Latter Day Saints 4328 Alabama c1920	Originally constructed as the Harmonial Institute for Reeducation, the building has been home to the Revival Time Community Church, a reorganized church of Jesus Christ of Latter Day Saints, since the 1950s.
	Scott Memorial Baptist Church 2716 Madison c1915	The Scott Memorial Baptist Church was organized by Rev. Winfield Scott, a Civil War veteran and Army chaplain, in 1909. The congregation met at a house on the corner of 41st Street and Adams Avenue until the first chapel was constructed circa 1915 on the southeast corner of the parcel at Madison and Oregon. The church has expanded over time into the current-day facility.
	St. Luke's Church 3725-3729 30th Street c1920	The Mission Revival style rectory of St. Luke's Church was constructed in the early 1920s and is adjacent to the Modern style sanctuary constructed in the 1950s.

	St. Patrick's Church 3583 30th Street 1928	The land for St. Patrick's Church was purchased in 1921 and a temporary church constructed. Increasing contributions to the parish made it possible to construct the existing church building in 1928; Frank L. Hope Jr. was selected as the architect and MH Golden as the contractor. The church, dedicated in 1929, seats 500 people.
	Trinity United Methodist 3030 Thorn c1920	The Trinity United Methodist Church was established in North Park circa 1920. The original church, identified by the 1920 Sanborn Fire Insurance Map on the northwest corner of the parcel, has expanded over time into the current-day facility.

Schools

As the residential population of North Park grew, the construction of schools followed. The community includes public and parochial schools from kindergarten through 12-grade. Historic information is provided where available.

Public Schools

The earliest elementary school within the North Park boundaries was the University Heights Elementary School, located in the vicinity of El Cajon and Park Boulevard. The school was later relocated to the site of present-day Garfield Elementary, located at Oregon Street and Monroe Avenue. Garfield Elementary was substantially remodeled in 1998. Three additional public elementary schools are located within the survey are. Jefferson Elementary and McKinley Elementary are potentially historic, while North Park Elementary does not include any pre-1960s construction and is therefore not eligible at this time.

Jefferson Elementary

Jefferson Elementary (3770 Utah) was constructed to house children in grades one through eight. “There were two four-room stucco buildings with a patio between them, which faced onto Utah Street. The red-tile roofed structure featured an open-air design, with numerous windows extending from floor to ceiling.” *(Source 33)* The school expanded to include an auditorium in 1918 and other additions constructed in the 1920s. The original school was demolished in 1960 for the construction of the existing two-story school building of Modern design located on the corner of University Avenue and 28th Street.

McKinley Elementary

The second elementary school constructed in North Park was **McKinley Elementary** (3045 Felton Street) in 1924. The first two building constructed on the site, in 1924 and 1928, were later demolished in 1974 to make way for the two-story

building located on Felton Street. The two-story building on Redwood Street, constructed in 1945, was designed in the Modern Transitional style.

North Park Elementary (4041 Oregon St) is also located within the survey area, however no pre-1960 buildings are located on the site.

Parochial Schools

Academy of Our Lady of Peace

A number of potentially historic, parochial schools are also located within the survey area. One of the most notable is the **Academy of Our Lady of Peace** (4860 Oregon), located in the northernmost portion of North Park. Based on the article "Reminiscences of the Sisters of St. Joseph of Carondelet and the Academy of Our Lady of Peace," the history of the school begins in 1882, when the Sisters of St. Joseph of Carondelet (Missouri) arrived in San Diego and established a school in two small frame houses at Second and G Streets with a student body of 30 children, 28 girls and two boys. Within ten years, the school expanded with the construction of Academy Hall at Third and A Streets and St. Joseph's Boys' School at Second and B Streets.

In order to accommodate the expanding student body of the school, the Sister's acquired the former Vandruff Estate at Copley and Oregon Streets. "The 20 acres of land overlooking Mission Valley had spacious gardens, a swimming pool and three large buildings begun in 1916. Two had been planned as residences and the third as a scientific laboratory. These buildings were the nucleus of the present day Academy of Our Lady of Peace." *(Source 15)*

St. Augustine High School

St. Augustine High School (3266 Nutmeg), an all-boys Catholic High School, was established in North Park in 1922. St. Augustine's offers a traditional Catholic liberal arts curriculum to a current student population of 700, grades 9 through 12. The school teaches young men the Catholic Faith within the Augustinian tradition of educational excellence.

St. Patrick's Catholic School

Father John F. Burns, the fifth pastor of St. Patrick's Church and an educator, believed it was important for the church, established in North Park in 1922, to have a school. He established a temporary school in 1943 and immediately began raising funds for the present-day **St Patrick's Catholic School** (3583 30th Street) complex. Upon raising the funds and acquiring the land surrounding the church and rectory, St. Patrick's hired architect Sam W. Hamill to design the new school and convent complex. The school was dedicated on St. Patrick's Day in 1949. By 1996, school enrollment was 240 students.

Other Non-Residential Building

University Heights Branch Library

One of the earliest libraries, which currently serves as a second North Park branch library, is the **University Heights Branch Library** at 4193 Park Boulevard. The extension program of the City's public library program was started in 1913 with the establishment of a branch library in the University Heights area. Citizens of the community raised funds for the purchase of a site as well as the construction of a small 20' by 30' wooden building. It was located on the grounds of the Garfield School on the corner of El Cajon Boulevard and Mississippi Street. This building served the public until 1926 when a new structure was erected and dedicated at the corner of Howard Street and Park Boulevard, the first branch library building owned by the City of San Diego. The original wooden building was moved to the Normal Heights area at School and Mansfield Streets. The present University Heights branch was upgraded with a new structure in 1966 on the same spot. At this time, the library is not eligible for designation.

The **North Park Branch Library** at its current location, 3795 31st Street, was opened in 1959 and expanded in 1987. Prior to this location, the North Park branch library was located in a rented store building at 3840 Grim Street. A few other buildings within North Park served as temporary locations for the public library including the Nordberg Building and the Plymouth Congregational Church, both on University Avenue. The North Park Branch Library is not eligible for designation.

3830 Ray Street

3791 Grim Avenue

The **North Park Post Office** was originally located at 3830 Ray Street and was in service from 1927 to 1951. The post office then relocated its current location at 3791 Grim Avenue. The current North

Park Post Office is potentially eligible.

Cultural Resources

Fraternal Organizations

Three fraternal organizations are associated with North Park's development as a residential suburb of San Diego and are still active in the community today. During the 1920s and 1930s, the majority of households settling in North Park were actually new to San Diego. "Notwithstanding the newcomer's best intentions, direct entrance into the community was difficult. Fortunately, the small, compact, homogeneous and like-minded populace facilitated the formation of voluntary associations that tied him to his fellow citizens. Exclusive without being invidious, they served as guideposts for the bewildered immigrant. They identified other residents with like traits and similar interests and encouraged contact on shared grounds and participation in common activities. Membership in these organizations defined the newcomer's place." *(Source 16, 187)*

Silvergate Masonic Temple

One of the most prominent buildings in North Park is the **Silvergate Masonic Temple** at 3795 Utah Street. Charles and Edward Quayle, one of the most prolific architectural partnerships in San Diego, designed the Art Deco style building. The building was constructed in 1931; it continues to serve the Silvergate Masons today.

The purpose of this organization, the oldest, largest fraternity in the world, "is to help build a better world by teaching and promoting the brotherhood of man under the fatherhood of God. Among its tenets are friendship, morality, brotherhood, patriotism, tolerance, relief of the distressed, the Golden Rule and charity toward all." *(Masonic Lodge Website)* The Masons were first active in San Diego in the early 1850s.

Independent Order of Odd Fellows Lodge

Originally occupied by the Mudd Department Store, this Mission Revival style building at 2906 University Avenue was built in 1929 by EW Newman and WE Gibbs. The department store vacated the building in the early 1930s and the **Sunset Lodge (No. 328) of the Independent Order of Odd Fellows** (IOOF) began holding meeting at the building. The Order continues to hold meetings in this building.

The IOOF dates back to 17th century England. As it was odd to find people who organized for the purpose of giving aid to those in need and of pursuing projects for the benefit of all mankind, those who belonged to such organizations were call “Odd Fellows.” The IOOF is also known as The Three Link Fraternity which stands for Friendship, Love and Truth. The IOOF was founded in the United States in New York in 1806. Odd Fellowship became the first national fraternity to include both men and women when it adopted the Rebekah Degree on September 20, 1851. The Independent Order of Odd Fellows was established in San Diego in 1869; meetings were held in the hall over a paint shop on the corner of Seventh and K Streets. The lodge also shared a temple with the Masons at the corner of Sixth and H Streets. *(Source 54)*

The **North Park Lions Club** is also deeply rooted in the community’s fraternal history. The following excerpt of the club’s history is from the North Park Lion’s website.

North Park Lions Lodge

“On May, 18, 1926, a charter from the National Association of Lions Clubs was presented to 27 active business and professional men from the area. Jack Hartley served as the first president of the club. The new North Park Lions Club, the second Lions Club in San Diego, met weekly at the Plymouth Congregational Church at Pershing and University for the next seven years. During the depression years the Club held annual canned food matinees at the North Park Theater and many needy families were supplied with food, not only at Thanksgiving and Christmas, but at other times as well.

A meeting place was found at 2929 1/2 University Ave. which was a building on the alley off University Ave., and the members were served lunch by the cafe in the front. At the time the club had a limit of fifty members. In June of 1939 when the cafe closed, the club leased the building and completely remodeled it, adding a kitchen so the Lions Club and other organizations in the area would have a meeting place. The demand for use of the hall, which seated over 100, was so great that it was decided by the club membership to purchase a larger hall.

In 1940, at a cost of $2,800, the club purchased an old hall on 28th St., and the North Park Lions had their second home. The clubhouse was redecorated and a new dance floor was installed for the USO dance nights. The new clubhouse was a great success; however, this came to an unhappy end when on March 6, 1943 the clubhouse was destroyed by fire.

Meetings were held at various locations in North Park until the club started meeting at St. Luke's Church in 1944 and continued at that location for the next five years. During this time the club continued to grow and reached a membership of 125. It soon became evident that a larger meeting place was needed and in January 1948 the club purchased the property at 3927 Utah St. In December 1948 club members attended a ground breaking ceremony for the construction of the clubhouse and on

May 27, 1949 a grand opening was held for what is now the North Park Clubhouse (pictured above).

During the war years the club kept busy sponsoring USO shows and dances at our clubhouse. With the end of the war a report was made that over the 23 months that it was in operation, we held 104 dances and that 92,800 servicemen were entertained. After 1986 women were given the choice of belonging to either club. A North Park Lioness club was organized on March 2, 1947 and was active until 1973. In February 1987 the North Park Lions admitted the first women members and in July 1992 Lion Wilma Knott became the fist lady to be elected president of the North Park Lions Club.

Since the earliest days of lionism, when Helen Keller challenged the Lions to be "knights of the blind in the crusade against darkness", the basic tenet of lionism has been sight preservation and working with the blind and the visually impaired. For the past 75 years the North Park Lions have been committed to these principles. At the present time the North Park Lions are actively supporting the following: The service center for the blind, the blind community center, the Lions Optometric Clinic, the Southern California Lions Eye Institute, and KPBS-FM radio reading service for the blind. The North Park Lions club presently has 44 members. The club meets every Wednesday at noon at their clubhouse and anyone interested in becoming a member of the world's largest service organization, or just learning what Lions Clubs are all about, is invited to join the North Park Lions for lunch."

North Park Community Parks

Two parks are located within the survey area: the North Park Community Park and Montclair Park. The **North Park Community Park**, an eight-acre park with lighted baseball fields and tennis courts, shuffleboard, picnic and play areas and a recreation building. The park is bounded by Howard Avenue, 28th Street, Lincoln Avenue, and Oregon Street. **Montclair Park** covers approximately 9 acres of land located south of Quince Street and next to Interstate 805. *(Source 6)* The **Trolley Barn Park**, north of Adams Avenue and west of Panorama Drive, is just outside of the survey boundary. The park was constructed on the site following the demolition of the Trolley Barn in 1979.

Although no longer in existence, the **Mission Cliff Gardens** is important to the cultural history of North Park. The remaining cobblestone wall, gates, lily pond and palms were designated as a local historic landmark (#346) in August 1997. Located north of Adams Avenue, at the end of the Park Boulevard streetcar line, the park was one of the first destinations in North Park.

"When John D. Spreckels and his brother acquired the Mission Cliff Gardens in 1898, John Spreckels visualized it as a vast botanical park. In 1904, he hired Scottish-born landscape gardener John Davidson as the park's superintendent and designer. Davidson found that the soil beneath the park left much to be desired; it consisted of hard adobe clay and scores of cobblestones. He proceeded to incorporate the cobblestones into the park's landscape. He planted hundreds of new trees – palms, several varieties of pines, eucalyptus, pepper, cedar, cypress, acacia and hibiscus. Over the arbors and pergolas, he planted bougainvillea, grapevines and climbing

roses. Each season, he devoted a large area to a single variety of flower. He became famous for his displays of Easter lilies, which brought hundreds of San Diegans as well as tourists and horticulturists from other parts of the country to the park. From the main gate, strollers could walk along a path lined with Canary Island date palms and beds of beautiful blooms. The first outdoor performance of a Shakespeare play in San Diego took place at the Gardens in 1897 when “As You Like It” was presented. The posterns and gate, the cobblestone wall and the lily pond, now filled with grass and shrubs, are the only remnants today of what was once a beautiful park.” *(Source 27)*

Another unique feature of the park was **Bentley’s Ostrich Farm**. The following excerpt is from Elizabeth McPhail’s article A Little Gem of a Park (*Source 27).*

“The Ostrich Farm was first in Coronado, opened in 1887 on the half block on A Avenue between Ninth and Tenth Streets, and around 1904 it was moved to the Mission Cliff Gardens. The owner then was Harvey Bentley who leased the ground as a concession and so a small entrance fee was charged for those who wanted to watch or ride the ostriches. At that time ostrich farms were at the height of their popularity as tourist attractions. By the late nineteenth century ostriches were being imported into the United States from South Africa when it was found they could be domesticated, and ostrich farms sprang up, particularly in the southwest. Bentley advertised his farm as the "Oldest in America." It offered "the finest feathers made into plumes, stoles, boas, muffs, etc., to order. Very best repairing, remaking and redyeing of feathers.” Ostrich plumes had been used to decorate hats since the fourteenth century. The feathers are taken from the male bird and are naturally black or white, but the white feathers are easily dyed any color. The plumes of the female are grey so are not so desirable. Cropping the plumes is not harmful to the bird — they grow back again.”

“Ostriches are the largest of living birds but cannot fly so nature has given them speed in running. Venturesome visitors were allowed to ride the birds but not without some minor accidents. At the entrance was a little store where feathers and the large ostrich eggs were sold. Eggs were both fresh and blown. One ostrich egg is equal to twenty-four chicken eggs and the white of one egg is enough to make two angel food cakes. The blown eggs were decorated beautifully and made attractive souvenirs. The feathers were much in demand to decorate hats and to make boas and fans. Among good customers were Madame Katherine Tingley, of the Theosophical Society on Point Loma, and Sally Rand, the famous fan dancer who titillated audiences in the twenties and thirties and who bought some of her fans from the Ostrich Farm.”

Bentley sold his interest in the Ostrich Farm around 1915 to Henry James Pitts and Charles Mack who operated it until the gardens were closed. The ostriches at the Mission Cliff Farm included both the Australian Emu, with a pink skin, and the African with a grey skin. Both had equally beautiful plumes and could be ridden so were popular entertainment visitors could watch the dozen or more ostriches being raced around for use at ostrich farms.”

Although just outside of the North Park Survey Area and no longer in existence, a business of note to the area's history is the **San Diego Silk Mill** located at 1735 Adams Avenue, just west of Park Boulevard and the Mission Cliff Gardens. "At the turn of the century, San Diegans became interested in silk, encouraged by the Chamber of Commerce, and housewives began raising silk worms in their backyards – confident they were getting in on a new industry. The area around the silk factory became the center of silk culture in San Diego. For years the factory was a tourist attraction for those visiting the Mission Cliff Gardens. Visitors watched the silk being threaded and saw the interesting colors and designs develop in the cloth as the looms clicked back and forth. Cloth could be purchased and special designs and colors ordered. Handkerchiefs, scarves and neckties were sold. Children were fascinated seeing a silkworm at work in a viewing cabinet, and left happily clutching a sample of silk. The silk industry was short-lived but the factory was in existence until the 1920s, run by a lone man who grew old with his little business and who was always glad to greet visitors." *(Source 27)* Based on the City Directory listing, 4665 Park Boulevard was associated with the silk mill in 1930.

North Park Events

The **Toyland Parade** (1931-1966) began as the North Park Christmas Parade sponsored by the North Park Business Club. "The Club decorated the streets with trees, wreaths and garlands and, as the parade started, the holiday lights would be turned on. The parade was suspended during WWII but, after resuming in 1946, it evolved into one of the nation's major parades. *(Source 33)* As described by a parade brochure, people were invited to celebrate "this community full of tradition and memories." While the parade, the second largest in California, regularly drew crowds of more than 100,000, the crowds grew to an estimated 350,000 in the mid-1960s. (*North Park's Roots in the Past)* Past Grand Marshalls include "Mickey Mouse, Snow White, Raquel Welch, Jay North (Dennis the Menace), Baby Shamu, Joan Embery of the San Diego Zoo, and Ernie Myers (a KSDO am personality)." *(Source 22)* The parade did not occur during the late 1960s through the 1980s as the business district fell on harder times due to the draw of once loyal customers out to the major malls. The parade was revived in 1985.

The designation of historic resources either individually or as part of a district is governed by eligibility criteria at the federal, state and local level. This section provides an overview of how eligibility is determined and outlines potential historic districts within the North Park survey area.

5.1 Historic Designation & Eligibility Criteria

National Register of Historic Places

The National Register of Historic Places is the nation's inventory of historic places and includes districts, sites, buildings, structures, and objects that are significant in terms of American history, architecture, archeology, engineering, and culture. The Register's "Criteria for Evaluation" is broad in an effort to recognize the wide variety of historic properties associated with prehistory and history. Properties listed in the National Register possess a high level of integrity and are significant based on their association with one or more of the following:

- events that have made a significant contribution to the broad patterns of our history;
- lives of persons significant in our past;
- 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; and/or
- have yielded, or may be lively to yield, information important in prehistory or history.

California Register of Historic Places

The California Register of Historic Resources is an authoritative guide to California's significant historical and archeological resources to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state, and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change. The California Register Criteria follows the criteria established by the National Register of Historic Places. The Register includes:

- Resources formally determined eligible for, or listed in, the National Register of Historic Places through federal preservation programs (including the National Register Program, Tax Certification, National Historic Preservation Act)
- State Historical Landmarks
- Points of historical interest recommended for listing by the State Historical Resources Commission
- Individual historic resources and historic districts; resources identified as significant in historic resources surveys which meet certain criteria; and resources and districts designated as city or county landmarks pursuant to a city or county ordinance when the designation criteria are consistent with California Register criteria

City of San Diego Historical Landmarks

The City of San Diego Planning Department defines a historical site as any site (including significant trees or other plant life located thereon), building, structure, district or mark of historical significance due to its association with such things as noted past events, historical persons or distinguishing architectural characteristics or a significant

representation of an era in the development of a city. The historical significance of a resource can be associated with important persons or events, notable architecture, the work of a master builder or exemplify unique characteristics of a community. Resources designated at the national and state level are also considered locally significant.

Formal designation of a historic property is the responsibility of the City's Historical Resources Board. Property owners interested in historic designation may present a historical site documentation package to City staff assigned to the Board for review and presentation to the Board. For more information on Historic Landmarks and individually eligible buildings within the North Park Survey area, refer to Section 5-2.

The following table identifies some of the incentives associated with historic designation at the National, State and Local levels.

		National	State	Local
Investment Tax Credit	Under the Tax Reform Act of 1986, a privately owned building may be eligible for a 20% federal income investment tax credit based on the costs of a qualified rehabilitation of the building. These credits apply only to income-producing, depreciable properties, including residential rental properties. The credits do not apply to owner-occupied residential properties.	X		
Federal Tax Deduction	The tax Treatment Extension Act of 1980 provides federal tax deductions for preservation easements that result in a decline of fair market value when conservation restrictions are placed on the property by the owner.	X		
Section 106	Consideration of historic properties impacted by the planning of federal undertakings in an effort to eliminate, minimize, or otherwise take into account the undertaking's effect on the historic property.	X		
Grants	Qualification for grants when funds are available	X	X	X
State Historic Building Code	The Historic Building Code was created in 1979 as a set of guidelines to assist in the preservation of qualified historic buildings, those buildings designated historic at the national, state and/or local level. The Code is performance based as opposed to a prescriptive approach as in the regular building code. Generally, it does not require historical buildings to meet the same safety standards as new buildings when undergoing rehabilitation if those codes will impact the historic integrity of the building.	X	X	X
Mills Act	The Mills Act is a voluntary contract between the City and owners of qualified historic properties that restricts the use of and alterations to a historic property in order to preserve and maintain its historic characteristics for the benefit of the public. In consideration for accepting the property restrictions, during the term of the contract, the owner of the historic property enjoys the benefit of substantially reduced property taxes. The Mills Act Contract Program for the City of San Diego was adopted by the City Council in 1994.			X
Conditional Use Permit	Qualified historic buildings are eligible for a Conditional Use Permit (CUP) which enables the development of uses that may be desirable under appropriate circumstances, but are not normally permitted within a particular zone.			X

Historic designation is often an initial step in protecting the historic character of communities. Individual designation and the documentation of resources within historic districts communicates the significance of the area to the community as well as city leaders and oftentimes becomes a consideration when plans and programs affecting the designated resources are developed. The designation of resources within the Greater

North Park area will officially recognize the significant buildings and history of the community, creating a defined area within which the community and local organizations can focus their efforts. Throughout the United States, historic designation has also positively impacted community revitalization through a combination of enhanced community participation and pride, increased property values, the promotion of preservation practices, job creation and tourism. Additional information on the benefits of preservation is included in *Appendix C*, an excerpt from "Strengthening Communities through Historic Preservation." *(www.oahp.wa.gov/HPdraft.doc)*

5.2 Individually Significant Resources

50 individual resources have been designated as City of San Diego Historical Landmarks within Greater North Park. 29 of the landmarks are located within the survey boundaries and are included in the survey database. The remaining 21 landmarks fall within the areas excluded from the survey (refer to page 1-2). In addition, 30 resources have been identified as potentially eligible for individual designation primarily based on architectural merit. The following lists identify these designated and potentially eligible resources.

Historical Landmarks within the North Park Survey Boundaries

Map No.	HSB No.	Name of Resource	Address	Date of Designation	Date of Construction
1	183	Frary House	3227 Grim Avenue	1/18/1984	1905
2	239	Wink's/Deturi/Shoe Palace/Shoe Repair/Neon Sign	2911-A University Avenue	9/27/1989	1949
3	245	North Park Theatre	2891 University Avenue	4/25/1990	1928
4	293	Grace Lutheran Church	3993 Park Boulevard	12/5/1990	1930
5	319	Imig Manor	2233 El Cajon Boulevard	9/22/1993	1946
6	339	San Diego Electric Railway Cars 126, 128 & 138	4674-4676 Florida Street	1/22/1997	1911
7	348	Beers-La Cava / Kosmas House	3103 28th Street	9/24/1997	1928
8	356	Paul E. Stake / George W. Schilling House	3037 28th Street	4/22/1998	1935-1936
9	362	Crook-Foster Residence	2242 Adams Avenue	5/27/1998	1914
10	388	Rolland C. Springer House	2737 28th Street	8/26/1999	1925-1935
11	423	David Drake House	2941 Palm Street	6/22/2002	NA
12	444	Martin J. Healey House	2629 28th Street	10/26/2000	1927
13	475	Damarus / Bogan House	3444 Granada Avenue	8/23/2001	1922
14	493	Carter Construction Company Swiss Chalet	3503 Ray Street	10/25/2001	1912
15	506	30th Street Garage / North Park Auto Body Shop	3335 30th Street	11/29/2001	1923
16	517	Gustafson Furniture Building (El Cajon Boulevard Façade)	2930 El Cajon Boulevard	5/23/2002	1948
17	524	Herbert S. Moore House	2230 Cliff Street	6/27/2002	NA
18	538	Richard S. Woods House	4785 Panorama Drive	9/26/202	1913
19	539	George Gans Spec House #1	3036 33rd Street	9/26/2002	1926

Map No.	HSB No.	Name of Resource	Address	Date of Designation	Date of Construction
20	540	Edwin & Anna Elizabeth McCrea House	3535 Texas Street	9/26/2002	1924
21	550	Jack Rosenberg House	3021 28th Street	10/24/2002	1927
22	551	Cortis & Elizabeth Hamilton /Richard S. Requa House	2840 Maple Street	10/24/02002	1941
23	558	Eldora Rudrauff House	3411 29th Street	11/22/2002	1919
24	581	Edwina Bellinger / David O. Dryden House	2203 Cliff Street	3/27/2003	1913
25	603	HM & Isabel Jones House	2704 Gregory Street	8/28/2003	1930
26	608	Godfrey & Emily Strubeck Spec House #1	2405 32nd Street	9/25/2003	1926
27	609	Josephine Shields House	2639 28th Street	9/25/2003	1923
28	627	Antoine & Jeanne Frey/Rear Admiral Francis Benson House	3117 29th Street	10/23/2003	1930
29	325	Georgia Street Bridge *(APN #: 453-001-01)*	1900 University Avenue	9/28/1994	1914

Historical Landmarks Excluded from the North Park Survey

HSB No.	Name of Resource	Address	Date of Designation	Date of Construction
124	Fulford Bungalow No. 1	2516 San Marcos Avenue	6/2/1978	1913
125	Fulford Bungalow No. 2	2518 San Marcos Avenue	6/2/1978	1913
126	Fulford Bungalow No. 3	2520 San Marcos Avenue	6/2/1978	1913
163	Dr. Harry & Rachel Granger Wegeforth House	3004 Laurel Street	6/30/1982	1912
180	Scripps Residence	1355 28th Street	10/19/1983	1906
369	Adams Avenue Trolley Carbarn Site	1949 Adams Avenue	10/28/1998	1913-1949
424	Shirley Ann Place Historical District	Shirley Ann Place b/w Monroe Ave & Madison Ave	6/22/2000	NA
428	John Kenney House	3571 28th Street	6/22/2000	NA
430	Benbough / Adams House	3174 Kalmia Street	7/24/2000	1912-1913
435	William A. McIntyre House	3155 Kalmia Street	9/20/2000	1912-1913
438	Cottee / McCorkel House	3048 Laurel Street	9/28/2000	1912
452	Kline / Dryden House	3505 28th Street	11/17/2000	1915-1916
454	Mable Whitsitt House	2519 San Marcos Avenue	12/20/2000	1924
456	John Carmen Thurston House	3446 28th Street	2/22/2001	1915-1916
457	Whiteman House	2523 San Marcos Avenue	2/22/2001	1912
478	Duvall / Lee House	3106 Kalmia Street	8/23/2001	1912-1913
526	Burlingame Voluntary Traditional Historical District	NA	7/25/2002	NA
603	HM & Isabel Jones House	2704 Gregory Street	8/28/2003	1930
608	Godfrey & Emily Strubeck Spec House #1	2405 32nd Street	9/25/2003	1926
609	Josephine Shields House	2639 28th Street	9/25/2003	1923
627	Antoine & Jeanne Frey / Rear Admiral Francis Benson House	3117 29th Street	10/23/2003	1930

Resources Identified as Potentially Eligible for Individual Designation

Map No.	Address	Resource Type	APN	Est. Date of Construction
30	4744 Panorama Drive	Craftsman Residence	438-150-19	1918
31	2204 Cliff Street	Craftsman Residence	438-161-02	1914
32	4860 Oregon Street	Our Lady of Peace Academy	438-230-16	1916
33	4726 - 4736.5 Kansas Street	California Bungalow Residence	438-272-20	1918
34	2448 Adams Avenue	Spanish Colonial Revival Apartment Building	438-320-09	1928
35	1940 El Cajon Boulevard	Kindred Hospital	445-322-25	1956
36	4237-4251 Park Boulevard	Art Deco Commercial Building	445-380-01	1926
37	1835 El Cajon Boulevard	Modern Commercial Building	445-380-14	1965
38	2449 El Cajon Boulevard	Modern Commercial Building	445-412-09	1965
39	2700 Block, Howard Avenue	North Park Water Tower	445-431-01	1924
40	4469-4517 Ohio Street	Palm Court Apartment Complex	446-051-36	1947
41	2935-2947 El Cajon Boulevard	Art Deco Commercial Building	446-232-02	1925
42	2921-2923 El Cajon Boulevard	Commercial Building	446-232-04	1950
43	2903 El Cajon Boulevard	Moderne Commercial Building	446-232-05	1950
44	3169 El Cajon Boulevard	San Diego Consolidated Gas & Electric Substation F	446-252-01	1926
45	3093 El Cajon Boulevard / 4236 Illinois Street	Moderne Commercial Building	446-253-07	1930
46	2048-2050 Robinson Avenue	Craftsman Residence	453-012-33	1919
47	3795 Utah Street	Silvergate Masonic Temple	453-102-01	1931
48	2867 University Avenue	Granada (McColl) Building	453-121-01	1921
49	3761 29th Street	Craftsman Residence	453-132-05	1914
50	3729 30th Street	Mission Revival Chapel	453-134-14	1925
51	3702 30th Street	Italian Renaissance Residence	453-135-08	1925
52	3043-3049 University Avenue	Nordberg Building	453-151-01	1927
53	3583-3585 30th Street	St. Patrick's Catholic Church Complex	453-254-13	1919 / 1928
54	3511 32nd Street	Craftsman Residence	453-432-12	1914
55	2860 Redwood Street	Victorian Residence	453-532-02	1909
56	3226-3266 West Nutmeg Street	St. Augustine High School	453-682-05	1923
57	2645 28th Street	Spanish Colonial Revival Residence	453-691-01	1924
58	2859 Nutmeg Street	Spanish Colonial Revival Residence	453-691-05	1928
59	2530 Montclair Street	Modern Residence	454-651-22	1951

Individually Significant Resources

5.3 Proposed Historic Districts

Residential Subdivisions

The subdivision is the primary building block of historic residential suburbs and, as such, provides a fitting approach to historic designation. Historic designation at the subdivision level may include a single subdivision or a "group of contiguous residential subdivisions that are historically interrelated by design, planning, or historic association." *(Source 2, 4/14)* Of the over 40 subdivisions located within the Greater North Park survey area, 37 contain pre-1960 resources and are included in this section.

In order to become a historic district designated by the City of San Diego, several criteria must be met. These are enumerated in Historic Resources Board Policy 4.1, amended April 25, 2002 (*Appendix D*). The city currently has five different types of historic districts: geographic/traditional, thematic, voluntary/traditional, emerging, and archaeological, with different criteria concerning percentage of contributors and geographic boundaries. In general, designation involves: **consent** of the property owners within the district; **integrity** of contributing properties; **defined boundaries** (often contiguous with the subdivision boundaries); a **defined period of significance** (usually construction dates); and **historical significance**. Historical significance is determined by meeting one or more of the Historic Resources Board Historic District Criteria, summarized below:

A. Common Heritage: 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.

B. Traditional Activity: An area or district associated with traditional commercial or community activity, such as a central market, educational or transportation facility, etc., with a particular architectural style or method of construction associated with the activity.

C. Rare Past: A district once representative of common existence but now rare due to contemporary changes in design, workmanship, materials or function.

D. Development Progression: A neighborhood that illustrates the progressive development of style and changes in architectural and cultural tastes.

E. Consistent Plan: A district illustrating coherent or consistent planning and design, or innovations in planning philosophy.

F. Public Works: Districts that illustrate the development of public works and other significant engineering achievements.

G. Features of Daily Living: Districts that illustrate the details of daily living during a previous period with extant equipment or mechanical devices.

H. Industrial Evolution: Districts that illustrate the evolution of an industrial era and its effects on humanity, such as company towns, factories, manufacturing processes and marketing developments.

I. Craftsmanship: Examples of workmanship, craftsmanship, artistry or design which would today be economically infeasible or difficult to reproduce.

J. Building Groupings: Building groupings where the significance of individual structures is increased because of their relationship to a grouping of other significant structures, which may or may not be or a similar period or design style.

K. Landmark Supportive: District of quality buildings or sites, often made up of individual landmark structures, supported by other structures of somewhat lesser importance that create a total historic environment.

Integrity is the ability of a property to convey its significance. Integrity of contributors to a historic district pertains to **exteriors only**, specifically the principal façade as visible from the public right of way. The seven aspects of integrity, as defined by the Secretary of the Interior, include: location, design, setting, materials, workmanship, feeling and association. *For a historic district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity, even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance. A property does not contribute to a district is it has been substantially altered since the district's period of significance, or if it does not share the historic associations of the district.* (*National Register Bulletin 15, Section VIII. "How to Evaluate the Integrity of a Property.")*

By evaluating the composition of individual subdivisions in comparison with adjacent subdivisions, development patterns within the community are clearly evident. In order to evaluate designation at the subdivision level, a side-by-side comparison of subdivision attributes including density of contributing resources, architectural style and date of construction was completed. This comparison is included as *Appendix E* and was used as the basis for the proposed subdivision-level historic districts mapped in this section.

Density of Contributing Resources by Architectural Integrity

In 29 of the 37 subdivisions, 69% or more of the inventoried resources are considered contributing based on architectural merit. Due to this concentration of resources in good to fair condition, these subdivisions are proposed as candidates for designation based on the period of development and dominant architectural styles. As an example, Wallace Heights could be designated as a subdivision developed between 1910 and 1930 with a predominance of California Bungalow and Craftsman style architecture. By mapping all subdivisions based on density, the contiguous nature of those with a high density of historic resources is evident.

The map and list identify those subdivisions with a high density of contributing resources (Good, Good-to-Fair and Fair condition) that are candidates for designation. Refer to *Appendix F* for information and detail map of each subdivision listed.

Map No.	Subdivision	Density
1	Altadena	79%
2	Bancroft Terrace / New San Diego	72%
3	Blair's Highland	86%
4	Carmel Heights	81%
5	Eastern Addition	82%
6	Forest Heights	76%
7	Frary Heights	75%
8	Gurwell Heights	90%
9	Gurwell Heights / Frary Heights	75%
10	Gurwell's Sub / Wallace Add	89%
11	Hartley's North Park	77%
12	Lynhurst	76%
13	McFadden & Buxton's North Park	86%
14	New San Diego	78%
15	O'Neall's Terrace	88%
16	Pamela Park	91%
17	Park Villas	81%
18	Pauley's Addition	80%
19	Seaman & Choates Add	86%
20	St. Louis Heights / Maynard Sub	85%
21	University Heights	72%
22	University Heights / Higgins Addition	81%
23	University Heights / Kimmel Heights	85%
24	University Heights / Parkcrest	88%
25	Unknown	82%
26	Valle Vista Terrace	87%
27	Wallace Heights	89%
28	West End	77%
29	Wright Sub / Delano Tract	81%

Blair's Highland Subdivision: 86% of Resources are Contributing

Gensler

Historic Theme by Architectural Style

Although the Greater North Park Area is home to a wide variety of architectural styles, four of the over 30 styles represented together account for 85% of the potentially contributing built environment. Those styles include California Bungalow and Craftsman (45%), Spanish Colonial Revival (14%), Mission Revival (14%), and Minimal Traditional (12%). Each of these architectural styles also relates to a specific time period in North Park's history. The adjacent map is a representation of those subdivisions with a high concentration of contributing resources in each style. A potential district based on architectural style might include all California Bungalows and Craftsman style, single-family residences built between 1910 and 1930. This district could potentially capture resources within 22 subdivisions.

Map No.	Subdivision	Style
1	Altadena	California Bungalow / Craftsman District
2	Blairs Highland	
3	Forest Heights	
4	Frary Heights	
5	Gurwell Heights	
6	Gurwell Heights / Frary Heights	
7	Gurwell Sub / Wallace Add	
8	Hartley's North Park	
9	Lynhurst	
10	McFadden & Buxtons NP	
11	O'Neall's Terrace	
12	Park Villas	
13	Pauley's Addition	
14	St. Louis Heights / Maynard Sub	
15	University Heights	
16	University Heights / Higgins Addition	
17	University Heights / Kimmel Heights	
18	University Heights / Parkcrest	
19	Unknown	
20	Valle Vista Terrace	
21	Wallace Heights	
22	West End	
23	Seaman & Choates Add	Mission Revival District
24	Carmel Heights	Spanish Colonial Revival District
25	Wright Sub / Delano Tract	
26	Bancroft Terrace	Minimal Traditional District
27	Eastern Addition	
28	New San Diego	
29	Pamela Park	

Pauley's Addition: Concentration of California Bungalow / Craftsman Style Resources

Period of Significance by Date of Construction

In mapping the primary dates of construction for each subdivision with a high density of contributing resources, the pattern of development is evident. The majority of North Park was developed between 1910 and 1940, with the earliest development at the northwest corner of the community at the terminus of the Park Boulevard streetcar line. The next phase of development occurred on either side of the 30th Street streetcar line and south of University Avenue. The majority of resources within these subdivisions were constructed during the 1910s and 1920s. The next phase of development includes those subdivisions with contributing resources constructed during the 1920s and 1930, one of which is University Heights. Pamela Park is the only subdivision that includes a density of contributing resources constructed during the 1940s and 1950s.

Map No.	Subdivision	Date
1	University Heights / Parkcrest	1900-1920
2	Blair's Highland Addition	1910 - 1930
3	Frary Heights	
4	Gurwell Heights	
5	Gurwell Heights / Frary Heights	
6	Hartley's North Park	
7	Lynhurst	
8	McFadden & Buxton's North Park	
9	St. Louis Heights / Maynard Sub	
10	Unknown	
11	Valle Vista Terrace	
12	Wallace Heights	
13	West End	
14	Altadena	1920 - 1940
15	Bancroft Terrace	
16	Carmel Heights	
17	Forest Heights	
18	Gurwell's Sub / Wallace Add	
19	New San Diego	
20	O'Neall's Terrace	
21	Park Villas	
22	Pauley's Addition	
23	Seaman & Choates Add	
24	University Heights	
25	University Heights / Higgins Addition	
26	University Heights / Kimmel Heights	
27	Wright Sub/Delano Tract	
28	Eastern Addition	1930 - 1950
29	Pamela Park	1940 - 1960

Thematic Historic Districts

As defined by the National Register of Historic Places, a Thematic Historic District is a collection of resources related by a common theme, a geographical area, and period of time. A thematic district is a tool often used to identify, document and designate non-contiguous resources within a defined boundary that share a common history. Based on the survey data collected and input from community residents, the following themes are proposed for further study:

- Architecture
- Building Type

Architecture

As mentioned in the previous section related to subdivision architecture, the Greater North Park Area is home to a wide variety of architectural styles with California Bungalow and Craftsman, Spanish Colonial Revival, Mission Revival and Minimal Traditional styles. These styles account for 82% of the contributing resources. The potential district of California Bungalows and Craftsman style, single-family residences built between 1910 and 1930 at the thematic level could include all buildings matching this criteria within the survey boundaries, potentially capturing more buildings. The following map, *Potential Thematic Districts by Prolific Architectural Styles,* highlights the location of contributing resources designed in one of five architectural styles: California Bungalow/Craftsman, Mission Revival, Spanish Colonial Revival, Minimal Traditional, and Ranchette/Ranch.

Building Type

North Park is comprised of a wide variety of building types including residential, commercial, public and institutional buildings. The community and community organizations have identified two specific building types for potential thematic designation: bungalow/apartment courts and commercial buildings. The following map, *Potential Thematic Districts by Specified Building Types,* highlights the location of contributing bungalow/apartment courts and commercial resources.

- 149 contributing **bungalow/apartment courts** are located within the Greater North Park survey boundaries. These apartment courts typically feature four or more buildings of similar style on a parcel sited around a central courtyard and/or walkway. For the purposes of this survey, parcels that contain three or more buildings of matching design, sited side-by-side along a walkway are also identified as apartment courts. Some apartment courts contain only one-story buildings while others include a combination of one-and two-story buildings. Typically, the two-story buildings are located at the rear of the parcel.

  The majority of apartment courts are located north of University Avenue within the University Heights subdivisions. Two clusters of apartment courts are also found south of University Avenue on 30th Street. The first is located in the area between Upas Street and Quince Street in the Gurwell Heights, Gurwell Heights / Wallace Add and Frary Heights subdivisions. The second is between Laurel Street and Juniper Street in the Park Addition subdivision.

- The map also highlights the contributing **commercial resources** in North Park and the location of these resources along the major thoroughfares. While all commercial buildings could be designated within a thematic district, there are five areas within the

Potential Thematic Districts by Prolific Architectural Styles

Potential Thematic Districts by Specified Building Types

survey boundary that contain a concentration of this building type that could be potential historic districts.

- Park Boulevard between Polk Avenue and Adams Avenue
- Adams Avenue between Hamilton Street and Ohio Street
- El Cajon Boulevard between Kansas Street and Iowa Street / 30th Street between Monroe Avenue and Howard Avenue
- El Cajon Boulevard between Florida Street and Texas Street
- University Avenue between Texas Street and 32nd Street / 30th Street between Lincoln Avenue and Gunn Street.

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