

# HISTORIC PRESERVATION

# 10

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## Introduction

The purpose of the City of San Diego General Plan Historic Preservation Element is to preserve, protect, restore and rehabilitate historical and cultural resources throughout the City of San Diego. It is also the intent of the element to improve the quality of the built environment, encourage appreciation for the City's history and culture, maintain the character and identity of communities, and contribute to the City's economic vitality through historic preservation. The element's goals for achieving this include identifying and preserving historical resources, and educating citizens about the benefits of, and incentives for, historic preservation.

The Uptown Historic Preservation Element contains specific goals and recommendations to address the history and cultural resources unique to Uptown in order to encourage appreciation of the community's history and culture. These policies along with the General Plan policies provide a comprehensive historic preservation strategy for Uptown. The Uptown Historic Preservation Element was developed utilizing technical studies prepared by qualified experts, as well as extensive outreach and collaboration with Native American Tribes, community planning groups and preservation groups.

The Archaeological Study describes the pre-history of the Uptown Area; identifies known significant archaeological resources; provides guidance on the identification of possible new resources; and includes recommendations for proper treatment. The Historic Survey Report (consisting of a Historic Context Statement and reconnaissance survey) provides information regarding the significant historical themes in the development of Uptown, the property types associated with those themes, and the location of potential historic resources. These documents, along with the results of extensive community outreach which led to the identification of additional potential historical resources, have been used to inform not only the policies and recommendations of the Historic Preservation Element, but also the land use policies and recommendations throughout the community plan.



*Uptown contains some of the City's historic neighborhoods.*

## HISTORIC PRESERVATION ELEMENT GOALS

- Identification and preservation of significant historical resources in Uptown.
- Educational opportunities and incentives related to historical resources in Uptown.

### 10.1 Prehistoric and Historic Context

The community of Uptown is located on a mesa top above the San Diego River. Steep canyons lined with chamise chapparal that lead to Mission Valley to the north and San Diego bay to the west serve as wildlife corridors and, prehistorically, were probably used by Kumeyaay inhabitants and their ancestors as travel routes in to the valley areas, much as they are today. The completion of a transcontinental rail line in 1885 was a catalyst for the first notable wave of development in Uptown. At the time, speculation still abounded, but a substantial number of homes were constructed near the southern border of Uptown, in present-day Park West. Over the next two decades, new development shifted north towards present-day Hillcrest and University Heights, due in large part to the construction of several public transit lines.

Development activity accelerated once more in anticipation of the much awaited 1915 Panama-California Exposition. By the 1920s, both Park West and Hillcrest were almost entirely developed, and the more distant communities of University Heights and Mission Hills were nearly built out by the 1930s. Following the Great Depression and World War II, Uptown was the target of several redevelopment efforts and witnessed a considerable amount of physical change. Despite being bisected by Interstate 5 and State Route 163, Uptown still contains cohesive blocks of historic structures, especially in Park West, Hillcrest, and University Heights. In addition, Mission Hills has retained its historic fabric and contains a sizable concentration of single family homes dating from the 1910s, 1920s and 1930s.

The following is a summation of the pre-historic and historic development of the Uptown Community. A complete discussion of the community's Prehistory and History can be found in the Archaeology Study and the Historic Context Statement, respectively (Appendix D).

## PREHISTORY

The prehistory of the San Diego region is evidenced through archaeological remains representing more than 10,500 years of Native American occupation, locally characterized by the San Dieguito complex, the Archaic La Jolla and Pauma Complexes and the Late Prehistoric. Based on ethnographic research and archaeological evaluations, Late Prehistoric materials in southern San Diego County are believed to represent the ancestral Kumeyaay.

The Ethnohistoric Period, sometimes referred to as the ethnographic present, commences with the earliest European arrival in San Diego and continued through the Spanish and Mexican periods and into the American period. The founding of Mission San Diego de Alcalá in 1769 brought about profound changes in the lives of the Kumeyaay. The coastal Kumeyaay were quickly brought into the mission or died from introduced diseases. Earliest accounts of Native American life in San Diego were recorded as a means to salvage scientific knowledge of native lifeways. These accounts were often based on limited interviews or biased data collection techniques. Later researchers and local Native Americans began

to uncover and make public significant contributions in the understanding of native culture and language. These studies have continued to the present day and involve archaeologists and ethnographers working in conjunction with Native Americans to address the continued cultural significance of sites and landscapes across the County. The myths and history that is repeated by the local Native American groups now and at the time of earlier ethnographic research indicate both their presence here since the time of creation and, in some cases, migration from other areas. The Kumeyaay are the identified Most Likely Descendants for all Native American human remains found in the City of San Diego.

By the time Spanish colonists began to settle in Alta California in 1769, the Uptown area was within the territory of the Kumeyaay people, who spoke a Yuman language of the Hokan linguistic stock. The Kumeyaay had a hunting and gathering economy based primarily on various plant resources. For people in the Uptown area, grass seeds were probably the primary food, supplemented by various other seeds such as sage, sagebrush, lamb's quarters, and pine nuts. Villages and campsites were generally located in areas where water was readily available, preferably on a year-round basis. The San Diego River which is located approximately ¼ mile from the northern end of the community planning area provided an important resource not only as a reliable source of water, but as a major transportation corridor through the region.

## HISTORY

The rich history of Uptown reveals broad patterns of the community's historical development that are represented by the physical development and character of the built environment. These broad patterns can be generally characterized into five themes significant to the development of the community: The Railroad Boom and Early Residential Development: 1885-1909; The Panama-California Exposition and Streetcar Suburbs: 1909-1929; Great Depression and World War II: 1929-1948; Postwar Development, Suburbanization, the Automobile & Modernism: 1948-1970; and Neighborhood Revitalization and the LGBTQ Community: 1970-Present.

### Early History: 1769-1885

Among the most significant events in the early history of Uptown occurred in 1867, when real estate magnate Alonzo Horton purchased 960 acres and established Horton's Addition, establishing a new city center. The success of Horton's venture encouraged other eager speculators to follow suit. Land speculation in Uptown accelerated during the early 1870s, when the Texas and Pacific Railway Company announced its intent to construct a transcontinental rail line to San Diego. Demand for real estate abruptly decreased, however, when the Financial Panic of 1873 left the Texas and Pacific Railway unable to fund the construction of a transcontinental rail line. While numerous parcels in Uptown had been sold prior to the bust, very little construction had taken place. In its early years, therefore, Uptown failed to evolve into the neighborhood envisioned by such investors as Horton, Johnston, Hite and Arnold and Choate. Rather, the area remained undeveloped and sparsely populated, as development activity at this time consisted primarily of speculation and subdivision. Very few built resources from this period remain extant in Uptown.

### The Railroad Boom and Early Residential Development: 1885-1909

Development activity in Uptown remained stagnant until the completion of the California Southern Railroad touched off the "Great Boom" between the years 1885 and 1887, wherein the City experienced a population increase unparalleled in its history, and development

was pushed onto the Uptown mesa for the first time. At this time, new construction in Uptown consisted almost exclusively of single-family homes in styles common to the Victorian Era. The Great Boom came to an end by the spring of 1888 as Southern California's real estate bubble abruptly burst. While many tracts in Uptown had been surveyed and subdivided between 1885 and 1887 – including Crittenden's Addition in Hillcrest, Johnston Heights in Mission Hills, and University Heights – most real estate transactions were speculative and involved the sale of vacant parcels, most often at inflated rates. In effect, distant subdivisions near Hillcrest, Mission Hills and University Heights remained rural upon the Boom's collapse.

Although San Diego's population rapidly decreased and its real estate plummeted in value, a group of politicians, boosters and entrepreneurs were undaunted and proceeded to initiate a variety of capital improvement projects around the City. With regard to Uptown, these efforts materialized into graded streets, mass transit networks, municipal parks and a state college in the 1890s, all of which facilitated development and helped to shape the Planning Area into an established community. Improvements in transportation infrastructure, in conjunction with the establishment of Mission Cliff Gardens, made the northern reaches of Uptown accessible. Whereas new construction was confined to the area south of Laurel Street in previous years, development activity began to extend into the undeveloped areas of University Heights, Hillcrest and Mission Hills by the turn



*The Britt/Scripps House, built between 1887-1888, is a model example of adaptive reuse.*



*The Mission Cliff Gardens, in University Heights, occupied the cliffs overlooking Mission Valley from 1898 to 1942.*

of the twentieth century. At the time development in these areas consisted primarily of single-family homes, though other types of development, including schools, fire stations and medical facilities, were also built to meet the needs of Uptown's growing population. By 1904, approximately 23 percent of Uptown was developed, though the majority of structures were concentrated south of Laurel Street in Park West. At this time, construction had also occurred in the northern half of Park West, Hillcrest, Mission Hills and University Heights, although development in these areas was comparatively sparse. Constructed alongside the Queen Anne and Folk Victorian structures of the nineteenth century were homes designed in the Craftsman, Prairie, Spanish Eclectic and other period revival styles. Often, homes constructed during this period incorporated elements from many styles.

#### *The Panama-California Exposition and Streetcar Suburbs: 1909-1929*

The next wave of development in Uptown was touched off in 1909 with the announcement of the Panama-California Exposition in 1915. Between the Exposition's inception in 1909 and its opening celebration in 1915, San Diego experienced an economic upswing and its population nearly doubled in size. Similar to previous waves of development in Uptown, new construction in the Exposition era consisted primarily of residential structures.

Prior to the Exposition, development had been largely confined to the southernmost section of the Planning Area, but by 1921, the density of residential development in Hillcrest, Mission Hills and University Heights increased. Architecturally, the Churrigueresque motifs of the Exposition grounds sparked a widespread interest in Spanish architecture. Accordingly, many homes erected in the 1910s and 1920s were designed in the Spanish Eclectic and Mission Revival styles, though others continued to assume Craftsman-style characteristics. In addition to individual homes, a substantial number of residential flats, rooming houses, residential hotels and apartment buildings were built. These were interspersed among several Uptown neighborhoods, particularly those neighborhoods bordering Balboa Park.

Throughout Uptown, the rapid rate of residential development gave rise to the construction of small commercial nodes along the Fifth Avenue, University Avenue, Washington Street and Park Boulevard streetcar lines. Patterns of development in Uptown, both during and after the Exposition, underscore the relationship between mass transit and city-building, with the majority of new construction occurring near the streetcar routes. Development in Uptown remained remarkably steady in the years following the close of the Exposition, as the city's population nearly doubled in size between the years 1920 and 1930. The influx of newcomers facilitated a wave of continuous development in the Planning Area, and by 1921 the number of developed parcels far exceeded the number of unimproved properties. The continuous growth of Uptown's population sparked the construction of a number of commercial districts by the early 1920s - some along the streetcar routes, and others in more outlying areas, reflecting the proliferation of the automobile after World War I. Among the most common businesses constructed in the early 1920's were automobile garages which provided residents with facilities to service their personal vehicles. Several gasoline and service stations were also constructed on prominent and accessible corners in the aforementioned business districts.

#### *Great Depression and World War II: 1929-1948*

Though Uptown experienced a period of remarkable growth and development in the 1910s and 1920s, its communities were nonetheless impacted by the catastrophic stock market crash of 1929, and the demand for houses and real estate diminished. In addition, several sections of the study area experienced physical decline in the Depression era. To curb the effects of the Depression and stimulate the local economy, the Chamber of Commerce proposed that San Diego host another exposition in 1935. The 1935 California Pacific Exposition did not significantly influence the architectural character of the Planning Area, as all of its communities were almost entirely developed by the mid-1930s. The majority of new construction in the 1930s was residential and consisted of single family homes, most of which were designed in either the Spanish Eclectic, Monterey Revival or California Ranch styles and were located in newer subdivisions near

Mission Hills and Middletown. In addition to residences, several public works and capital improvement projects were also initiated in Uptown throughout the Depression era, including a steel arch bridge constructed in 1931 (HRB # 320), which spans Maple Canyon and connects First Avenue between Nutmeg and Palm streets.

The next wave of activity in the Planning Area was touched off by the Second World War, at which time San Diego was transformed into a thriving metropolitan center and a hub of wartime production. This culminated in a dramatic population increase between 1940 and 1943; wherein defense employees and their families poured into the City at an average of 1,500 people per week. The massive influx of war workers strained San Diego's resources and infrastructure, and by the early 1940s the City experienced a housing shortage unparalleled in its history. To provide the City with critically-needed housing units, the defunct Mission Cliff Gardens was subdivided into 81 parcels in 1942 and was subsequently developed with single family homes. In addition to new construction, the scarcity of housing at this time also facilitated the conversion and subdivision of single family homes. Conversions of this nature occurred almost exclusively in the communities of Park West and Hillcrest, both of which already featured an eclectic mix of residential property types prior to the war. Aside from a limited amount of residential development and the construction of the Cabrillo Parkway (present day State Route 163), Uptown does not appear to have experienced much physical change in the World War II era. This trend occurred citywide and can be attributed to wartime restrictions on building materials, which largely precluded private development at this time.



*Le Moderne Apartments, built in 1930, is an early and excellent example of the Art Deco Style.*

### *Postwar Development, Suburbanization, the Automobile & Modernism: 1948-1970*

After World War II, Uptown experienced a number of marked physical changes, due in large part to postwar suburbanization and the preeminence of the automobile. In the late 1940s, San Diego became the first major city in the southwestern United States to decommission its entire network of electric streetcars in exchange for buses. In the postwar era, new commercial development was no longer patterned along streetcar routes, but instead reflected the freedom of movement offered by the automobile. During the 1950s, a variety of car-related businesses and facilities – including gasoline and service stations, repair garages, body shops, motels and car washes - were constructed in Uptown. Uptown had been largely built out by the 1930s, but construction continued after the Second World War primarily in the form of infill and redevelopment as undeveloped land was in short supply. In the 1950s, many older buildings in the Planning Area were razed and replaced with more contemporary structures. To some degree, Park West, Hillcrest and University Heights were all affected by redevelopment in the postwar years, but Mission Hills experienced comparatively little physical change during this time.



*The Spruce Street Bridge, engineered by Edwin Capps, still provides access over Maple Canyon since its completion in 1912.*



*Jimmy Wong's Golden Dragon Neon Sign was designed by immigrant restaurateur Tung Ling "Jimmy" Wong in 1955.*

In large part, buildings constructed in Uptown after World War II reflected the shift away from the period revival styles towards more contemporary architectural trends. In addition to several Ranch and Minimal Traditional style houses, Uptown contains some of San Diego's most quintessential examples of Mid-Century Modernism. Given the scarcity of undeveloped real estate, these modern resources were not constructed in contiguous blocks, but were most often interspersed amidst older structures in well-established neighborhoods or on vacant steeply sloping or canyon lots. Between the 1960s and 1970s, the effects of postwar suburbanization took a toll on many of the City's older neighborhoods.

The construction of suburban shopping malls, such as the Mission Valley Shopping Center in 1961, drew customers away from Uptown's commercial nodes and threatened the area's economic vitality. Perhaps more so than adjacent communities, Hillcrest was hit especially hard by the mass exodus of middle class households to suburban tracts. As demographics changed, the community, whose modest housing had long attracted young families, now consisted of an aging population and deteriorating housing conditions.

### *Neighborhood Revitalization and the LGBTQ Community: 1970-Present*

The elderly nature of Hillcrest's population the 1960s made it a neighborhood ripe for change. In the late 1960s and 1970s, prior to the establishment of support and advocacy groups, members of the Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) community were isolated and marginalized. Areas of Downtown were increasingly seen as unsafe by the gay and lesbian community. In contrast, the elderly nature of Hillcrest's population meant that there was less pedestrian activity, and therefore, less chance of anti-gay confrontations. This, in addition to the affordability of the aging building stock and the area's proximity to Balboa Park – a popular meeting area for gay men in the 1960s and 1970s – made the Hillcrest area an ideal location for gay bars and night clubs, such as the Brass Rail and The Club. Such establishments were critical to the gay community, providing opportunities for socialization and exchange of information.

While the social scene offered by the bars and nightclubs drew the gay community to Hillcrest, the housing opportunities prompted them to stay. The low rate, single occupancy apartments and bungalows that had attracted the elderly were also attractive to gay and lesbian singles and couples, as well as young people and low income families. As Hillcrest emerged as the center of gay life in San Diego, advocacy organizations and support groups were established in and around the Hillcrest community. With limited resources, the LGBTQ businesses and support and advocacy groups that emerged during this time utilized and adaptively reused existing building stock of all eras and styles to meet their needs.



*LGBTQ activism in Hillcrest has been a significant facet of Uptown's diverse history.*

In some instances, support groups and organizations were developed and run from the homes of their founders, or from space offered by other business and institutions, such as churches.

By the 1980s, the LGBTQ community had taken root in Hillcrest as businesses catering to and run by members of the gay community increased. The LGBTQ community's investment in Hillcrest could be seen not only in an increasingly active and vital community, but also in rising housing values. During the 1990s, the revitalization of Hillcrest and Uptown grew, as did the number of new residents. The period between the 1990s and the present has seen a mixture of smaller scale in-fill development and larger scale mixed use projects employing a variety of styles from New Formalism, to Post-Modern, to Deconstructivism, to 21st Century Modernism, to Millennium Mansions, and New Traditional.

## 10.2 Identification and Preservation of Historical Resources

Cultural sensitivity levels and the likelihood of encountering prehistoric archaeological resource within the Uptown community area are rated low, moderate or high, based on the results of the records searches, the Native American Heritage Commission (NAHC) sacred lands file check, and regional environmental factors. Sensitivity ratings may be adjusted based on the amount of disturbance that has occurred which may have previously impacted archaeological resources. Based on the results of the record search, the NAHC sacred lands file check, and regional environmental factors, the community of Uptown has two cultural sensitivity levels. Since the majority of the community is developed, the cultural sensitivity for the entire community of Uptown would be considered low. There is very little undeveloped land within the area, with the exception of canyon areas. Due to the steepness of the majority of these canyons, the cultural sensitivity for these areas is low. However, at the base of these canyons, especially leading into the Mission Valley area, there is a potential for cultural resources to be present, therefore, the cultural sensitivity rating for this area is considered high, specifically when in proximity to the Presidio and areas bordering Old Town.

In addition to the four main themes significant in the development of Uptown, the Historic Context Statement also identified property types that are associated with those themes in historically significant ways. In summary, the property types, styles and significance thresholds are as follows:

### *The Railroad Boom and Early Residential Development (1885-1909)*

A property may be significant under this theme for its association or representation of the development of Uptown as one of the first residential districts outside of Downtown San Diego; or as the home of an important person in local history. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Victorian (Stick, Queen Anne, Shingle) or late 19th and early 20th Century architectural styles such as Colonial Revival, Prairie, Neoclassical or Craftsman. Lastly, a property may be significant if it reflects the notable work of a master builder, architect, or designer, such as John Stannard, George Sphor, Comstock and Trotsche, John Sherman, William Sterling Hebbard or Irving Gill. Extant property types are likely limited to residential buildings. Commercial development was very limited in Uptown during the early development period occurring between 1885 and 1909. Other than a few isolated shops, commercial development was limited to hotels and boarding houses, some of which are no longer extant. Single story retail development was limited, but may be found along the earliest streetcar lines. Institutional uses during the early development of Uptown included a few scattered churches located on more prominent corner lots, and in some cases - such as the educational and hospital uses - occupied larger acreage.

### *The Panama-California Exposition and Streetcar Suburbs (1909-1929)*

A property may be significant under this theme for its association or representation of the development of Uptown as a streetcar suburb, or as the home of an important person in local history. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Craftsman,

Prairie, Mission Revival, Spanish Eclectic, Colonial Revival or other period architectural styles. Lastly, a property may be significant if it reflects the notable work of a master builder, architect, or designer, such as Eugene Hoffman, Frank Allen, Frank Mead, Richard Requa or Irving Gill. Extant property types are likely limited to residential buildings. Commercial structures, while not as numerous as residences, can also be found throughout Uptown. While commercial development in the study area consists primarily of single-story retail structures, a number of mixed-use buildings are also present. Generally, commercial structures are concentrated in small pockets along the former streetcar lines. Institutional uses during the development of Uptown as a streetcar suburb included civic and religious buildings. Most often, churches occupy corner lots along major thoroughfares, and can be found interspersed among both residential and commercial structures.

#### *Great Depression and World War II (1929-1948)*

A property may be significant under this theme for its association or representation of the limited development in Uptown during the economic Depression of the 1930's and the limited resources of the World War II era, or as the home of an important person in local history. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Spanish Eclectic, Monterey Revival, Minimal Traditional, Streamline Moderne, or Mid-Century Modern. Lastly, a property may be significant if it reflects the notable

work of a master builder, architect, or designer. Extant property types are likely limited to residential buildings. During the Depression and World War II era, commercial development was highly limited. Extant examples may embody a variety of architectural styles, but are ornamentally restrained.

#### *Postwar Development, Suburbanization, the Automobile & Modernism (1948-1970)*

A property may be significant under this theme for its association or representation of the postwar development and redevelopment in Uptown, or as the home of an important person in local history. A property may also be significant as a good or rare example of a popular architectural style from the period, primarily Mid-Century Modern. Lastly, a property may be significant if it reflects the notable work of a master builder, architect, or designer. Residential development during the postwar period occurred primarily on undeveloped lots along canyon rims and on lots containing older, smaller homes in communities such as Hillcrest and University Heights, which were demolished to make way for larger homes and apartment buildings in the Mid-Century Modern style. Commercial construction occurred throughout the Planning Area, but was concentrated primarily on redeveloped lots along Washington Street in Mission Hills, Park Boulevard in Hillcrest, and throughout the Park West area along Fourth, Fifth and Sixth avenues. A number of institutional buildings, including the San Diego City School education center, the County Hospital, and a branch library.



*Egyptian Courts Apartments, built in 1925, are located along the Egyptian thematic corridor along Park Boulevard.*



*The First Church of Christ Scientist was built in 1909 by Master Architect Irving J. Gill.*

### *Neighborhood Revitalization and the LGBTQ Community (1970-Present)*

A property may be significant under this theme for its association or representation of events significant to LGBTQ history and the post-1970 era redevelopment of Uptown; or as the home of an important person in local history. A property may also be significant as a good or rare example of a popular architectural style from the period, including New Formalism, Post-Modern and Deconstructivism. Lastly, a property may be significant if it reflects the notable work of a master builder, architect, or designer. Residential development during the post-1970 period occurred primarily on undeveloped lots along canyon rims and on lots containing older, smaller homes in communities such as Hillcrest and University Heights, which were demolished to make way for larger homes and apartment buildings. Commercial construction occurred throughout the Planning Area, but was concentrated primarily on redeveloped lots along Washington Street in Mission Hills, Park Boulevard in Hillcrest, and throughout the Park West area along Fourth, Fifth and Sixth avenues.

Resources must be evaluated within their historic context(s) against the City's adopted criteria for designation of a historical resource, as provided in the General Plan and the Historical Resources Guidelines of the Land Development Manual. Guidelines for the application of these criteria were made part of the Historical Resources Guidelines to assist the public, project applicants, and others in the understanding of the designation criteria.

### DESIGNATED HISTORICAL RESOURCES

Uptown is home to twelve (12) National Register properties (Table 10-1). These include the George Marston House, listed in 1974 as the home of Progressive San Diegan George Marston and as the work of master architect Irving Gill during his formative years; and Park Place Methodist Episcopal Church, listed in 1982 as a remarkable example of a Classical Revival building designed by a master architect Norman Foote Marsh.

As of April 2015, the Uptown community is home to 329 individually designated historic resources (Table 10-2 and



*The George Marston House was designed by Master Architect Irving J. Gill in 1904.*



*The Methodist Episcopal Church is a remarkable example of Classical Revival architecture in the Bankers Hill/Park West neighborhood.*

Figure 10-1) and 2 designated historic districts (Figure 10-2) – Mission Hills and Fort Stockton Line - containing 209 contributing resources that have been listed on the City's register by the Historical Resources Board. These resources reflect a range of property types, from single and multi-family to commercial, hotel, and institutional. Also included are the Quince Street Footbridge, the Spruce Street Suspension Bridge, the First Avenue Bridge, and the Jimmy Wong's Golden Dragon Neon Sign. Seventy-two (72) designated properties reflect the Early Settlement of Uptown, and consist almost entirely of single-family homes, with the exception of the Calvary Cemetery, the Florence Hotel Tree, the Hawthorne Inn, the Quince Street Footbridge, and the First Church of Christ Scientist.

The vast majority of the designated resources (218 of 329) reflect the second period of development, when the expansion of the streetcar made development of the community feasible. Most of these resources are single-

family homes, but also include Park Place Methodist Episcopal Church, Park Manor, Mercy Hospital Historic Complex, the Francis Parker School, the Dr. Chester Tanner Office Bungalow Court, and the PD Griswold Pharmacy/ Commercial Building.

Thirty-two (32) Depression and World War II era resources are also designated, and consist primarily of single-family homes constructed in the styles of the period. Lastly, eight (8) Post-War resources are listed, including The Lloyd Ruocco Design Center, Jimmy Wong’s Golden Dragon Neon Sign, The Colonel Irving Salomon/Henry Hester Apartments, and the Delawie Residence II. No resources reflecting the fifth and final theme of development (1970-present) are currently listed on the City’s Register.

These designated historical resources are protected and preserved through existing General Plan policies, the historical resources regulations and guidelines of the Municipal Code, and established City practices. These protections require historic review of all projects impacting these resources. Projects that do not comply with the U.S. Secretary of the Interior Standards are required to process a discretionary action with deviations that is subject to review under the California Environmental Quality Act (CEQA).

## POTENTIALLY SIGNIFICANT HISTORICAL RESOURCES

A Historical Resource Reconnaissance Survey was undertaken within the Community Planning area. The purpose of this survey was to identify potentially historic properties within the community plan area for



*The Colonel Irving Salomon/Henry Hester Apartments, completed in 1958, was originally commissioned as a luxury apartment building.*

consideration in the community plan update process and for possible future designation.

## INDIVIDUAL PROPERTIES

Of the 11,104 properties surveyed in 2004-2006, the survey identified 2,192 properties as potentially significant individual resources, 59 of which are also located in potential historic districts. The resources identified can be found in the Uptown Historic Survey Report. Of the resources identified as potentially significant individual resources, approximately 56% (percent) are single-family properties, 35% (percent) are multi-family properties, 8% (percent) are commercial properties, and 1% (percent) are institutional properties. Thematically, the potentially significant individual resources are distributed as follows:

- The Railroad Boom and Early Residential Development: 1885-1909: 12%
- The Panama-California Exposition and Streetcar Suburbs: 1909-1929: 44%
- Great Depression and World War II: 1929-1948: 21.5%
- Postwar Development, Suburbanization, the Automobile & Modernism: 1948-1970: 22%
- Neighborhood Revitalization and the LGBT Community: 1970-Present: 0%\*

(\*The 2004-2006 survey only evaluated properties constructed prior to 1961.)



*Park Manor, built in 1926, was developed during the expansion of the streetcar, which made development in the community more feasible.*

## DISTRICTS

In addition to potentially individually significant resources, the survey identified 19 new potential historic districts containing a total of approximately 2,600 properties and roughly 2,000 contributing resources. The name, location, size, period of significance and relationship to Uptown's significant development themes are summarized in Table 10-3, and their locations shown in Figure 10-3. More detailed information, including listing of contributing resources, can be found in the Uptown Historic Survey Report.

## MULTIPLE PROPERTY LISTINGS

Lastly, the survey identified three (3) potential Multiple Property Listings (MPLs). A MPL is a group of related significant properties with shared themes, trends and patterns of history. Such properties are typically grouped within a general geographic area, but not necessarily in a sufficient concentration to form a historic district. A MPL may be used to nominate and register thematically related historic properties simultaneously or to establish the registration requirements for properties that may be nominated individually or in groups in the future. The three MPLs identified by the survey are the Bungalow and Apartment Court MPL, the Kate Olivia Sessions MPL, and the Victorian Era MPL. The locations of the properties identified in each MPL are listed in Tables 10-4, 10-5 and 10-6.

The Residential Court Multiple Property Listing is a discontinuous grouping of approximately 147 residential courts located throughout the Uptown survey area. Eligible under San Diego Criteria A and C, this potential multiple property listing (MPL) reflects the distinctive characteristics of courtyard design, as well as special elements of the Uptown Community's social history related to multi-family housing, and its architectural development associated with local transportation patterns. The MPL has a period of significance of 1900-1960 and is significant under the themes of "The Railroad Boom and Early Residential Development: 1885-1909;" "The Panama-California Exposition and Streetcar Suburbs: 1909-1929;" "Great Depression and World War II: 1929-1948;" and "Postwar Development, Suburbanization, the Automobile and Modernism: 1948-1970."

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The Kate Olivia Sessions Multiple Property Listing is a discontinuous grouping of four (4) geographic areas located throughout the Uptown survey area, - Sixth Avenue/Balboa Park Urban Edge, Lark Street, the Kate Sessions Mission Hills Nursery Site, and the Kate Sessions Balboa Park Nursery Site. Eligible under San Diego Criteria A and D, this potential multiple property listing (MPL) reflects special elements of the Uptown Community's landscape design and horticultural history, and is significant as the work of noted horticulturalist Kate Olivia Sessions. The MPL has a period of significance of 1900-1915 and is significant under the themes of "The Railroad Boom and Early Residential Development: 1885-1909" and "The Panama-California Exposition and Streetcar Suburbs: 1909-1929."

The Victorian Era Multiple Property Listing is a discontinuous grouping of approximately 458 Victorian Era buildings located throughout the Uptown survey area. Eligible under San Diego Criteria A, C and D, this potential multiple property listing (MPL) reflects the distinctive characteristics of residential, commercial and institutional Victorian era architecture; the work of Master Architects and Builders; as well as special elements of the Uptown Community's early development history. The MPL has a period of significance of 1871-1918 and is significant under the themes of "The Railroad Boom and Early Residential Development: 1885-1909;" and "The Panama-California Exposition and Streetcar Suburbs: 1909-1929."



*The Kate Sessions Mission Hills Nursery, also known as the San Diego Nursery, was located over most of the North Florence Heights subdivision which was bounded by Stephens Street, Lark Street, the cliffs overlooking Mission Valley, and Mission Hills Park/Pioneer Memorial Park.*

## RESOURCES IDENTIFIED DURING PUBLIC OUTREACH

Substantial public outreach with the local Community Planning group, regional and local preservation groups, and members of the community occurred throughout the development of the Historic Context and completion of the survey. This information was considered and often incorporated into the results and recommendations of the survey. As a result, the Uptown Reconnaissance Survey identifies as potentially significant all resources specifically identified as such by the community. The exception is properties that have been identified as potentially significant under the theme “Neighborhood Revitalization and the LGBTQ Community: 1970-Present.” When the survey work was conducted in 2004-2006, only properties that were 45 years old or older upon completion of the survey in 2006 were evaluated; therefore, no properties constructed after 1961 were evaluated by the survey. Additionally, due to the reconnaissance nature of the survey, properties that were significantly altered from their original appearance were not evaluated further to explore significance related to LGBTQ history and redevelopment of Hillcrest. In developing the final theme, staff conducted limited research, oral interviews and a walking tour in an effort to identify the location of resources that may be eligible under the final theme. Based on the results of this outreach, the following resources have been identified as potentially significant, requiring additional site-specific evaluation (Table 10-7). Please note that this list is not comprehensive, and other resources associated with this theme may be identified.

In addition, the following three (3) potential historic districts have been identified (Table 10-8 and Figure 10-4). These include Allen Terrace, Avalon Heights and Hillcrest. In regard to Hillcrest, it must be noted that the survey work completed in 2004-2006 did not initially identify a potential district in the Hillcrest area. However, the date and reconnaissance nature of the survey significantly limited the evaluation of resources associated with the final theme of revitalization and LGBTQ history. Given the fact that many business catering to and run by members of the LGBTQ community are concentrated within the Hillcrest area, along with residential units occupied by individuals and early advocacy groups, it is appropriate to



*The Flame has been identified as having potential significance to LGBTQ history in the Uptown community.*

identify Hillcrest as a potential historic district under HRB Criterion A. In addition, because the Hillcrest Potential Historic District area includes 55 properties constructed from 1960-1975, and because the 2004-2006 survey did not consider any properties constructed post-1960 as potential resources, it is appropriate to consider that the district may also be eligible under HRB Criterion C. In order to bring these three (3) districts forward for designation, additional, intensive-level research will be required to evaluate the district and define a precise boundary, period of significance, significance Criteria and contributing and non-contributing resources.

These potential historical resources identified by the Historic Resource Reconnaissance Survey and the public outreach process are protected and preserved through existing General Plan policies and the historical resources regulations and guidelines of the Municipal Code. In addition, to ensure the protection of the potential historic districts identified (Figure 10-5) from erosion due to insensitive redevelopment, a Community Plan Implementation Overlay Zone (CPIOZ) has been established coterminous with the boundaries of all potential historic districts identified in the adopted Uptown Historic Resources Survey (including those identified by the community and included in Appendix C of the Survey Report) to provide supplemental development regulations for the interim protection of the potential historic districts until such time as they can

be intensively surveyed, verified, and brought forward for Historic Designation consistent with City regulations and procedures. The details of the CPIOZ, including the boundaries and requirements, can be found in the Land Use Element of the Community Plan. Additional policies that address the potential historical resources of Uptown follow.

## POLICIES

- HP-2.1** Provide interim protection of all potential historic districts identified in the adopted Uptown Historic Resources Survey (including those identified by the community and included in Appendix C of the Survey Report) until such time as they can be intensively surveyed, verified, and brought forward for Historic Designation consistent with City regulations and procedures.
- HP-2.2** Intensively survey and prepare nominations for the potential historic districts identified in the Uptown Historic Resources Survey, and bring those nominations before the Historical Resources Board for review and designation. Provide support and guidance to community members and groups who wish to prepare and submit historic district nominations to the City, consistent with adopted Guidelines.
- HP-2.3** Work with members of the community to identify and evaluate additional properties that possess historic significance for social or cultural reasons (such an association with an important person or event) for potential historic designation.
- HP-2.4** Prepare Historic Contexts and Multiple Property Listings addressing Bungalow and Apartment Courts, properties associated with Kate Olivia Sessions, and Victorian-Era properties for review and designation by the Historical Resources Board.
- HP-2.5** Evaluate the identified Park Boulevard Historic District along with the contiguous "Park Boulevard Multi-Family Residential Grouping" on the east side of Park Boulevard identified in the North Park Reconnaissance Survey to determine if the area as a whole contains a sufficient number of contributing properties to qualify as a historic district.
- HP-2.6** Prepare a Citywide Historic Context related to Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) history to assist in the identification and preservation of resources significant to the LGBTQ community. Partner with local knowledgeable organizations and groups, such as the LAMBDA Archives and Hillcrest History Guild, to assist in the preparation of the Context and the identification of significant resources.
- HP-2.7** Preserve and protect historic lighting fixtures within designated and potential historic districts. Encourage the use of "acorn" style pedestrian lighting fixtures within designated and potential historic districts when new lighting fixtures are introduced or non-historic lighting fixtures are replaced.
- HP-2.8** Conduct project specific Native American consultation early in the development review process to ensure adequate treatment and mitigation for significant archaeological sites with cultural and religious significance to the Native American community in accordance with all applicable local, state and federal regulations and guidelines.
- HP-2.9** Consider eligible for listing on the City's Historical Resources Register any significant archaeological or Native American cultural sites that may be identified as part of future development within Uptown, and refer site to the Historical Resources Board for designation, as appropriate.

### 10.3 Educational Opportunities and Incentives Related To Historical Resources

Revitalization and adaptive reuse of historic buildings and districts conserves resources, uses existing infrastructure, generates local jobs and purchasing, supports small business development and heritage tourism and enhances quality of life and community character. The successful implementation of a historic preservation program requires widespread community support. In order to better inform and educate the public on the merits of historic preservation, information on the resources themselves, as well as the purpose and objectives of the preservation program, must be developed and widely distributed.

There are a number of incentives available to owners of historic resources to assist with the revitalization and adaptive reuse of historic buildings and districts. The California State Historic Building Code provides flexibility in meeting building code requirements for historically designated buildings. Conditional Use Permits are available to allow adaptive reuse of historic structures consistent with the U.S. Secretary of the Interior’s Standards and the character of the community. The Mills Act, which is a highly successful incentive, provides property tax relief to owners to help rehabilitate and maintain designated historical resources. Additional incentives recommended in the General Plan, including an architectural assistance program, are being developed and may become available in the future.

In addition to direct incentives to owners of designated historical resources, all members of the community enjoy the benefits of historic preservation through reinvestment of individual property tax savings into historical properties and an increased historic tourism economy. There is great opportunity to build on the existing local patronage and tourism base drawn to the community’s neighborhoods and shopping districts by highlighting and celebrating the rich history of Uptown.

In addition to the General Plan Historic Preservation Element Policies, the following recommendations are specific to Uptown for implementation of educational opportunities and incentives for preservation of the community’s historical resources.

#### POLICIES

- HP-3.1** Provide opportunities for education and interpretation of Uptown’s diverse history through the distribution of printed brochures, mobile technology (such as phone apps) and walking tours, and the installation of interpretative signs, markers, displays, and exhibits at public buildings and parks.
- HP-3.2** Partner with local community and historic organizations, including Mission Hills Heritage, Hillcrest History Guild and the University Heights Historical Society, to better inform and educate the public on the merits of historic preservation by providing



*“Acorn” style lighting fixtures contribute to both the historic and pedestrian-oriented nature of designated and potentially historic districts.*



*Adaptive reuse of a historic building façade in Mission Hills.*

information on the resources themselves, as well as the purpose and objectives of the preservation program.

**HP-3.3** Outreach to the Mission Hills and Hillcrest Business Improvement Districts (BIDs), local businesses and other organizations operating within the potential historic districts and the various individually significant designated and potential resources to provide information on the benefits and responsibilities of historic resource stewardship.

**HP-3.4** Work with businesses and organizations within Uptown to create and promote new marketing and heritage tourism programs and opportunities.

**HP-3.5** Promote the maintenance, restoration, rehabilitation and continued private ownership and utilization of historical resources through existing incentive programs and develop new approaches, such as architectural assistance and relief from setback requirements through a development permit process, as needed.

TABLE 10-1: NATIONAL REGISTER HISTORIC RESOURCES IN UPTOWN

Site Address	Reference No.	Historic Name	Year Built	Property Type
2121 1 <sup>st</sup> Avenue	82002245	<i>The Hawthorne Inn</i>	1900	Commercial - Inn
2408 1 <sup>st</sup> Avenue	76000516	<i>Long-Waterman House</i>	1889	Single Family
2214-2224 2 <sup>nd</sup> Avenue	84001181	<i>Major Myles Molan House</i>	1894	Single Family
3162 2 <sup>nd</sup> Avenue	83001227	<i>The Coulter Residence</i>	1916	Single Family
2825 5 <sup>th</sup> Avenue	83003432	<i>Park Place Methodist Episcopal Church</i>	1910	Institutional
3525 7 <sup>th</sup> Avenue	74000552	<i>George Marston House</i>	1909	Single Family
3563 7 <sup>th</sup> Avenue	86002665	<i>Frederick R. Burnham House</i>	1907	Single Family
4345 Campus Avenue	98001193	<i>Teacher Training School Building</i>	1910	Institutional
3141 Curlew Street 435 West Spruce Street	87000621	<i>A.H. Sweet Residences</i>	1915	Single Family
3733 Robinson Mews	99001180	<i>Sunnyslope Lodge</i>	1902	Single Family
836 E Washington Street	78000750	<i>Chaplain's Residence</i>	1896	Single Family

TABLE 10-2: CITY OF SAN DIEGO REGISTER INDIVIDUAL HISTORIC RESOURCES IN UPTOWN

Property Address	HRB Site No.	Historic Name	Year Built
1930	1st Avenue	129 <i>Sherman Judson House</i>	1887
2121	1st Avenue	148 <i>The Hawthorne Inn</i>	1900
2169	1st Avenue	187 <i>Nason Residence</i>	1902
2408	1st Avenue	37 <i>Long-Waterman House</i>	1889
2508	1st Avenue	38 <i>Timken House</i>	1887-88
2961	1st Avenue	1085 <i>John Henry and Katherine Zitt House</i>	c.1923
3821	1st Avenue	589 <i>Herbert and Ira Howe House</i>	1912
2700 & 2800 Blocks	1st Avenue	320 <i>First Avenue Bridge</i>	1931
3718-3724	1st Avenue	445 <i>Hall-Sherman House</i>	1890
4045-4075	1st Avenue	418 <i>4045, 4053, 4057, 4069, 4075 1<sup>st</sup> Avenue</i>	1907-1912
1767	2nd Avenue	57 <i>H.E. Watts House</i>	1896
2133	2nd Avenue	136 <i>Broderick-Kenny House</i>	1888
2331	2nd Avenue	198 <i>George Keating Residence</i>	1888
2341	2nd Avenue	568 <i>Albert and Rebecca Zundelowitz House</i>	1894
2355	2nd Avenue	567 <i>E.B. and Martha Stuart House</i>	1909
2368	2nd Avenue	172 <i>The Charlotte Bushnell House</i>	1895
2442	2nd Avenue	316 <i>First Church of Christ Scientist</i>	1909
2670	2nd Avenue	901 <i>Hiram Newton Savage House</i>	1909
2765	2nd Avenue	311 <i>Emmett G. O'Neill Residence</i>	1924-25
2928	2nd Avenue	687 <i>Edith Hawley House</i>	1938
3130	2nd Avenue	851 <i>Emily Hill Wadsworth House</i>	1924
3162	2nd Avenue	167 <i>The Coulter Residence</i>	1915
3223	2nd Avenue	999 <i>George F. Hopkins House</i>	c.1909
3225	2nd Avenue	365 <i>Wood/Forney Residence</i>	1909
3255	2nd Avenue	173 <i>Otis Residence</i>	1910
3303	2nd Avenue	174 <i>Mertzmann-Winans Residence</i>	1908
3315	2nd Avenue	345 <i>John and Mary Gallagher Residence</i>	1912
3320	2nd Avenue	599 <i>William and Eleanor McCaskey House</i>	c.1909
2214-2224	2nd Avenue	153 <i>Major Myles Molan House</i>	1894
1916	3rd Avenue	210 <i>McCormick/Hartfield Timberlake Christian House</i>	1893
2044	3rd Avenue	991 <i>Carl and Mary Lundquist House</i>	c.1907
2330	3rd Avenue	194 <i>Hazard Residence</i>	1913
3065	3rd Avenue	837 <i>Elinor Meadows Apartment Building</i>	1921
3140	3rd Avenue	784 <i>Irvin and Vitulia Randall House</i>	1910
3202	3rd Avenue	389 <i>The L. M. Earnhart House</i>	1911
3300	3rd Avenue	227 <i>William Mason Fortescue Residence</i>	1909
3518	3rd Avenue	178 <i>Day's Little House</i>	1912
3557	3rd Avenue	613 <i>Alfred LaMotte/Hurlburt and Tifal House</i>	1925
3565	3rd Avenue	1127 <i>John and Evelyn Rice/ Arthur Keyes House</i>	1913
3576	3rd Avenue	670 <i>Brookes Family House</i>	1891
3695	3rd Avenue	332 <i>Hardesty House</i>	1905
3720	3rd Avenue	192 <i>Siess House</i>	1907
3812	3rd Avenue	648 <i>Jennie Gardiner Spec House #1</i>	1910
3600 136	3rd Avenue Brookes Avenue	1109 <i>Lillie and James North Houses</i>	1908

TABLE 10-2: CITY OF SAN DIEGO REGISTER INDIVIDUAL HISTORIC RESOURCES IN UPTOWN (CONTINUED)

Property Address		HRB Site No.	Historic Name	Year Built
2802	4th Avenue	307	<i>Amy Strong House</i>	1906
3225-3231	4th Avenue	814	<i>Carrie and Horatio Farnham Duplex</i>	1913
3235 & 3255	4th Avenue	828	<i>Dr. Chester Tanner Office Bungalow Court</i>	1927-1935
2309	5th Avenue	483	<i>Kirkland Apartments</i>	1912
2825	5th Avenue	157	<i>Park Place Methodist Episcopal Church</i>	1910
4040	5th Avenue	939	<i>Henry B. Jones House</i>	1911
4077	5th Avenue	397	<i>Mercy Hospital Historic Complex</i>	1926
3601-3635	5th Avenue	434	<i>The Lloyd Ruocco Design Center</i>	1950
2900	6th Avenue	938	<i>George and Alice Hazzard House</i>	1911
3060	6th Avenue	49	<i>(Melville) Klauber House</i>	1909
3200	6th Avenue	801	<i>Colonel Irving Salomon/Henry Hester Apartments</i>	1958
3525	7th Avenue	40	<i>George Marston House</i>	1904
3525	7th Avenue	287	<i>Marston House Garden</i>	
3526	7th Avenue	97	<i>Mary Cassitt House (No. 4)</i>	1906
3560	7th Avenue	98	<i>Teats House (No. 1)</i>	1905
3563	7th Avenue	41	<i>Frederick R. Burnham House</i>	1907
3574	7th Avenue	1021	<i>Alice Lee/ Irving J. Gill/ Hazel Wood Waterman House</i>	1905
3578	7th Avenue	99	<i>Alice Lee Residence</i>	1905
1949	Adams Avenue	369	<i>Adams Avenue Trolley Car barn Site</i>	1913
1600-1799	Adams Avenue	346	<i>Mission Cliff Gardens Cobblestone Wall &amp; Related Features</i>	1902
4060	Alameda Drive	790	<i>Tudor Rodgers/Martin V. Melhorn House</i>	1912
4105	Alameda Drive	1092	<i>B. Franklin and Helen Mahoney/Richard Requa House</i>	1921
3916	Alameda Place	1164	<i>Nancy Johnson &amp; Richard Carter/Martin V. Melhorn House</i>	1914
3932	Alameda Place	489	<i>The Joseph S. Mack House</i>	1918
3960	Alameda Place	794	<i>M.B. and Ida Irvin Spec House #1</i>	1923
2333	Albatross Street	802	<i>Elwyn Gould House</i>	1914
2440	Albatross Street	737	<i>Edward and Lillian Roberts House</i>	1906
2504	Albatross Street	402	<i>Dr. Frank J. Campbell House</i>	1911
2865	Albatross Street	530	<i>Edward T. Austin/McDonald-Applegarth House</i>	1911
3330	Albatross Street	995	<i>Harry and Hattie Stone House</i>	1908-1921
3353	Albatross Street	62	<i>Lee House No. 2</i>	1905
3367	Albatross Street	63	<i>Lee House No. 4</i>	1913
3407	Albatross Street	65	<i>Teats House No. 3</i>	1922
3415	Albatross Street	64	<i>Teats House No. 2</i>	1912
3696	Albatross Street	884	<i>Kate M. Dillon &amp; Florence A. Maddock/ Henry J. Lang House</i>	1923
3703	Albatross Street	732	<i>Henry Lang Spec House #2</i>	1923
3766	Albatross Street	241	<i>McDonald/Fowler/ Mack</i>	1900
3786	Albatross Street	949	<i>Arthur and Caroline Dickerson House</i>	1909
4052	Albatross Street	791	<i>Conrad and Ida Felger House</i>	1913
3620	Albert Street	917	<i>Stephen McMorro Spec House #1</i>	1915
3646	Albert Street	1015	<i>Ralph and Agnes Virden House</i>	1950
1830	Altamira Place	427	<i>Lomax House</i>	1915
1833	Altamira Place	600	<i>Richard Hathaway Spec House #1</i>	1925

TABLE 10-2: CITY OF SAN DIEGO REGISTER INDIVIDUAL HISTORIC RESOURCES IN UPTOWN (CONTINUED)

Property Address	HRB Site No.	Historic Name	Year Built
1847 Altamira Place	672	<i>Dr. Clair Stealy House</i>	1913
1855 Altamira Place	923	<i>Richard M. Hathaway Spec. House No. 2</i>	1925
1863 Altamira Place	779	<i>La Casa de las Siete Candelas</i>	1925
1895 Altamira Place	698	<i>Albert Frost House</i>	1916
4244 Ampudia	729	<i>Julius and Victoria Saitz House</i>	1912
4351 Ampudia Street	930	<i>Raymond and Doris Worrell House</i>	1928
4395 Ampudia Street	532	<i>The Baranov Family Residence</i>	1927
4467 Ampudia Street	797	<i>William Templeton Johnson Spec House #1</i>	1926
4476 Ampudia Street	361	<i>McMurtrie/Witherow House</i>	1912
1201 W. Arbor Drive	780	<i>Alberta Security Co./Martin V. Melhorn Spec House #1</i>	1914
1768 W. Arbor Drive	706	<i>Frank E. Melcher Spec House #1</i>	1925
1737 W. Arbor Drive	994	<i>Jack and Neva Millan Spec House #1</i>	1923
4175 Arden Way	1150	<i>C. Wesley and Lucie Hall House</i>	1924
4188 Arden Way	1026	<i>J.A. and Mary Smith/ William Wahrenberger House</i>	1925
4205 Arden Way	618	<i>Alexander Schreiber Spec House #1</i>	1921
4220 Arden Way	947	<i>Della M. Ballard House</i>	1913
4230 Arden Way	748	<i>Chester Eastman Spec House #1</i>	1912
4247 Arden Way	495	<i>Dyar &amp; Grace Hazelrigg House</i>	1920
4230 Arguello Street	523	<i>James C. &amp; Lillie Byers / Ralph E. Hurlburt House</i>	1928
4240 Arguello Way	1018	<i>Nathan and Hattie Rigdon Spec. House # 1</i>	1917
4230 Arista Drive	467	<i>Leo R. Hoffman Residence</i>	1948
4381 Arista Drive	663	<i>Floyd and Margaret Hunter House</i>	1924
4252 Arista Street	721	<i>Ena Shapley/Edward Depew House</i>	1931
4266 Arista Street	1086	<i>J. Rex and Alice Murray Spec. House #1</i>	1930
4319 Arista Street	806	<i>Anne and Edward Lindley House</i>	1935
4335 Avalon Drive	507	<i>Harper Residence</i>	1912
2163 Brant Street	537	<i>The George J. Leovy/George S. Spohr House</i>	1888
2765 Brant Street	771	<i>Mickey Wright/Samuel Hamill House</i>	1933
3100 Brant Street	894	<i>Charles W. Fox/William Sterling Hebbard House</i>	1908
3248 Brant Street	932	<i>Lucy Killea House</i>	1920
3341 Brant Street	439	<i>Hale-Nadeau House</i>	1915
244 W. Brookes Avenue	366	<i>Louis Gill Home</i>	1921
1439 Brookes Avenue	969	<i>Glenn A and Ruth Rick House</i>	1927
1271 Brookes Terrace	534	<i>The Frank H. and Margaret Burton/Milton P. Sessions House</i>	1933
4075 Couts Street	1041	<i>Charles and Marie Brenner Spec. House #1</i>	1926
2465 Curlew Street	1058	<i>Hans and Mabel Hirte House</i>	1923
3141 Curlew Street	200	<i>A.H. Sweet Residences</i>	1914-1915
3226 Curlew Street	746	<i>Edward Allig/William Sterling Hebbard House</i>	1912
3240 Curlew Street	437	<i>Hallenbeck House</i>	1912
3264 Curlew Street	980	<i>Dr. James &amp; Virginia Churchill/William Templeton Johnson House</i>	1922
1007 Cypress Avenue	987	<i>Walter J. and Grace Ogden/ Ralph L. Frank</i>	1931
1008 Cypress Avenue	671	<i>Mary Marston/Requa and Jackson House</i>	1933
1025 Cypress Avenue	722	<i>Philip and Helen Gildred/Ralph Frank House</i>	1935
3510 Dove Court	1037	<i>Oakley J. Hall House</i>	1926

TABLE 10-2: CITY OF SAN DIEGO REGISTER INDIVIDUAL HISTORIC RESOURCES IN UPTOWN (CONTINUED)

Property Address		HRB Site No.	Historic Name	Year Built
3519	Dove Court	883	<i>Baron X. Kouch and Norma Meyer Schuh Spec House #1</i>	1931
2820	Dove Street	535	<i>The Carlos B. and Blanche W. Livers House</i>	1937
3676	Eagle Street	765	<i>Daniel and Clara Deacon House</i>	1921
3747	Eagle Street	877	<i>Ida R. Hedges House</i>	1904
3910	Eagle Street	778	<i>Pacific Building Company Spec House No. 1</i>	1912
4129	Falcon Street	1079	<i>John Donohue Spec House #1</i>	c. 1911
1329	Fort Stockton Drive	1005	<i>John and Emilie Wahrenberger/Martin V. Melhorn House</i>	1911
1530	Fort Stockton Drive	1112	<i>Morris and Ida Irvin Spec House #2</i>	1921
1787	Fort Stockton Drive	776	<i>Henry Lang Spec House #3</i>	1913
1835	Fort Stockton Drive	712	<i>Mary Stockwell House</i>	1912-13
1845	Fort Stockton Drive	775	<i>Louis R. and Muriel Dilley/Monroe E. And Olga J. Wallace House</i>	1924
1866	Fort Stockton Drive	730	<i>Alexander Schreiber Spec House #2</i>	1921
2121	Fort Stockton Drive	785	<i>Nathan Rigdon Spec House #2</i>	1915
2154	Fort Stockton Drive	414	<i>Dr. Frank P. &amp; Elizabeth K. Lenahan Residence</i>	1916
2206	Fort Stockton Drive	786	<i>Nathan Rigdon Spec House #1</i>	1917
2236	Fort Stockton Drive	686	<i>George Jenks Spec House #1</i>	1912
2252	Fort Stockton Drive	611	<i>William E. Kier House</i>	1913-14
2260	Fort Stockton Drive	696	<i>Horace and Della Shank House</i>	1914
2315	Fort Stockton Drive	906	<i>John Snyder/Ralph E. Hurlburt &amp; Charles H. Tifal Spec House #1</i>	1925
1929	Front Street	100	<i>Mumford Residence</i>	1880
2243	Front Street	336	<i>Edward Grove Residence</i>	1901
2257	Front Street	199	<i>Judge Monroe Anderson House</i>	1904
2366	Front Street	149	<i>The Garrettson House</i>	1896
2929	Front Street	847	<i>Thomas &amp; Edith Hunter House</i>	1915
3147	Front Street	118	<i>Charles A. Martin House</i>	1912
3231	Front Street	1123	<i>Iver Lawson, Jr. House</i>	1925
3333	Front Street	184	<i>Anthony Residence</i>	1906
3536	Front Street	188	<i>Wiard Family Residence</i>	1898
3551	Front Street	186	<i>Moore House</i>	1893
3776	Front Street	18	<i>Gill House</i>	1905
2126-30	Front Street	1060	<i>Annie Porter House</i>	1895
4003 820 W.	Goldfinch Washington	868	<i>P.D. Griswold Pharmacy/Commercial Building</i>	1913
3838	Goldfinch Street	586	<i>Marion Townley House</i>	1922
300 Block	Grape Street	53	<i>Florence Hotel Tree</i>	1895
2174	Guy Street	766	<i>Percy Benbough/William Wheeler House</i>	1926
4671	Harvey Road	359	<i>Everett Gee Jackson and Eileen Lois Jackson Residence</i>	1929
3907	Hawk Street	948	<i>Ralph Hurlburt/ Alexander Schreiber Spec House #2</i>	1920
3917	Hawk Street	929	<i>Ralph Hurlburt/ Alexander Schreiber Spec House # 1</i>	1920
4019	Hawk Street	1122	<i>Alberta Security Co./Martin V. Melhorn Spec House #3</i>	1919
233-239	Hawthorn Street	563	<i>J. Frank Dehm Apartment Buildings</i>	1912
909	Hayes Avenue	840	<i>Fredric &amp; Myrle Murray Spec House No. 1</i>	1930
3542	Herbert Street	788	<i>Homer Chandler House</i>	1912
3636	Herbert Street	936	<i>Helen Schnepf Spec House #1</i>	1925

TABLE 10-2: CITY OF SAN DIEGO REGISTER INDIVIDUAL HISTORIC RESOURCES IN UPTOWN (CONTINUED)

Property Address		HRB Site No.	Historic Name	Year Built
4301	Hermosa Way	621	<i>Barr-Rigdon-Robinson Spec House #1</i>	1910
4364	Hermosa Way	758	<i>Charles and Flora Butler House</i>	1910
4411	Hermosa Way	864	<i>William and Lotte Porterfield House</i>	1917
4440	Hermosa Way	1163	<i>June Magee/Requa and Jackson &amp; R.P. Shields and Son House</i>	1928
4451	Hermosa Way	756	<i>Sarah Brock/William Templeton Johnson/Brawner &amp; Hunter House</i>	1922
4455	Hermosa Way	764	<i>Marion Delafield Sturgis and Samuel Otis Dauchy/William Templeton Johnson House</i>	1923-27
4460	Hermosa Way	1129	<i>William and Vera Wylie Spec House #1</i>	1924
2120	Hickory Street	625	<i>S.H. Newell, Jr. Spec House #1</i>	1916
2138	Hickory Street	559	<i>Fred and Mary Brachmann Spec House</i>	1914
2320	Hickory Street	1065	<i>Luigi and Louise Perna/ Frank Hope, Sr. House</i>	1928
4305	Hortensia Street	553	<i>The Maurice F. and Marie D. Herschel House</i>	1930
4474	Hortensia Street	446	<i>Whitehead-Kunzel-Bowers House</i>	1917
				1916 (house)
4476	Hortensia Street	800	<i>Robert Campbell and Belle Anderson Gemmell/Frank Mead/Richard Requa/Henry Jackson House and Studio</i>	1926 (studio)
4494	Hortensia Street	1080	<i>Samuel and Lulu Maxwell House</i>	1927
4171	Ingalls Street	614	<i>Mary Hill House</i>	1912
3503	Jackdaw Street	950	<i>Ralph H. Pratt House</i>	1939
3665	Jackdaw Street	1051	<i>Mary and Julia Pickett Spec House #1</i>	1929
4185	Jackdaw Street	738	<i>Charles Freson House</i>	1910
4243	Jackdaw Street	1098	<i>Louis and Carmelita Fontanel House</i>	1922
4167-4169	Jackdaw Street	860	<i>Irvin Security Company Spec House #1/Morris B. Irvin House</i>	1914 (4167) 1927 (4169)
2304	Juan Street	1135	<i>United States Holding Company Spec House</i>	1953
2335	Juan Street	1066	<i>Gordon Eby House</i>	1930
326	E. Juniper Street	440	<i>Barcelona Apartment Hotel</i>	1923
233	W. Juniper Street	922	<i>Laurence Klauber House</i>	1911
136	Juniper Street	94	<i>Judge Torrance House</i>	1887
219-221	Kalmia Street	870	<i>Albert D. and Allie M. Hagaman/William B. Melhorn House</i>	1927
3607	Lark Street	998	<i>Ida Kuhn House</i>	1924
4119	Lark Street	657	<i>Frank Sessions/Emmor Brooke Weaver House</i>	1911
4141	Lark Street	777	<i>Joel L. and Edith M. Brown House</i>	1916
4144	Lark Street	888	<i>Alberta Security Company/Martin V. Melhorn Spec House #2</i>	1918-1923
545	Laurel Street	270	<i>William Clayton House</i>	1907
1515	W. Lewis Street	1113	<i>Nathan Rigdon Spec House #3</i>	1910
1752	W. Lewis Street	711	<i>Carl H. Heilbron/Nathan Rigdon House</i>	1914
1753	W. Lewis Street	594	<i>Edgar Davies House</i>	1913
1760	W. Lewis Street	817	<i>Nathan Rigdon and Morris B. Irvin Spec House #2</i>	1913
1236	Lincoln Avenue	704	<i>Abel and Caroline Adams House</i>	1908
1031-1033	Lincoln Avenue	494	<i>The Charles Quayle House</i>	1907
1877	Lyndon Road	595	<i>Stephen and Anna Connell/Henry Harms Preibusius House</i>	1913

TABLE 10-2: CITY OF SAN DIEGO REGISTER INDIVIDUAL HISTORIC RESOURCES IN UPTOWN (CONTINUED)

Property Address		HRB Site No.	Historic Name	Year Built
1036	Madison Avenue	985	<i>Eric Lund and Anna M. Dahlander Lund House</i>	1923
	Maple and Albatross Streets	106	<i>Waldo Waterman Monument</i>	1959 (Monument Date)
210	Maple Street	156	<i>Wegeforth House</i>	1917
406	Maple Street	52	<i>Britt/Scripps House</i>	1887-88
536	Maple Street	334	<i>Palomar Apartment Building</i>	1913-15
4145	Miller Street	920	<i>George and Beatrice Bown House</i>	1927
4146	Miller Street	1011	<i>Guilford H. and Grace Whitney House</i>	1927-1963
1232	Myrtle Avenue	904	<i>Frederick and Helen Thompson/Charles H. Tifal House</i>	1926
1051	Myrtle Way	1168	<i>Antonio and Estela Martinez House</i>	1930
1053	Myrtle Way	1171	<i>Roy and Anna Ridgeway House</i>	1927
1087	Myrtle Way	714	<i>David A. and Emma Loebenstein House</i>	1926
1833	Neale Street	905	<i>Delawie Residence II</i>	1963
4507	New Hampshire St	1096	<i>Nathaniel and Ella Sebastian/Edward F. Bryans House</i>	1915
4656	North Avenue	531	<i>James A. Creelman House</i>	1908
4574-4576	North Avenue	1151	<i>Wirt and Maud Smith Apartment House</i>	1913
406	W. Nutmeg Street	206	<i>Hubbard Residence</i>	1904
525-531	Nutmeg Street			
2680	6th Avenue	811	<i>Le Moderne Apartment Complex</i>	1930
2020	Orizaba Avenue	484	<i>The Miller House</i>	1927
2036	Orizaba Avenue	330	<i>Villa Orizaba</i>	1888
4119	Palmetto Way	823	<i>Franklin and Helen Boulter/Martin V. Melhorn House</i>	1921
4139	Palmetto Way	997	<i>Emma Spargle Chanter/Martin V. Melhorn House</i>	1922
4167	Palmetto Way	1034	<i>Alexander Schreiber Speculation House #5</i>	1918
4195	Palmetto Way	583	<i>Neil Brown/Martin V. Melhorn House</i>	1921
3812	Park Boulevard	351	<i>Park Theatre/Bush Egyptian Theatre</i>	1926
4410	Park Boulevard	946	<i>Julia Wilson House</i>	1907-1908
3736-48	Park Boulevard	481	<i>3736-3748 Park Boulevard</i>	1926
3770-3774	Park Boulevard	310	<i>Egyptian Courts Apartments</i>	1925
2112	Pine Street	895	<i>Lillian Arnett House</i>	1916
2133	Pine Street	831	<i>Paul S. &amp; Laura Rayburn Spec House</i>	1913
2306	Pine Street	1075	<i>Bessie Olds/William Wahrenberger House</i>	1938
2344	Pine Street	699	<i>Etta and Lydia Schwieder/Requa and Jackson House</i>	1926
2412	Pine Street	1160	<i>Alfred &amp; Helen Cantoni/Ralph L. Frank &amp; William B. Melhorn House</i>	1964
1506	Plumosa Way	705	<i>Gertrude Evans / Emmor Brooke Weaver House</i>	1920
1625	Plumosa Way	436	<i>The Jarvis L. Doyle Residence</i>	1912
2310	Presidio Drive	979	<i>Alexander Schreiber Spec House #5</i>	1924
2400	Presidio Drive	355	<i>Alexander and Nancy Highland House</i>	1934
2420	Presidio Drive	522	<i>Claude &amp; Edna Bradley Woolman / Alexander Schreiber House</i>	1930
2430	Presidio Drive	601	<i>Jacob Haas Spec House #1</i>	1930
2436	Presidio Drive	934	<i>John and Caroline Bostick House</i>	1927
2540	Presidio Drive	910	<i>Irvine M. Schulman House</i>	1938
3819	Pringle Street	988	<i>William and Ida Cook House</i>	1926

TABLE 10-2: CITY OF SAN DIEGO REGISTER INDIVIDUAL HISTORIC RESOURCES IN UPTOWN (CONTINUED)

Property Address	HRB Site No.	Historic Name	Year Built
4376 Proctor Place	958	<i>P.Z. Lund Spec. House #1</i>	1913
1433 Puterbaugh Street	911	<i>James Don &amp; Rita H. Keller/Lloyd Ruocco House</i>	1948
300 Block Quince Street	211	<i>Quince Street Footbridge</i>	1905
4101 Randolph Street	602	<i>Elmer L. Kier House</i>	1919
4201 Randolph Street	482	<i>Francis W. Parker School</i>	1913
4274 Randolph Street	1120	<i>James and Mary Clark House</i>	1927
4290 Randolph Street	1094	<i>Thomas and Katherine Carter/Lincoln Rogers House</i>	1927
136 Redwood Street	169	<i>The Ernest &amp; Ileen White Residence</i>	1898
321 Robinson Avenue	331	<i>First Church of the United Brethren in Christ / Thackeray Gallery</i>	1912
1735 Robinson Avenue	448	<i>1735 Robinson Avenue House</i>	1924
3733 Robinson Mews	370	<i>Sunnyslope Lodge</i>	1902
3912 Saint James Place	695	<i>Bishop Theodore and Daisy Thurston House</i>	1931
4239 Saint James Place	1044	<i>Morris B. Irvin Spec. House No. 2</i>	1922
4244 Saint James Place	616	<i>Olive and Frank Lovett House</i>	1913
2251 San Juan Road	1059	<i>Dr. Franklin and Leone Lindemulder /Ralph Frank House</i>	1935
2293 San Juan Road	896	<i>C. Arnholt Smith/Ralph L. Frank House</i>	1936
1801 Sheridan Avenue	492	<i>The Coffield House</i>	1915-16
1816 Sheridan Avenue	617	<i>John Vance Cheney/Alice Barnett/Emmor Brooke Weaver House</i>	1909
1824 Sheridan Avenue	572	<i>Mary Ward/Emmor Brooke Weaver House</i>	1912
1885 Sheridan Avenue	815	<i>Nathan Rigdon and Morris B. Irvin Spec House #3</i>	1919
135 W. Spruce Street	582	<i>George and Amelia Videan House</i>	1923
430 W. Spruce Street	399	<i>Ralph D. Lacoé House</i>	1922
435 W. Spruce Street	200	<i>A.H. Sweet Residences</i>	1914-1915
200 and 300 Blocks W. Spruce Street	116	<i>Spruce Street Suspension Bridge</i>	1912
525 Spruce Street	253	<i>Park Manor</i>	1926
3305 State Street	598	<i>Charles and Bernice Kelly House</i>	1932
4151 Stephens Street	772	<i>Alexander Schreiber Spec House #4</i>	1920
4181 Stephens Street	1038	<i>M.B. and Ida Irvin/Alexander Schreiber Spec. House #2</i>	1920
4191 Stephens Street	762	<i>Alexander Schreiber Spec House #3</i>	1920
4194 Stephens Street	735	<i>W. Z. Thornhill House</i>	1921
4195 Stephens Street	942	<i>M.B. and Ida Irvin/ Alexander Schreiber Spec House #1</i>	1920
1915 Sunset Blvd	1078	<i>Henry and Lavina Nelson Spec House #1</i>	1913
1824 Sunset Boulevard	487	<i>The Meyers House (John S. Graves Speculation)</i>	1920
1875 Sunset Boulevard	816	<i>William G. and Fidelia Lewis McKittrick House</i>	1911-1912
1945 Sunset Boulevard	557	<i>Ralph E. Jenney/ Walter S. Keller House</i>	1913
1955 Sunset Boulevard	978	<i>Henry Nelson/Martin V. Melhorn Spec House #1</i>	1912
2003 Sunset Boulevard	744	<i>Harry Miller House</i>	1919
2031 Sunset Boulevard	745	<i>Bishop Charles Frances Buddy House</i>	1922
2121 Sunset Boulevard	1014	<i>Bertha B. Mitchell House</i>	c.1923
2124 Sunset Boulevard	593	<i>Katherine H. Wagenhals/Joel Brown House</i>	1913
2150 Sunset Boulevard	429	<i>Fred Jarboe House</i>	1925
4030 Sunset Road	662	<i>C. Arnholt Smith Spec House #1</i>	1932
1417 Sutter Street	1099	<i>William and Edith Potter Spec House #1</i>	1920

TABLE 10-2: CITY OF SAN DIEGO REGISTER INDIVIDUAL HISTORIC RESOURCES IN UPTOWN (CONTINUED)

Property Address		HRB Site No.	Historic Name	Year Built
435	W. Thorn Street	875	<i>Morris and Lillian Herriman House</i>	1926
1603	Torrance Street	853	<i>Sarah Brock/William Templeton Johnson House</i>	1925
1614	Torrance Street	1130	<i>Dr. Charles Brown/ Lester Olmstead House</i>	1927
4267	Trias Street	694	<i>John &amp; Emilie Wahrenberger/William Wahrenberger Spec House #1</i>	1913
4276	Trias Street	937	<i>Olmstead Building Company Spec House #1</i>	1933
4277	Trias Street	680	<i>William and Grace Wahrenberger House</i>	1917
4285	Trias Street	681	<i>Frances Herrick/ William Wahrenberger House</i>	1913
4352	Trias Street	541	<i>The Irvine and Flora Schulman House</i>	1926
4356	Trias Street	674	<i>Clarence &amp; Gertrude Beatty/Wayne McAllister House</i>	1926
4370	Trias Street	933	<i>John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #2</i>	1925
4405	Trias Street	703	<i>Frank and Mary Ricker House</i>	1913
4460	Trias Street	990	<i>William Templeton Johnson/ Harry Brawner Rental House</i>	1924
4520	Trias Street	733	<i>William Templeton Johnson House</i>	1918
4386	Trias Street	1089	<i>John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #3</i>	1926
2430	Union Street	1061	<i>Fred W. Osburn House</i>	c.1888
2470	Union Street	120	<i>The Tucker House</i>	1912
3032	Union Street	488	<i>The Depietri/ Pecoraro/ Tarantino House</i>	1925
3065	Union Street	977	<i>Napoleon J. Roy House</i>	1906
1041-1047	University Avenue	940	<i>Charles Jurman Building</i>	1910
412-414	University Avenue	238	<i>Jimmy Wong's Golden Dragon Neon Sign</i>	1955
801-803	University Avenue	804	<i>St. Joseph's Hospital Annex/Furniture Store</i>	1919
410	W. Upas Street	333	<i>Evangeline Caven Bungalow</i>	1915
1212	Upas Street	770	<i>Casa De Tempo/Samuel Wood Hamill House</i>	1935
4346	Valle Vista Way	1027	<i>Richard and Viola Requa House</i>	1911
3419	Vermont Street	879	<i>George J. Singer House</i>	1929
800-808 4010	W. Washington Falcon Street	867	<i>John W. Willmott Hardware/Florence Apartment Building</i>	1929
1302	Washington Place	318	<i>Melhorn-King Residence</i>	1913
1501	Washington Place	5	<i>Calvary Cemetery Site</i>	1876
836	E. Washington Street	134	<i>Chaplain's Residence</i>	1896
3725	Wellborn Street	957	<i>Irving and Anna Brockett House</i>	1927
4231	Witherby Street	476	<i>The Jeanette E. &amp; George R. Daley House</i>	1926
4245	Witherby Street	673	<i>Marshall Cassidy House</i>	1924
4330	Witherby Street	889	<i>Cornelius and Eva Lee Kelly Spec House #1</i>	1926

\*This table includes all properties designated by the Historical Resources Board as individually significant properties as of March 2015.

FIGURE 10-1: LOCATION OF INDIVIDUALLY LISTED CITY OF SAN DIEGO REGISTER RESOURCES

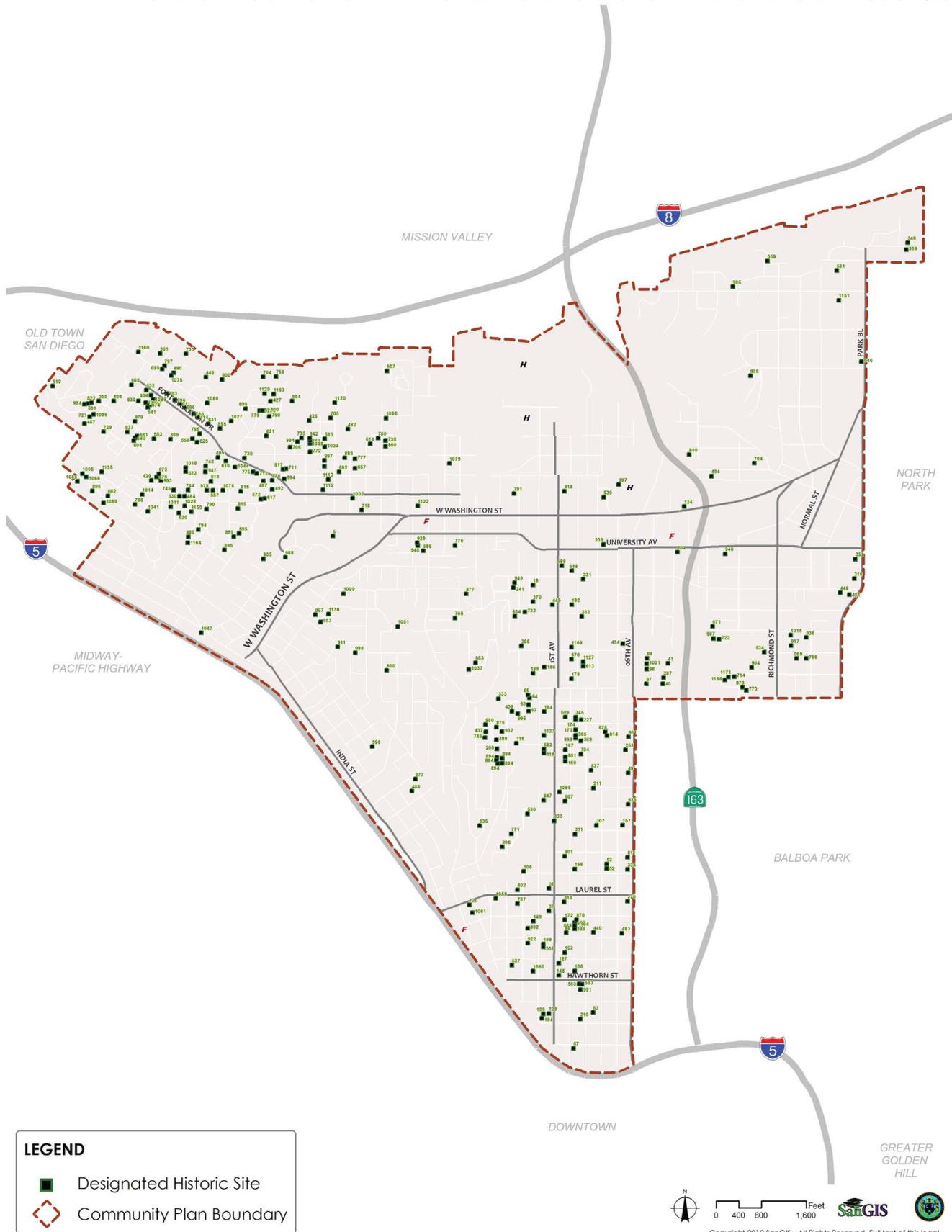


FIGURE 10-2: LOCATION OF CITY OF SAN DIEGO REGISTER HISTORIC DISTRICTS

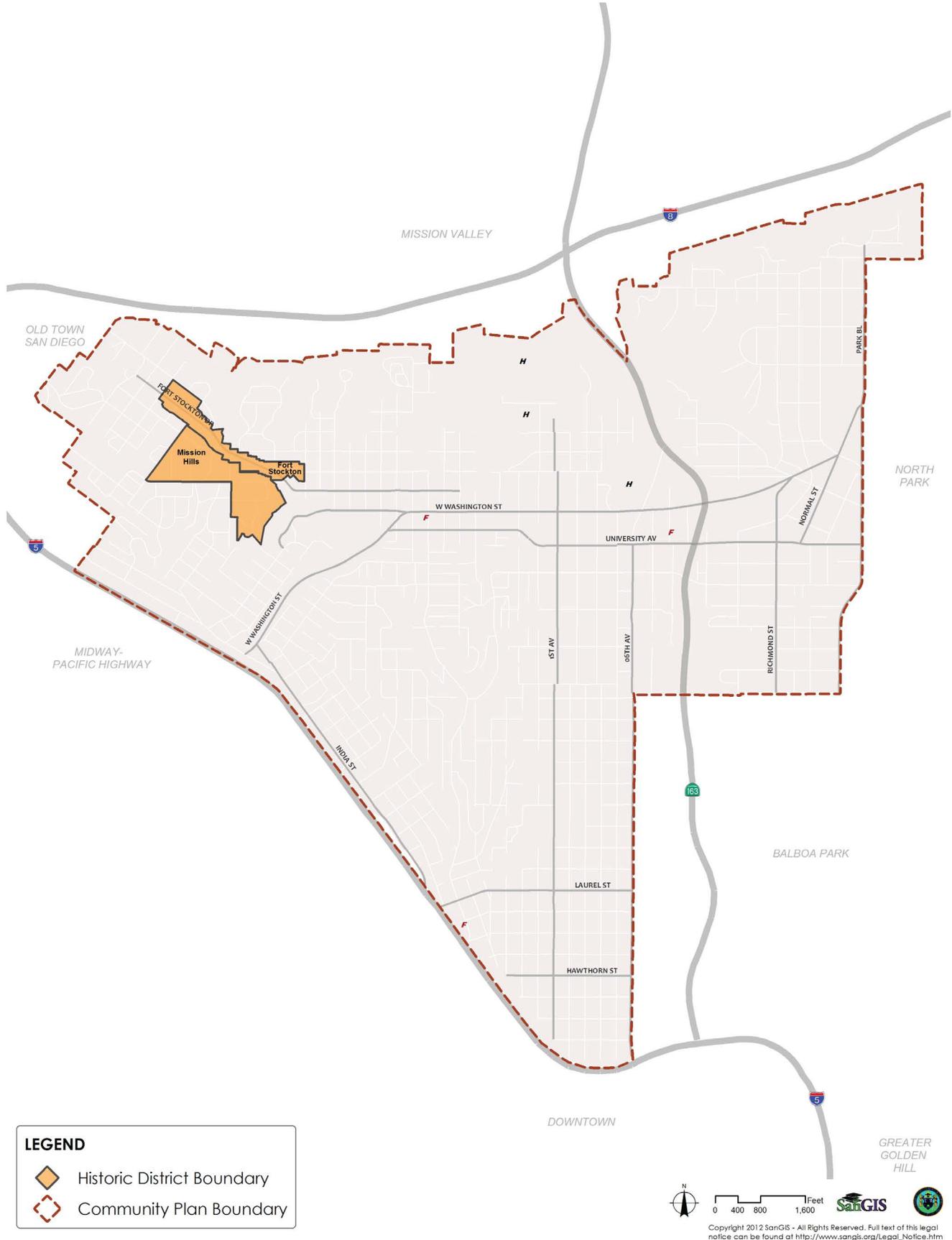


TABLE 10-3: POTENTIAL HISTORIC DISTRICTS IDENTIFIED IN THE UPTOWN HISTORIC RESOURCE RECONNAISSANCE SURVEY

Potential Historic District	Location	Size	Period of Significance	Theme(s)	Possible HRB Criterion
<i>Arnold &amp; Choate's Potential Historic District</i>	Barr Street, Dove Street, University Avenue and Randolph Street	313 Properties	1890-1951	The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948  Postwar Development, Suburbanization, the Automobile and Modernism: 1948-1970.	A & C
<i>Dove Street Potential Historic District</i>	West Palm Street, North Arroyo Drive, Arroyo Drive, and Reynard Way	31 Properties	1928-1948	The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948	A & C
<i>Heart of Banker's Hill Potential Historic District</i>	Pennsylvania Avenue, First Avenue, Redwood Street and Dove Street	125 Properties	1870-1940	Early History: 1769-1885  The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948	A, C & D
<i>Horton's Addition Potential Historic District</i>	Laurel Street, 4 <sup>th</sup> Avenue, Grape Street and Brant Street	143 Properties	1871-1940	Early History: 1769-1885  The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948	A, C & D
<i>Inspiration Heights Potential Historic District</i>	Sunset Boulevard, Saint James Place, Putterbaugh Street and Coutts Street	84 Properties	1887 and 1909-1942	The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948	A & C
<i>Inspiration View Potential Historic District</i>	Torrance Street, Ostego Drive, Walnut Avenue and Eagle Street	24 Properties	1925-1936	The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948	A & C
<i>John Sherman Potential Historic District</i>	Grape Street, First Avenue, Fir Street and Front Street	12 Properties	1880-1915	Early History: 1769-1885  The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929	C & D

**TABLE 10-3: POTENTIAL HISTORIC DISTRICTS IDENTIFIED IN THE UPTOWN HISTORIC RESOURCE RECONNAISSANCE SURVEY (CONTINUED)**

Potential Historic District	Location	Size	Period of Significance	Theme(s)	Possible HRB Criterion
<i>Marston Family Potential Historic District</i>	Brookes Avenue, Highway 163, Upas Street and the alley between 6 <sup>th</sup> and 7 <sup>th</sup> Avenues	11 Properties	1904-1918	The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929	A, B, C & D
<i>Marston Hills Potential Historic District</i>	Pennsylvania Avenue, Highway 163, Upas Street and Richmond and Vermont Streets	88 Properties	1924-1940	The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948	A, B, C & D
<i>Mission Hills Historic District Expansion Area</i>	Altamira Place and the bluff immediately north of Hortensia Street to the north; Stephens Street to the east; Sunset Boulevard, Torrance Street, Neale Street and Pringle Street to the south; and St. James Place, Witherby Street, Trias Street and Hortensia Street to the west	517 Properties	1908-1941	The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948	C & D
<i>North Florence Heights Potential Historic District</i>	Hunter Street, Randolph Street, Mission Hills/Pioneer Park, and Stephens Street	96 Properties	1890-1940	The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948	A, B & C
<i>Northwest Mission Hills Potential Historic District</i>	Arista Street and Conde Street to the north; the bluff facing Interstate 8 to the east; Witherby Street, Trias Street and Hortensia Street to the south; and Juan Street and Sunset Boulevard to the west	301 Properties	1908-1950	The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948  Postwar Development, Suburbanization, the Automobile, & Modernism: 1948-1970	A, C & D
<i>Park Boulevard Potential Historic District</i>	Robinson Avenue, Park Boulevard, Upas Street, and the alley between Park Boulevard and Herbert Street.	35 Properties	1888-1960	The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948  Postwar Development, Suburbanization, the Automobile, & Modernism: 1948-1970	A & C

TABLE 10-3: POTENTIAL HISTORIC DISTRICTS IDENTIFIED IN THE UPTOWN HISTORIC RESOURCE RECONNAISSANCE SURVEY (CONTINUED)

Potential Historic District	Location	Size	Period of Significance	Theme(s)	Possible HRB Criterion
<i>Presidio Hill Potential Historic District</i>	Arista Street, Presidio Drive, Cosoy Way and the bluff edge overlooking Presidio Park	59 Properties	1926-1945	The Panama-California Exposition and Streetcar Suburbs: 1909-1929 Great Depression and World War II: 1929-1948	A, C & D
<i>Robinson Place Potential Historic District</i>	Robinson Avenue, Herbert Street, Pennsylvania Avenue and Albert Street	14 Properties	1925-1927	The Panama-California Exposition and Streetcar Suburbs: 1909-1929	A & C
<i>Second Avenue Potential Historic District</i>	Along Second Avenue between Upas Street and Palm Street	48 Properties	1871-1945	Early History: 1769-1885 The Railroad Boom and Early Residential Development: 1885-1909 The Panama-California Exposition and Streetcar Suburbs: 1909-1929 Great Depression and World War II: 1929-1948	A, C & D
<i>West University Heights Potential Historic District</i>	Bounded by the bluff facing Interstate 8 and Lincoln Avenue to the north; Cleveland Avenue to the east; Washington Street to the south; and Rhode Island Street and the west side of Vermont Street to the west	449 Properties	1888-1945	The Railroad Boom and Early Residential Development: 1885-1909 The Panama-California Exposition and Streetcar Suburbs: 1909-1929 Great Depression and World War II: 1929-1948	A & C

FIGURE 10-3: LOCATION OF POTENTIAL HISTORIC DISTRICTS IDENTIFIED IN THE UPTOWN HISTORIC RESOURCE RECONNAISSANCE SURVEY

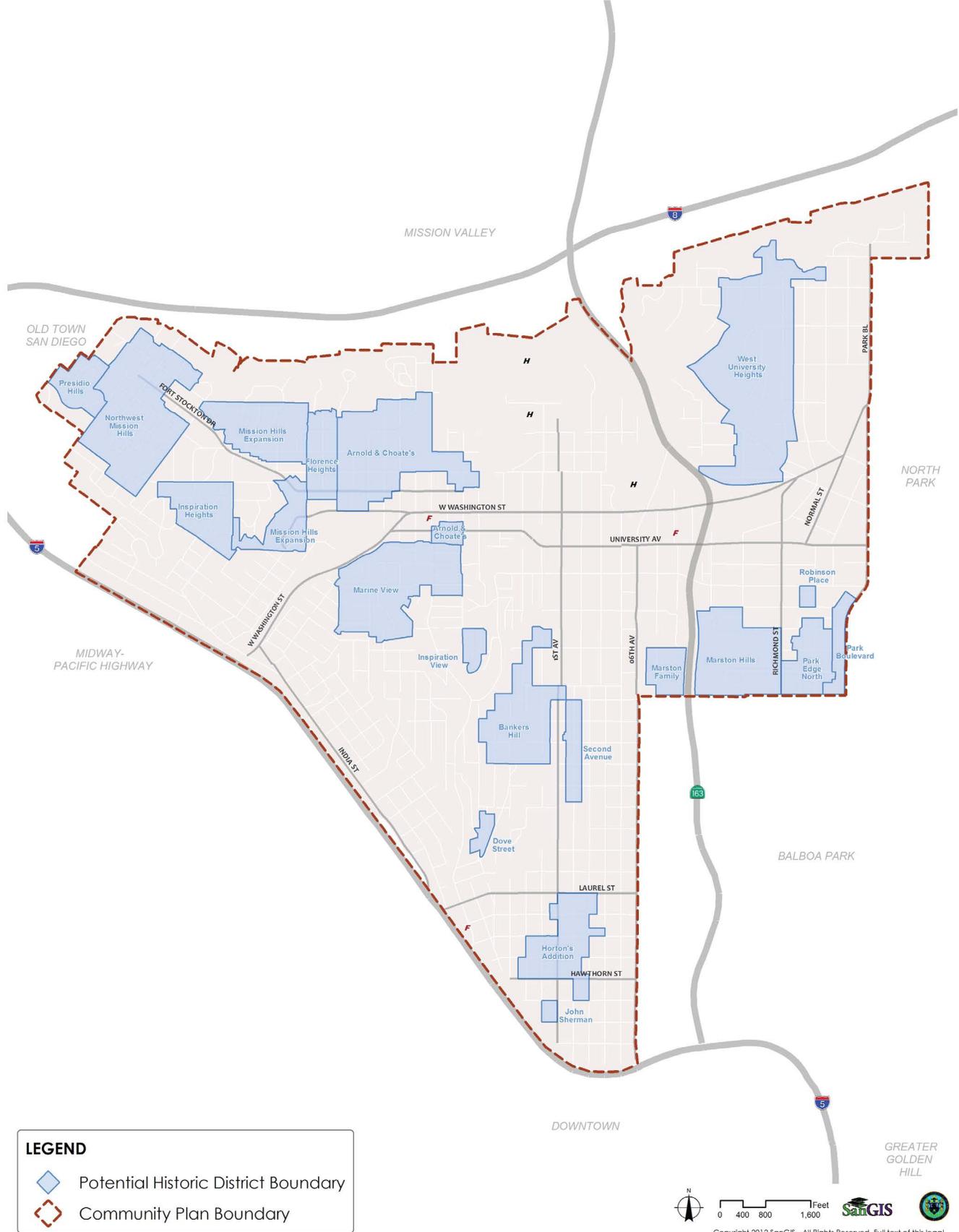


TABLE 10-4: BUNGALOW AND APARTMENT COURTS TO BE INCLUDED IN A MULTIPLE PROPERTY LISTING AS IDENTIFIED IN THE UPTOWN HISTORIC RESOURCE RECONNAISSANCE SURVEY

Property Address		APN	Year Built	Style	Status Code
<i>The Railroad Boom and Early Residential Development: 1885-1909</i>					
3762	10th Ave	45209337	c.1900	Victorian Vernacular/transitional Craftsman Bungalow Court	5S3
3768	10th Ave	45209337	c.1900	Victorian Vernacular/transitional Craftsman Bungalow Court	5S3
<i>The Panama-California Exposition and Streetcar Suburbs: 1909-1929</i>					
2621	1st Ave	45270503	c.1915	Prairie Apartment Court	5S3
3853	1st Ave	45205503	1925	Mission Revival Bungalow Court	5S3
4080	1st Ave	44449231	c.1925	Craftsman Bungalow Court	5S3
2350	2nd Ave	53318210	1922	Vernacular Bungalow Court	5B
1922	3rd Ave	53328207	1927	Mission Revival Bungalow Court	5B
2350	3rd Ave	53318310	1928	Mission Revival Apartment Court	5B
2409	3rd Ave	53310604	1927	Mission Revival Apartment Court	5B
3149	3rd Ave	45262121	c.1920	Vernacular Bungalow Court	5S3
3802	3rd Ave	45205523	1924	Mission Revival Bungalow Court	5B
3947	3rd Ave	44466205	c.1920	Spanish Colonial Revival Bungalow Court	5B
3235	4th Ave	45255528	1927	Spanish Colonial Revival Bungalow Court	5B
3245	4th Ave	45255529	1927	Spanish Colonial Revival Bungalow Court	5B
3542	4th Ave	45240211	c.1925	Spanish Colonial Revival Bungalow Court	5B
1937	5th Ave	53329303	c.1925	Spanish Eclectic Bungalow Court	5S3
1949	5th Ave	53329302	c.1925	Spanish Eclectic Bungalow Court	5S3
3433	5th Ave	45240719	1923	Mission Revival Bungalow Court	5S3
3558	5th Ave	45240618	1926	Spanish Colonial Revival Bungalow Court	5S3
3517	6th Ave	45243006	1928	Spanish Colonial Revival Bungalow Court	5B
3655	6th Ave	45229104	1927	Spanish Colonial Revival Bungalow Court	5S3
3924	8th Ave	44468311	1912	Spanish Colonial Revival Apartment Court	5B
3720	10th Ave	45210358	1927	Vernacular Bungalow Court/Colonial Revival	5B
4260	Campus Ave	44529223	c.1920	Craftsman Bungalow Court	5S3
4457	Campus Ave	44520107	c.1915	Craftsman Bungalow Court	5S3
4462	Campus Ave	44519027	1929	Mission Revival Bungalow Court	5S3
4532	Campus Ave	44511221	1925	Craftsman Bungalow Court	5S3
4583	Campus Ave	44512101	c.1920	Spanish Colonial Revival Bungalow Court	5S3
4617	Campus Ave	44503308	1926	Craftsman Bungalow Court	5S3
3925	Centre St	44564207	1927	Craftsman Bungalow Court	5S3
1235	Cleveland Ave	44561003	1923	Vernacular Bungalow Court	5S3
4145	Cleveland Ave	44547006	1925	Spanish Colonial Revival Bungalow Court	5S3
4550	Cleveland Ave	44511127	1929	Spanish Colonial Revival Bungalow Court	5S3
2601	Columbia St	53305106	c.1910	Craftsman Bungalow Court	5B
3515	Columbia St	45146405	c.1915	Craftsman Bungalow Court	5S3
3708	Columbia St	45159111	c.1920	Vernacular Bungalow Court	5S3
3716	Columbia St	45159109	c.1920	Vernacular Bungalow Court	5S3
1414	Essex St	45219121	c.1920	Vernacular Bungalow Court	5S3
3756	Front St	45201421	1923	Spanish Colonial Revival Bungalow Court	5S3
304	Ivy St	53315504	1928	Spanish Colonial Revival Apartment Court	5S3
120	Lewis St	44450309	c.1925	Spanish Colonial Revival Bungalow Court	5B

**TABLE 10-4: BUNGALOW AND APARTMENT COURTS TO BE INCLUDED IN A MULTIPLE PROPERTY LISTING AS IDENTIFIED IN THE UPTOWN HISTORIC RESOURCE RECONNAISSANCE SURVEY (CONTINUED)**

Property Address	APN	Year Built	Style	Status Code	
1407	Madison Ave	44511101	1927	Spanish Colonial Revival Bungalow Court	5S3
1622	Meade Ave	44520117	c.1925	Colonial Revival Bungalow Court	5S3
1714	Meade Ave	44520214	c.1910	Mission Revival Bungalow Court	5S3
1624	Myrtle Ave	45236331	c.1925	Mission Revival Bungalow Court	5S3
4450	North Ave	44520124	1924	Mission Revival Bungalow Court	5S3
4542	North Ave	44512123	1925	Craftsman Bungalow Court	5S3
4546	North Ave	44512124	1927	Craftsman Bungalow Court	5S3
	North Ave	44520206	c.1920	Craftsman Bungalow Court	5S3
525	Nutmeg St	45271408	c.1920	Art Deco Apartment Court	5B
528	Olive St	45266403	1928	Spanish Colonial Revival Bungalow Court	5S3
3718	Park Blvd	45221314	c.1925	Spanish Colonial Revival Bungalow Court	5S3
3770	Park Blvd	45220055	1928	Egyptian Revival Apartment Court	5S1
4438	Park Blvd	44520221	c.1925	Craftsman Bungalow Court	5S3
104	Pennsylvania Ave	45206307	c.1925	Pueblo Revival Bungalow Court	5B
3420	Richmond St	45245045	1928	Spanish Colonial Revival Apartment Court	5S3
1035	Robinson Ave	45213117	c.1925	Spanish Colonial Revival Bungalow Court	5B
821	Sutter St	45119301	1926	Spanish Colonial Revival Bungalow Court	5S3
2439	Union St	53306303	c.1915	Vernacular Bungalow Court	5S3
1616	Upas St	45248116	c.1925	Spanish Colonial Revival Apartment Court	5S3
<i>Great Depression and World War II: 1929-1948</i>					
3125	1st Ave	45261203	1941	Art Moderne Apartment Court	5S3
2059	2nd Ave	53317414	1940	Art Moderne/Minimal Traditional Bungalow Court	5B
3920	3rd Ave	44466117	c.1940	Minimal Traditional Bungalow Court	5S3
2452	4th Ave	53310610	c.1935	Art Moderne Bungalow Court	7R
3251	4th Ave	45255526	1935	Spanish Colonial Revival Bungalow Court	5B
3749	4th Ave	45206335	c.1930	Spanish Colonial Revival Bungalow Court	5S3
2254	5th Ave	53319509	1938	Spanish Colonial Revival Apartment Court	5B
1938	6th Ave	53329307	c.1930	Mission Revival Apartment Court	5S3
1950	6th Ave	53329308	c.1930	Art Moderne Apartment Court	5S3
3020	6th Ave	45262407	1946	Colonial Revival Apartment Court	5S3
3929	7th Ave	44468315	c.1930	Spanish Eclectic Apartment Court	5S3
3949	8th Ave	44469007	c.1940	Minimal Traditional Bungalow Court	5S3
4021	8th Ave	44456029	c.1940	Contemporary Apartment Court	5S3
3748	10th Ave	45209337	1930	Spanish Colonial Revival Apartment Court	5S3
3764	10th Ave	45209337	1930	Spanish Colonial Revival Apartment Court	5S3
1624	Adams Ave	43810221	1947	Minimal Traditional Bungalow Court	5S3
4033	Albatross St	44449136	c.1935	Spanish Eclectic Apartment Court	5B
2115	Brant St	53316105	1935	Vernacular Bungalow Court	5S3
2147	Brant St	53316103	1940	Minimal Traditional Apartment Court	5S3
4499	Campus Ave	44520101	c.1935	Vernacular Bungalow Court	5S3
4517	Cleveland Ave	44511212	c.1935	Minimal Traditional Bungalow Court	5S3
3744	Columbia St	45159104	1931	Vernacular Bungalow Court	5S3
101	Dickinson St	44431110	c.1935	Minimal Traditional Bungalow Court	5S3

TABLE 10-4: BUNGALOW AND APARTMENT COURTS TO BE INCLUDED IN A MULTIPLE PROPERTY LISTING AS IDENTIFIED IN THE UPTOWN HISTORIC RESOURCE RECONNAISSANCE SURVEY (CONTINUED)

Property Address	APN	Year Built	Style	Status Code	
2666	Dove St	45267124	c.1935	Art Moderne Bungalow Court	5S3
1437	Essex St	45219204	c.1935	Minimal Traditional Apartment Court	5S3
4052	Front St	44449124	c.1930	Art Moderne Bungalow Court	5B
4185	Front St	44450101	c.1940	Minimal Traditional Apartment Court	5S3
526	Grape St	53320402	1942	Minimal Traditional Bungalow Court	5S3
1633	Guy St	45122317	1930	Vernacular Bungalow Court	5B
3503	India St	45145309	1940	Minimal Traditional Bungalow Court	5S3
122	Juniper St	53318206	1937	Spanish Colonial Revival Apartment Court	5B
4583.5	Madison Ave	44512101	c.1940	Minimal Traditional Bungalow Court	5S3
4427	North Ave	44520210	c.1940	Minimal Traditional Bungalow Court	5S3
4460	North Ave	44520125	1941	Minimal Traditional Apartment Court	5S3
4638	North Ave	44503318	1940	Art Moderne Bungalow Court	5S3
4641	North Ave	44504105	c.1930	Art Moderne Apartment Court	5S3
4702	Park Blvd	43810205	c.1945	Colonial Revival Bungalow Court	5S3
4708	Park Blvd	43810204	c.1945	Colonial Revival Bungalow Court	5S3
735	Pennsylvania Ave	45127210	c.1940	Minimal Traditional Apartment Court	5S3
3407	Pringle St	45172608	1940	Minimal Traditional Bungalow Court	5S3
3220	Reynard Way	45156306	c.1945	Minimal Traditional Apartment Court	5S3
3543	Reynard Way	45137010	1943	Vernacular Apartment Court	7R
1210	Robinson Ave	45215404	1936	Colonial Revival Bungalow Court	5S3
1281	Robinson Ave	45216113	c.1945	Minimal Traditional Apartment Court	5S3
1926	San Diego Ave	45172217	c.1935	Art Moderne Apartment Court	5B
3630	State St	45132304	c.1930	Vernacular Apartment Court	5S3
<i>Postwar Development, Suburbanization, the Automobile, &amp; Modernism: 1948-1970</i>					
3237	1st Ave	45253845	1949	Minimal Traditional Apartment Court	5S3
3710	1st Ave	45201437	c.1950	Vernacular Apartment Court	5S3
3730	1st Ave	45201439	1959	Vernacular Apartment Court	5S3
4030	3rd Ave	44452121	1959	Neo-Swiss Chalet Apartment Court	5S3
3955	7th Ave	44468314	c.1955	Contemporary Apartment Court	5S3
4045	8th Ave	44456027	1956	Contemporary Apartment Court	5S3
4047	8th Ave	44456026	1956	Contemporary Apartment Court	5S3
3932	9th Ave	44469033	c.1960	Contemporary Apartment Court	5S3
2137	Brant St	53316104	c.1950	Contemporary Apartment Court	5S3
2301	Brant St	53315206	1953	Minimal Traditional Apartment Court	5S3
2313	Brant St	53315205	1953	Minimal Traditional Apartment Court	5S3
4050	Brant St	44445115	1958	Minimal Traditional Apartment Court	5S3
4033	Dove St	44445117	1958	Minimal Traditional Apartment Court	5S3
4109	Front St	44450406	1958	Minimal Traditional Apartment Court	5S3
1626	Glenwood Dr	45145108	c.1950	Minimal Traditional Apartment Court	5S3
1632	Glenwood Dr	45145109	c.1950	Minimal Traditional Apartment Court	5S3
3620	Keating St	45121105	1952	Contemporary Bungalow Court	5S3
1669	Linwood St	45122409	1956	Contemporary Apartment Court	5S3
1609	Madison Ave	44512101	c.1950	Contemporary Bungalow Court	5S3

**TABLE 10-4: BUNGALOW AND APARTMENT COURTS TO BE INCLUDED IN A MULTIPLE PROPERTY LISTING AS IDENTIFIED IN THE UPTOWN HISTORIC RESOURCE RECONNAISSANCE SURVEY (CONTINUED)**

Property Address	APN	Year Built	Style	Status Code	
4591	Madison Ave	44512101	c.1950	Contemporary Bungalow Court	5S3
4067	Normal St	44549106	c.1950	Minimal Traditional Apartment Court	5S3
3550	Park Blvd	45236325	c.1950	Contemporary Apartment Court	5S3
3634	Park Blvd	45236306	c.1955	Contemporary Apartment Court	5S3
3670	Park Blvd	45221335	c.1960	Minimal Traditional Apartment Court	5S3
3680	Park Blvd	45221334	c.1960	Minimal Traditional Apartment Court	5S3
4426	Park Blvd	44520220	1957	Minimal Traditional Bungalow Court	5S3
825	W Pennsylvania Ave	45127203	1951	Minimal Traditional Bungalow Court	5S3
719	W Pennsylvania Ave	45127212	1949	Contemporary Apartment Court	5S3
1418	W Pennsylvania Ave	45216305	1959	Vernacular Bungalow Court	5S3
3139	Reynard Way	45257103	c.1950	Minimal Traditional Apartment Court	5S3
3161	Reynard Way	45257102	c.1950	Minimal Traditional Apartment Court	5S3
3244	Reynard Way	45156307	c.1950	Minimal Traditional Bungalow Court	5S3
3611	Reynard Way	45128004	1951	Minimal Traditional Apartment Court	7R
3621	Reynard Way	45128003	c.1955	Contemporary Apartment Court	5S3
3635	Reynard Way	45128002	c.1955	Minimal Traditional Apartment Court	5S3
3651	Reynard Way	45128001	c.1950	Contemporary Apartment Court	5S3
3693	Reynard Way	45127203	1951	Minimal Traditional Bungalow Court	5S3
2051	San Diego Ave	45171605	c.1950	Minimal Traditional Bungalow Court	5S3
3505	State St	45146308	c.1950	Contemporary Bungalow Court	5S3
1760	Titus St	45121408	1949	Minimal Traditional Apartment Court	5S3
1677	Winder St	45122409	1956	Contemporary Apartment Court	5S3

TABLE 10-5: RESOURCES ASSOCIATED WITH KATE OLIVIA SESSIONS TO BE INCLUDED IN A MULTIPLE PROPERTY LISTING AS IDENTIFIED IN THE UPTOWN HISTORIC RESOURCE RECONNAISSANCE SURVEY

Geographic Area	History and Significance	Landscape & Hardscape Resources	Period of Significance	Possible HRB Criteria
<p><i>Sixth Avenue/Balboa Park Urban Edge</i></p> <p>City right-of-way along 6<sup>th</sup> Avenue, between Upas and Elm Streets, on the west boundary of Balboa Park</p>	<p>This century-old Kate Sessions planted streetscape along the western boundary of Balboa Park is a distinctive feature of Uptown’s cosmopolitan character. Sixth Avenue adjacent to Balboa Park is San Diego’s testimonial to the City Beautiful movement, perhaps intended to be a precedent for a future city boulevard system, later mentioned in John Nolan’s 1908 City Plan for San Diego. Sixth Avenue from Upas to Elm Streets also has direct physical and historic ties to the western urban edge development of Balboa Park during the late Victorian ‘Picturesque’ park planning era.</p>	<ul style="list-style-type: none"> <li>• Paired Queen Palm plantings, ca. 1900, on both sides of Sixth Avenue from Upas to Elm Streets.</li> <li>• Wider than normal parkways on both sides of Sixth Avenue.</li> <li>• Open space views of the Park from West Park neighborhood.</li> </ul>	1900-1915	A & D
<p><i>Lark Street</i></p> <p>4100 block of Lark Street, in the City right-of-way from Montecito Way to the canyon past Lewis Street</p>	<p>The site was the center of Sessions’ growing grounds in Mission Hills, where stands of Eucalyptus, Grevillea and other majestic trees are still extant in the immediate area. At this location, Sessions also incubated many of her Queen Palms en masse that were destined for most of the streets in Mission Hills. Sessions herself inspired the area’s notable streetscape of parkways, pink sidewalks and unusual triangulated Queen Palm plantings. The 4100 block of Lark Street remains a model for suburban streetscape design.</p>	<ul style="list-style-type: none"> <li>• Includes large parkway (approximately 15’) exclusive to this block.</li> <li>• Queen Palms, in double row of triangulated planting.</li> <li>• Kate Sessions’ signature pink sidewalks.</li> <li>• Remnant plantings from Kate Sessions’ growing grounds.</li> </ul>	1902-1916	A & D
<p><i>Kate Sessions Mission Hills Nursery Site</i></p> <p>1525 Fort Stockton Drive, bounded by Fort Stockton Drive, Randolph Street, Stephens Street and Washington Street</p>	<p>Kate Sessions’ Mission Hills Nursery, also called the San Diego Nursery, sprawled over most of the North Florence Heights subdivision. <i>(For the purposes of this MPL, recognition of the site would be a commemorative designation only.)</i></p>	<ul style="list-style-type: none"> <li>• Nursery operations</li> </ul>	1902-1925	A & D
<p><i>Kate Sessions Balboa Park Nursery Site</i></p> <p>Northwest quadrant of Balboa Park at Upas Street and Sixth Avenue</p>	<p>Some of the most mature horticultural remnants of Sessions’ Balboa Park nursery are still extant at this location, where she grew exotic trees and shrubs to ‘forest’ the 1400 acre City Park and adjacent city street rights-of-way. <i>(For the purposes of this MPL, recognition of the site would be a commemorative designation only.)</i></p>	<ul style="list-style-type: none"> <li>• Mature horticultural specimen trees (to be determined*)</li> </ul>	1892-1902	A & D

**TABLE 10-6: VICTORIAN ERA RESOURCES TO BE INCLUDED IN A MULTIPLE PROPERTY LISTING AS IDENTIFIED IN THE UPTOWN HISTORIC RESOURCE RECONNAISSANCE SURVEY**

Property Address	APN	Date*	Style	Status Code	
<i>Early History: 1769-1885</i>					
3040	1st Ave	4526110500	1880	Folk Victorian	5S3
3744	1st Ave	4520144100	1885	Italianate	5S3
1767	2nd Ave	5332720100	1885	Italianate	5S1
1721	4th Ave	5333020500	1880	Italianate	5S3
3131	5th Ave	4526230200	1880	Queen Anne	5S3
1929	Front St	5332520400	1880	Queen Anne	5S1
2048	Front St	5331631000	1885	Queen Anne	5S3
230	Grape St	5331740500	1885	Queen Anne	5B
230	Ivy St	5331840700	1885	Queen Anne	5B
<i>The Railroad Boom And Early Residential Development: 1885-1909</i>					
3762-3762.5	10th Ave	4520933700	1900	Victorian Vernacular/transitional Craftsman Bungalow Court	5S3
3768-3772	10th Ave	4520933700	1900	Victorian Vernacular/transitional Craftsman Bungalow Court	5S3
3777	10th Ave	4521552200	1908	Victorian Vernacular	5S3
1914	1st Ave	5332520800	1888	Queen Anne	5B
1930	1st Ave	5332521000	1887	Queen Anne Spindlework	5S1
1944-1948	1st Ave	5332521100	1907	Queen Anne Free Classic	5B
2082	1st Ave	5331761100	1907	Queen Anne Free Classic	5S3
2131	1st Ave	5331720300	1890	Queen Anne	5B
2139	1st Ave	5331720200	1890	Queen Anne	5B
2140-2144.5	1st Ave	5331711100	1905	Queen Anne Free Classic	5B
2169	1st Ave	5331720100	1902	Queen Anne Free Classic	5S1
2408	1st Ave	5330830600	1889	Queen Anne Spindlework	1S
2410	1st Ave	5330830700	1889	Queen Anne	5B
2425	1st Ave	5330940400	1890	Queen Anne Spindlework	5B
2508	1st Ave	5330821200	1887	Queen Anne Spindlework	5S1
3540-3546	1st Ave	4523931800	1890	Queen Anne	5S3
3718-3720	1st Ave	4520143800	1890	Queen Anne	5S1
3754	1st Ave	4520144200	1890	Queen Anne Free Classic	5S3
3766	1st Ave	4520144400	1900	Victorian Vernacular	5S3
3818-3824	1st Ave	4520431100	1890	Queen Anne	5S3
3852-3852.5	1st Ave	4520431500	1905	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4088	1st Ave	4444923200	1908	Victorian Vernacular	5S3
4094	1st Ave	4444923300	1908	Victorian Vernacular/transitional Craftsman	5S3
4122	1st Ave	4445041200	1905	Victorian Vernacular	5S3
1755-1759	2nd Ave	5332720300	1904	Queen Anne Free Classic	5S3
1945	2nd Ave	5332820200	1894	Italianate	5S3
1965	2nd Ave	5332820100	1891	Queen Anne	5S3
2031	2nd Ave	5331740300	1905	Folk Victorian	5S3
2133	2nd Ave	5331730400	1888	Queen Anne	5S1
2142	2nd Ave	5331721000	1890	Queen Anne Free Classic	5B
2143	2nd Ave	5331730300	1900	Folk Victorian	5B
2214	2nd Ave	5331850700	1894	Queen Anne Free Classic	1S

**TABLE 10-6: VICTORIAN ERA RESOURCES TO BE INCLUDED IN A MULTIPLE PROPERTY LISTING AS IDENTIFIED IN THE UPTOWN HISTORIC RESOURCE RECONNAISSANCE SURVEY (CONTINUED)**

Property Address	APN	Date*	Style	Status Code	
2257	2nd Ave	5331840200	1905	Queen Anne Free Classic	5S1
2325	2nd Ave	5331830500	1888	Queen Anne Spindework	5S1
2341	2nd Ave	5331830400	1900	Victorian Vernacular/transitional Craftsman	5S1
2368	2nd Ave	5331821100	1895	Queen Anne Free Classic	5S1
2445-2447	2nd Ave	5330930300	1903	Queen Anne Free Classic	5B
3041	2nd Ave	4526270300	1909	Folk Victorian	5S3
3155	2nd Ave	4526260300	1905	Folk Victorian	5S3
3320	2nd Ave	4525383000	1909	Queen Anne Free Classic	5S1
3356	2nd Ave	4525383300	1905	Queen Anne Free Classic	5S3
3368	2nd Ave	4525383400	1905	Queen Anne Free Classic	5S3
1916	3rd Ave	5332820600	1894	Queen Anne	5S1
2224	3rd Ave	5331840900	1890	Queen Anne	5B
3576	3rd Ave	4524011900	1891	Queen Anne	5S1
3594	3rd Ave	4524012200	1890	Queen Anne	5S3
3600	3rd Ave	4522841100	1895	Queen Anne Free Classic	5S1
3667	3rd Ave	4522850500	1905	Victorian Vernacular	5S3
3695	3rd Ave	4522850100	1907	Queen Anne	5S1
3779	3rd Ave	4520554000	1900	Queen Anne Free Classic	5S3
3812	3rd Ave	4520552400	1908	Queen Anne Free Classic w/Craftsman elements	5S1
3842-3844	3rd Ave	4520552800	1900	Victorian Vernacular	5S3
4117	3rd Ave	4445130500	1900	Victorian Vernacular/transitional Craftsman	5S3
2357	4th Ave	5331920300	1900	Victorian Vernacular	5S3
2941	4th Ave	4526620300	1890	Queen Anne	5S3
3616-3618	4th Ave	4522851700	1900	Victorian Vernacular	5S3
3621	4th Ave	4522810900	1900	Queen Anne	5S3
3642	4th Ave	4522851900	1900	Queen Anne Free Classic	5S3
3684	4th Ave	4522852400	1905	Victorian Vernacular	5S3
3686	4th Ave	4522852500	1905	Victorian Vernacular	5S3
3743	4th Ave	4520633600	1900	Victorian Vernacular w/half timbering	5S3
2240	5th Ave	5331950800	1903	Queen Anne Free Classic	5S3
3265	5th Ave	45255535	1905	Queen Anne Free Classic	5S3
3330-3334	5th Ave	4525551500	1900	Victorian Vernacular	5S3
3685	5th Ave	4522820200	1900	Queen Anne Free Classic	5S3
3408	6th Ave	4525550700	1900	Queen Anne	5S3
3434-3436	6th Ave	4524072000	1900	Queen Anne Free Classic	5S3
3690	6th Ave	4522820900	1900	Queen Anne Free Classic	5S3
3734	6th Ave	4520636300	1895	Queen Anne Free Classic	5S3
3710-3720	7th Ave	4521031500	1903	Queen Anne	5S3
3730	8th Ave	4521034100	1890	Italianate	5S3
3849	8th Ave	4520932200	1905	Queen Anne Free Classic	5S3
3853	8th Ave	4520932100	1908	Queen Anne Free Classic	5S3
3937	8th Ave	4446900900	1905	Queen Anne Free Classic	5S3
3940-3948	9th Ave	4446901800	1900	Queen Anne Free Classic	5S3
3947	9th Ave	4446902700	1900	Victorian Vernacular	5S3

**TABLE 10-6: VICTORIAN ERA RESOURCES TO BE INCLUDED IN A MULTIPLE PROPERTY LISTING AS IDENTIFIED IN THE UPTOWN HISTORIC RESOURCE RECONNAISSANCE SURVEY (CONTINUED)**

Property Address	APN	Date*	Style	Status Code	
3953	9th Ave	4446902600	1905	Queen Anne Free Classic	5S3
1625	Adams Ave	4450332100	1890	Italianate	5S3
1733-1735	Adams Ave	4450412500	1900	Victorian Wooden False Front	5S3
2052	Albatross St	5331640200	1900	Queen Anne	5S3
2131	Albatross St	5331620400	1904	Queen Anne Free Classic w/Craftsman elements	5B
2132	Albatross St	5331611000	1906	Queen Anne Free Classic	5B
2165	Albatross St	5331620100	1890	Queen Anne Free Classic	5B
2440	Albatross St	5330740900	1906	Queen Anne Free Classic	5S1
2829	Albatross St	4526590200	1905	Queen Anne Free Classic	5S3
3525	Albatross St	4523921000	1905	Queen Anne	5S3
3761	Albatross St	4520140600	1907	Queen Anne Free Classic	5S3
3786	Albatross St	4520135500	1909	Victorian Vernacular w/Dutch gambrel roof	5S1
3790	Albatross St	4520135700	1905	Victorian Vernacular	5S3
3796	Albatross St	4520135800	1909	Victorian Vernacular w/Dutch gambrel roof	5S3
3827-3829	Albatross St	4520420300	1900	Victorian Vernacular	5S3
4021	Albatross St	4444911200	1905	Queen Anne Free Classic	5S3
4076	Albatross St	4444522700	1908	Queen Anne Free Classic	5S3
4089	Albatross St	4444910200	1908	Queen Anne Free Classic/transitional Craftsman Bungalow	5S3
4480	Arch St	4451020300	1905	Queen Anne Free Classic	5S3
2163	Brant St	5331610200	1890	Queen Anne Spindlework	5S1
2214	Brant St	5331320700	1893	Victorian Vernacular	5S3
2247	Brant St	5331550200	1895	Queen Anne	5S3
2251-2253	Brant St	5331550200	1894	Queen Anne	5S3
3100	Brant St	4525772600	1900	Victorian Vernacular/transitional Craftsman	5S3
4047	Brant St	4444520700	1905	Victorian Vernacular	5S3
227	W Brookes Ave	4523920400	1905	Queen Anne Free Classic	5S3
232	W Brookes Ave	4522544000	1905	Folk Victorian	5S3
4220	Campus Ave	4452921800	1905	Queen Anne Free Classic	5S3
4260	Campus Ave	4452922300	1890	Queen Anne	5S3
4400	Campus Ave	4451901700	1909	Victorian Vernacular	5S3
4412	Campus Ave	4451902000	1909	Victorian Vernacular	5S3
4481	Campus Ave	4452010400	1908	Victorian Vernacular	5S3
4496	Campus Ave	4451903300	1895	Victorian Vernacular	5S3
4528	Campus Ave	4451122000	1905	Victorian Vernacular	5S3
3912	Centre St	4456414000	1908	Victorian Vernacular	5S3
4250	Cleveland Ave	4452912600	1905	Queen Anne Free Classic	5S3
4314-4322	Cleveland Ave	4452711900	1905	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4333-4337	Cleveland Ave	4452721000	1905	Folk Victorian	5S3
4350	Cleveland Ave	4452712300	1905	Victorian Vernacular	5S3
4364-4366	Cleveland Ave	4452712500	1905	Queen Anne Free Classic	5S3
4383	Cleveland Ave	4452720300	1909	Victorian Vernacular	5S3
4415	Cleveland Ave	4451901200	1905	Victorian Vernacular	5S3
4441-4445	Cleveland Ave	4451900800	1900	Queen Anne Free Classic	5S3

**TABLE 10-6: VICTORIAN ERA RESOURCES TO BE INCLUDED IN A MULTIPLE PROPERTY LISTING AS IDENTIFIED IN THE UPTOWN HISTORIC RESOURCE RECONNAISSANCE SURVEY (CONTINUED)**

Property Address	APN	Date*	Style	Status Code	
4469	Cleveland Ave	4451900500	1905	Queen Anne Free Classic	5S3
4475-4479	Cleveland Ave	4451900400	1905	Queen Anne Free Classic	5S3
3662	Columbia St	4513250500	1908	Victorian Vernacular/transitional Craftsman Bungalow	5S3
3554	Curlew St	4523970900	1900	Queen Anne Free Classic	5S3
3617	Curlew St	4522542000	1905	Victorian Vernacular	5S3
1234-1236	Cypress Ave	4521620600	1900	Victorian Vernacular	5S3
3747	Eagle St	4512010400	1905	Victorian Vernacular	5S1
3778	Eagle St	4510911100	1907	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1002	Essex St	4521560100	1906	Victorian Vernacular	5S3
1003	Essex St	4521552100	1904	Queen Anne	5S3
1014-1018	Essex St	4521560300	1890	Victorian Vernacular	5S3
1022-1026	Essex St	4521560400	1905	Queen Anne Free Classic	5S3
1031-1033.5	Essex St	4521551700	1900	Victorian Vernacular	5S3
1058	Essex St	4521560900	1905	Victorian Vernacular	5S3
1073-1075	Essex St	4521551300	1905	Queen Anne Free Classic	5S3
1210-1214	Essex St	4521512700	1905	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1240	Essex St	4521512300	1890	Queen Anne	5S3
1250-1252	Essex St	4521512200	1905	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1253-1255	Essex St	4521542600	1905	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1258	Essex St	4521512100	1905	Victorian Vernacular/transitional Craftsman	5S3
1277-1281	Essex St	4521542200	1905	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1285	Essex St	4521542100	1908	Victorian Vernacular	5S3
136	Fir St	5332520500	1887	Queen Anne	5S1
2060	Front St	5331631100	1907	Queen Anne Free Classic	5S3
2068	Front St	5331631200	1896	Queen Anne	5S3
2126-2130	Front St	5331621000	1895	Queen Anne	5B
2140-2142	Front St	5331621100	1890	Queen Anne Free Classic	5B
2220	Front St	5331540800	1906	Queen Anne Free Classic	5B
2257	Front St	5331860200	1904	Queen Anne Free Classic/transitional Craftsman	5S1
2265-2271	Front St	5331860100	1903	Queen Anne Free Classic	5B
2343	Front St	5331810200	1900	Queen Anne	5S3
2426-2432	Front St	5330840600	1900	Queen Anne Free Classic	5S3
2452-2454	Front St	5330840800	1900	Queen Anne	5S3
2646	Front St	4527072000	1905	Victorian Vernacular/transitional Craftsman	5S3
3333	Front St	4525381500	1895	Italianate	5S1
3355	Front St	4525381400	1893	Victorian Vernacular/transitional Craftsman Bungalow	5S1
3411	Front St	4525380200	1895	Queen Anne Spindework	5S3
3536	Front St	4523921700	1898	Queen Anne Free Classic	5S1
3538-3546	Front St	4523921800	1895	Queen Anne	5S3
3545	Front St	4523930800	1895	Queen Anne Spindework	5S3
3551	Front St	4523930700	1893	Queen Anne Spindework	5S1
3620	Front St	4522545200	1890	Queen Anne	5S3
3743	Front St	4520143100	1907	Victorian Vernacular	5S3
4020	Front St	4444911900	1905	Queen Anne Free Classic	5S3

**TABLE 10-6: VICTORIAN ERA RESOURCES TO BE INCLUDED IN A MULTIPLE PROPERTY LISTING AS IDENTIFIED IN THE UPTOWN HISTORIC RESOURCE RECONNAISSANCE SURVEY (CONTINUED)**

Property Address	APN	Date*	Style	Status Code	
4096	Front St	4444913100	1905	Victorian Vernacular/transitional Craftsman	5S3
3971	Goldfinch St	4446120300	1905	Victorian Vernacular/transitional Craftsman Bungalow	5S3
3975	Goldfinch St	4446120200	1905	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4092	Goldfinch St	4444021400	1906	Victorian Vernacular	5S3
244	Grape St	5331740600	1900	Second Empire	5B
328	Grape St	5332060600	1890	Italianate	5S3
3904	Hawk St	4446050500	1905	Victorian Vernacular/transitional Craftsman Bungalow	5S3
347	Hawthorn St	5332061100	1900	Victorian Vernacular	5S3
347	Hawthorn St	5332061100	1900	Victorian Vernacular	5S3
1086	Hayes Ave	4443711400	1890	Queen Anne Free Classic	5S3
3620-3622	Herbert St	4523313700	1909	Victorian Vernacular/transitional Craftsman	5S3
3812	Herbert St	4521911200	1909	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4102	Ibis St	4443820900	1905	Victorian Vernacular	5S3
4176	Ibis St	4443911300	1900	Queen Anne Free Classic/Contemporary	5S3
4276	Ibis St	4442610900	1900	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4027	Ingalls St	4436830300	1905	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4033	Ingalls St	4436830200	1890	Queen Anne	5S3
4121	Ingalls St	4443810400	1905	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4129	Ingalls St	4443810300	1905	Victorian Vernacular/transitional Craftsman Bungalow	5S3
108	Ivy St	5331850500	1905	Queen Anne Free Classic	5B
227	Ivy St	5331731100	1895	Victorian Vernacular/transitional Craftsman	5S3
418	W Ivy St	5331320600	1905	Queen Anne Free Classic	5S3
424	Ivy St	5331321100	1890	Queen Anne Spindework	5S3
4185	Jackdaw St	4443910300	1905	Queen Anne Free Classic	5S1
1288	Johnson Ave	4452813700	1905	Queen Anne Free Classic/transitional Craftsman	5S3
110	Juniper St	5331820500	1890	Queen Anne	5B
136	Juniper St	5331820700	1887	Queen Anne Spindework	5S1
533-535	W Juniper St	5331310900	1890	Queen Anne	5S3
428	Kalmia St	5330750600	1895	Queen Anne	5S3
1039	Lincoln Ave	4445900300	1905	Queen Anne Free Classic	5S3
1236	Lincoln Ave	4454401500	1905	Queen Anne Free Classic	5S1
1644	Lincoln Ave	4454911500	1908	Victorian Vernacular	5S3
406	Maple St	4527150500	1887	Queen Anne	5S1
4366	Maryland St	4452621800	1895	Folk Victorian	5S3
4420	Maryland St	4451811800	1906	Queen Anne Free Classic	5S3
4470-4472	Maryland St	4451812500	1905	Victorian Vernacular	5S3
4471-4473.5	Maryland St	4451820600	1905	Victorian Vernacular/transitional Craftsman	5S3
1417	Meade Ave	4452710100	1908	Victorian Vernacular	5S3
1431	Meade Ave	4452712900	1900	Victorian Vernacular	5S3
1526	Meade Ave	4451901900	1890	Queen Anne Free Classic	5S3
1536	Meade Ave	4451901800	1890	Queen Anne Free Classic	5S3
1525	Monroe Ave	4451903200	1895	Victorian Vernacular	5S3
1412	Myrtle Ave	4523314300	1909	Victorian Vernacular	5S3
1434	Myrtle Ave	4523314600	1904	Victorian Vernacular	5S3

**TABLE 10-6: VICTORIAN ERA RESOURCES TO BE INCLUDED IN A MULTIPLE PROPERTY LISTING AS IDENTIFIED IN THE UPTOWN HISTORIC RESOURCE RECONNAISSANCE SURVEY (CONTINUED)**

Property Address	APN	Date*	Style	Status Code	
1610	Myrtle Ave	4523633300	1908	Victorian Vernacular	5S3
4363-4365	New Jersey St	4452620600	1900	Victorian Vernacular	5S3
4475	New Jersey St	4451810400	1905	Victorian Vernacular	5S3
3921	Normal St	4456411400	1905	Queen Anne Free Classic	5S3
4127-4131	Normal St	4453700900	1905	Queen Anne Free Classic	5S3
4494	North Ave	4452013000	1908	Queen Anne Free Classic	5S3
4514-4516	North Ave	4451211800	1900	Victorian Vernacular	5S3
406	Nutmeg St	4526741100	1895	Italianate	5S1
4080	Palmetto Way	4436610200	1908	Queen Anne Free Classic/transitional Craftsman Bungalow	5S3
3712	Park Blvd	4522131500	1900	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4662	Park Blvd	4450413100	1895	Victorian Wooden False Front	5S3
140	Pennsylvania Ave	4520630900	1900	Victorian Vernacular	5S3
329	Pennsylvania Ave	4522852600	1907	Queen Anne Free Classic	5S3
1255	Pennsylvania Ave	4521622100	1900	Queen Anne Free Classic	5S3
1437	Pennsylvania Ave	4521633700	1905	Victorian Vernacular	5S3
1314	Puterbaugh St	4512421000	1905	Victorian Vernacular/transitional Craftsman Bungalow w/half timbering	5S3
1827	Puterbaugh St	4517470200	1908	Victorian Vernacular/transitional Craftsman	5S3
212	Quince St	4526270500	1905	Queen Anne Free Classic	5S3
136	Redwood St	4526120600	1898	Queen Anne Free Classic/transitional Craftsman	5S1
4545	Rhode Island St	4441801300	1906	Queen Anne Free Classic	5S3
3753	Richmond St	4521530700	1905	Victorian Vernacular/transitional Craftsman	5S3
3755	Richmond St	4521530600	1900	Victorian Vernacular w/classical elements	5S3
3770	Richmond St	4521541400	1900	Queen Anne Free Classic	5S3
3772	Richmond St	4521541300	1900	Queen Anne Free Classic	5S3
3775	Richmond St	4521530300	1909	Queen Anne	5S3
3801	Richmond St	4521520700	1905	Victorian Vernacular/transitional Craftsman Bungalow	5S3
3809	Richmond St	4521520500	1907	Queen Anne Free Classic	5S3
3816	Richmond St	4521511400	1905	Victorian Vernacular	5S3
4033-4039	Richmond St	4456310500	1900	Queen Anne Free Classic	5S3
4041	Richmond St	4456310400	1908	Victorian Vernacular/transitional Craftsman Bungalow	5S3
129	Robinson Ave	4520552100	1895	Queen Anne Free Classic	5S3
211	W Robinson Ave	4520142500	1900	Queen Anne Free Classic	5S3
216	W Robinson Ave	4520420900	1900	Victorian Vernacular	5S3
315	Robinson Ave	4520136000	1907	Queen Anne Free Classic	5S3
334	Robinson Ave	4520132100	1908	Victorian Vernacular	5S3
428	Robinson Ave	4520131500	1905	Victorian Vernacular	5S3
1057	Robinson Ave	4521311500	1908	Queen Anne Free Classic	5S3
1060	Robinson Ave	4521550700	1909	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1066	Robinson Ave	4521550800	1900	Victorian Vernacular Apartment/Prairie	5S3
1264	Robinson Ave	4521541100	1905	Victorian Vernacular	5S3

**TABLE 10-6: VICTORIAN ERA RESOURCES TO BE INCLUDED IN A MULTIPLE PROPERTY LISTING AS IDENTIFIED IN THE UPTOWN HISTORIC RESOURCE RECONNAISSANCE SURVEY (CONTINUED)**

Property Address	APN	Date*	Style	Status Code	
1277	Robinson Ave	4521611200	1900	Victorian Vernacular	5S3
1635	Robinson Ave	4522130600	1905	Victorian Vernacular	5S3
405	Sloane St	4520133400	1905	Victorian Vernacular	5S3
215	Spruce St	4526260200	1904	Queen Anne	5S3
1329	W Spruce St	4516131000	1900	Queen Anne Free Classic	5S3
2440-2442	State St	5330610900	1895	Queen Anne	5S3
304	Thorn St	4525372400	1905	Queen Anne Free Classic	5S3
1820	Titus St	4517360800	1905	Victorian Vernacular	5S3
1870	Titus St	4517351100	1905	Victorian Vernacular	5S3
2141-2143	Union St	5331330600	1890	Queen Anne Free Classic	5S3
2270-2272	Union St	5331310200	1905	Victorian Vernacular w/Craftsman elements	5S3
2330	Union St	5330651000	1890	Queen Anne Free Classic	5S3
2431	Union St	5330630400	1908	Queen Anne Free Classic/Prairie	5S3
2957	Union St	4516441300	1895	Queen Anne Free Classic	5S3
3065	Union St	4516420100	1905	Queen Anne w/half timbering	5S1
801	University Ave	4520931600	1905	Victorian Wooden False Front	5S1
1029	University Ave	4521561800	1908	Victorian Wooden False Front	5S3
336	Upas St	4525370400	1895	Queen Anne Spindlework	5S3
1440	Van Buren Ave	4452711800	1905	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1505	Van Buren Ave	4452920100	1904	Queen Anne Free Classic	5S3
1511	Van Buren Ave	4452920200	1904	Queen Anne Free Classic	5S3
1515	Van Buren Ave	4452920300	1904	Queen Anne Free Classic	5S3
3768	Vermont St	4521551100	1905	Queen Anne Free Classic	5S3
3774	Vermont St	4521551200	1906	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4176	Vermont St	4443711000	1890	Victorian Vernacular	5S3
315	Walnut Ave	4525370200	1905	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1701	Washington Pl	4438021200	1908	Queen Anne Free Classic	5S3
836	Washington St	4445603000	1896	Queen Anne	1S
<i>The Panama-California Exposition And Streetcar Suburbs: 1909-1929</i>					
3729	10th Ave	4521312200	1910	Queen Anne Free Classic	5S3
4220	10th Ave	4443420900	1910	Victorian Vernacular	5S3
2372	1st Ave	5331811000	1910	Queen Anne Free Classic	5B
2537-2541	1st Ave	5330910200	1910	Queen Anne Free Classic	5S3
3665	1st Ave	4522840500	1910	Victorian Vernacular	5S3
3815	1st Ave	4520550900	1913	Queen Anne	5S1
3817	1st Ave	4520550800	1910	Queen Anne Free Classic	5S3
3200	2nd Ave	4525384800	1915	Victorian Vernacular/transitional Craftsman	5S3
2044	3rd Ave	5331740800	1910	Queen Anne Free Classic	5S1
3586-3588	3rd Ave	4524012000	1915	Victorian Vernacular/transitional Craftsman Bungalow	5S3
3673	3rd Ave	4522850400	1916	Queen Anne Free Classic	5S3
3707	3rd Ave	4520632300	1910	Queen Anne Free Classic w/Craftsman elements	5S3
3720	3rd Ave	4520631100	1915	Queen Anne Free Classic	5S1
3768	3rd Ave	4520631700	1910	Victorian Vernacular	5S3
4092	3rd Ave	4445213300	1910	Victorian Vernacular	5S3

**TABLE 10-6: VICTORIAN ERA RESOURCES TO BE INCLUDED IN A MULTIPLE PROPERTY LISTING AS IDENTIFIED IN THE UPTOWN HISTORIC RESOURCE RECONNAISSANCE SURVEY (CONTINUED)**

Property Address	APN	Date*	Style	Status Code	
2829	4th Ave	4526650300	1910	Victorian Vernacular	5S3
3575	4th Ave	4524060400	1910	Victorian Vernacular	5S3
3612-3614	4th Ave	4522851700	1910	Victorian Vernacular	5S3
4212	5th Ave	4447203200	1914	Queen Anne Free Classic	5S3
3809	7th Ave	4520930600	1917	Victorian Vernacular	5S3
3810	8th Ave	4520931200	1910	Queen Anne Free Classic	5S3
3833	8th Ave	4520932500	1910	Queen Anne Free Classic	5S3
3839	8th Ave	4520932400	1910	Queen Anne Free Classic	5S3
3937	9th Ave	4446902900	1910	Queen Anne Free Classic	5S3
3330	Albatross St	4525371700	1910	Victorian Vernacular/transitional Craftsman Bungalow	5S1
3402	Albatross St	4525370300	1910	Queen Anne Free Classic	5S3
3425	Albatross St	4525370500	1915	Queen Anne Free Classic/transitional Craftsman	5S3
3533	Albatross St	4523922700	1911	Queen Anne	5S3
3545-3547	Albatross St	4523920800	1910	Queen Anne Free Classic	5S3
3551	Albatross St	4523920700	1913	Victorian Vernacular/transitional Craftsman Bungalow	5S3
3559	Albatross St	4523920600	1910	Queen Anne Free Classic	5S3
3819	Albatross St	4520420500	1910	Queen Anne Free Classic	5S3
4014-4016	Albatross St	4444521700	1910	Queen Anne Free Classic	5S3
4083	Albatross St	4444910300	1910	Victorian Vernacular	5S3
3631-3633	Albert St	4523312900	1918	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1714	W Arbor Dr	4432900900	1917	Victorian Vernacular	5S3
4415	Arch St	4442420900	1911	Victorian Vernacular	5S3
4417	Arch St	4442420800	1914	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4421	Arch St	4442420700	1914	Queen Anne Free Classic	5S3
4135	Bachman Pl	4445140200	1911	Queen Anne Free Classic	5S3
4136	Bachman Pl	4445031200	1916	Queen Anne Free Classic	5S3
3762	Brant St	4520133300	1916	Queen Anne Free Classic	5S3
125-131	Brookes Ave	4524012100	1910	Victorian Vernacular/transitional Craftsman	5S3
140	Brookes Ave	4522545400	1918	Victorian Vernacular/transitional Craftsman Bungalow	5S3
312	Brookes Ave	4522851300	1910	Victorian Vernacular/transitional Craftsman	5S3
1614	Brookes Ave	4523631400	1915	Victorian Vernacular	5S3
803	Bush St	4510910700	1911	Victorian Vernacular/transitional Craftsman Bungalow	5S3
809	Bush St	4510910600	1911	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1016	Bush St	4510501800	1913	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1136	Bush St	4510410500	1913	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4654	Campus Ave	4450311600	1911	Queen Anne Free Classic/transitional Craftsman	5S3
3996	Centre St	4456413100	1910	Victorian Vernacular	5S3
4341-4343	Cleveland Ave	4452720900	1910	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4359	Cleveland Ave	4452720700	1912	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4468	Cleveland Ave	4451822600	1910	Victorian Vernacular	5S3
4585	Cleveland Ave	4451120200	1910	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4637	Cleveland Ave	4450310100	1911	Victorian Vernacular	5S3
2732	Columbia St	4516630500	1911	Victorian Vernacular	5S3
2744	Columbia St	4516630400	1910	Victorian Vernacular/transitional Craftsman	5S3

**TABLE 10-6: VICTORIAN ERA RESOURCES TO BE INCLUDED IN A MULTIPLE PROPERTY LISTING AS IDENTIFIED IN THE UPTOWN HISTORIC RESOURCE RECONNAISSANCE SURVEY (CONTINUED)**

Property Address	APN	Date*	Style	Status Code	
3661-3663	Columbia St	4513211900	1910	Victorian Vernacular/transitional Craftsman Bungalow	5S3
3686	Columbia St	4513250200	1910	Victorian Vernacular	5S3
3707	Columbia St	4512250600	1910	Victorian Vernacular/transitional Craftsman	5S3
2329	Curlew St	5331510400	1910	Queen Anne Free Classic	5S3
3672	Curlew St	4522541000	1913	Victorian Vernacular	5S3
3762	Curlew St	4520130900	1913	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1242-1244	Cypress Ave	4521620800	1916	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1258	Cypress Ave	4521621000	1910	Victorian Vernacular	5S3
1272-1278	Cypress Ave	4521621200	1915	Victorian Vernacular/transitional Craftsman Bungalow	5S3
3728	Eagle St	4511931000	1912	Victorian Vernacular/transitional Craftsman Bungalow	5S3
3841	Eagle St	4511011800	1915	Victorian Vernacular/transitional Craftsman Bungalow	5S3
3844-3846	Eagle St	4511010100	1915	Victorian Vernacular/transitional Craftsman Bungalow	5S3
3890-3892	Eagle St	4510722700	1910	Folk Victorian	5S3
3972	Eagle St	4446210600	1912	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4070	Eagle St	4444120900	1914	Queen Anne Free Classic	5S3
4111	Eagle St	4444602900	1913	Queen Anne Free Classic	5S3
1066-1068	Essex St	4521561000	1910	Queen Anne Free Classic	5S3
1264	Essex St	4521512000	1914	Queen Anne Free Classic	5S3
3831	Falcon St	4510722400	1915	Victorian Vernacular/transitional Craftsman Bungalow	5S3
3845	Falcon St	4510722600	1915	Victorian Vernacular/transitional Craftsman Bungalow	5S3
3925	Falcon St	4446260200	1911	Victorian Vernacular	5S3
710-712	Fort Stockton Dr	4444120700	1914	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1129	Fort Stockton Dr	4444050100	1912	Victorian Vernacular	5S3
1225	Fort Stockton Dr	4436830100	1912	Victorian Vernacular	5S3
1227	Fort Stockton Dr	4436830100	1912	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1330	Fort Stockton Dr	4436820600	1912	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1967-1969	Front St	5332520100	1915	Queen Anne Free Classic	5B
3560-3562	Front St	4523922100	1910	Queen Anne Free Classic	5S3
4167	Front St	4445010300	1915	Victorian Vernacular	5S3
3781	Goldfinch St	4510910200	1918	Victorian Vernacular/transitional Craftsman Bungalow	5S3
3795	Goldfinch St	4510910100	1915	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4054	Goldfinch St	4444020800	1910	Queen Anne Free Classic/Minimal Traditional	5S3
4060-4062	Goldfinch St	4444020900	1910	Queen Anne Free Classic	5S3
4080	Goldfinch St	4444021100	1911	Queen Anne Free Classic/transitional Craftsman Bungalow	5S3
125	Hawthorn St	5331761100	1910	Victorian Vernacular/transitional Craftsman Bungalow	5S3
3532	Herbert St	4523315300	1913	Queen Anne Free Classic	5S3
4350	Hermosa Way	4432821000	1913	Victorian Vernacular	5S3
4364	Hermosa Way	4432820800	1915	Queen Anne Free Classic	5S1
4074	Ingalls St	4436821200	1910	Victorian Vernacular/transitional Craftsman	5S3
3661	Jackdaw St	4512522700	1910	Victorian Vernacular/transitional Craftsman Bungalow	5S3

**TABLE 10-6: VICTORIAN ERA RESOURCES TO BE INCLUDED IN A MULTIPLE PROPERTY LISTING AS IDENTIFIED IN THE UPTOWN HISTORIC RESOURCE RECONNAISSANCE SURVEY (CONTINUED)**

Property Address	APN	Date*	Style	Status Code	
3678	Jackdaw St	4512511900	1912	Victorian Vernacular	5S3
3683	Jackdaw St	4511732700	1913	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4028	Jackdaw St	4436831100	1912	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4085	Jackdaw St	4443830200	1910	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4170	Jackdaw St	4434821000	1910	Queen Anne Free Classic/transitional Craftsman	5S3
1041	Johnson Ave	4443710500	1910	Victorian Vernacular	5S3
219	Juniper St	5331840100	1911	Queen Anne Free Classic	5B
4054	Lark St	4436810900	1911	Victorian Vernacular/transitional Craftsman	5S3
4096	Lark St	4436811400	1912	Queen Anne Free Classic/transitional Craftsman Bungalow	5S3
725	W Lewis St	4444120100	1910	Queen Anne Free Classic	5S3
1218	W Lewis St	4443810700	1910	Victorian Vernacular	5S3
1224	W Lewis St	4443810600	1910	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1319	W Lewis St	4436820200	1917	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1327	W Lewis St	4436820100	1915	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1515	W Lewis St	4436621200	1910	Victorian Vernacular/transitional Craftsman	5S1
1525	W Lewis St	4436620200	1914	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1669	Linwood St	4512250300	1910	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1670	Linwood St	4512260800	1910	Victorian Vernacular/transitional Craftsman	5S3
932	Madison Ave	4441330700	1910	Queen Anne Free Classic	5S3
1517	Madison Ave	4451120100	1910	Victorian Vernacular/transitional Craftsman Bungalow	5S3
	Maple St	4527150400	1910	Queen Anne	5S3
4110	Maryland St	4452813500	1912	Queen Anne Free Classic	5S3
1214	Meade Ave	4451811300	1910	Queen Anne Free Classic	5S3
1404	Meade Ave	4451821600	1910	Queen Anne Free Classic	5S3
1435	Meade Ave	4452712900	1910	Victorian Vernacular	5S3
1602-1608	Meade Ave	4452011400	1910	Victorian Vernacular	5S3
1740	Meade Ave	4452021600	1911	Victorian Vernacular	5S3
1413	Monroe Ave	4451820200	1917	Victorian Vernacular/transitional Craftsman Bungalow	5S3
103	Montecito Way	4445030100	1910	Victorian Vernacular	5S3
105	Montecito Way	4445030200	1910	Victorian Vernacular	5S3
816	W Montecito Way	4444210600	1910	Queen Anne Free Classic	5S3
1835	W Montecito Way	4434311100	1911	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1402	Myrtle Ave	4523314200	1910	Victorian Vernacular	5S3
4406	New Jersey St	4442421100	1910	Victorian Vernacular	5S3
4423	New Jersey St	4451811100	1910	Victorian Vernacular	5S3
3961	Normal St	4456410700	1917	Queen Anne Free Classic	5S3
4536	North Ave	4451212100	1917	Victorian Vernacular	5S3
4630-4636	North Ave	4450331700	1910	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4410	Park Blvd	4452021800	1910	Victorian Vernacular	5S1
4416	Park Blvd	4452021900	1910	Victorian Vernacular	5S3
110	Pennsylvania Ave	4520143600	1910	Queen Anne Free Classic	5S3

**TABLE 10-6: VICTORIAN ERA RESOURCES TO BE INCLUDED IN A MULTIPLE PROPERTY LISTING AS IDENTIFIED IN THE UPTOWN HISTORIC RESOURCE RECONNAISSANCE SURVEY (CONTINUED)**

Property Address	APN	Date*	Style	Status Code	
128	Pennsylvania Ave	4520143400	1910	Victorian Vernacular w/half timbering	5S3
136	Pennsylvania Ave	4520630800	1910	Victorian Vernacular	5S3
1211-1213	Pennsylvania Ave	4521622700	1910	Queen Anne	5S3
1223-1225	Pennsylvania Ave	4521622500	1915	Queen Anne Free Classic	5S3
1244	Pennsylvania Ave	4521612300	1910	Queen Anne Free Classic	5S3
1291-1293	Pennsylvania Ave	4521621700	1915	Queen Anne Free Classic	5S3
1652	Pennsylvania Ave	4522131800	1910	Queen Anne	5S3
3750	Pioneer Pl	4510420700	1910	Queen Anne Spindlework	5S3
1802	Puterbaugh St	4517530700	1910	Queen Anne Free Classic w/Dutch gambrel roof	5S3
4029	Randolph St	4436850400	1910	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4204	Randolph St	4433001800	1910	Victorian Vernacular/transitional Craftsman	5S3
1221	Robinson Ave	4521610500	1910	Queen Anne	5S3
1620	Robinson Ave	4521931700	1915	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1752	Robinson Ave	4522005900	1910	Victorian Wooden False Front	5S3
2844	State St	4516621000	1910	Victorian Vernacular/transitional Craftsman Bungalow	5S3
4081	Stephens St	4436611000	1915	Victorian Vernacular/transitional Craftsman Bungalow	5S3
704	Sutter St	4510911300	1910	Queen Anne Free Classic	5S3
807	Sutter St	4511930300	1915	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1010	Sutter St	4511720200	1912	Victorian Vernacular/transitional Craftsman Bungalow	5S3
1137	Sutter St	4511730300	1911	Victorian Vernacular/transitional Craftsman Bungalow	5S3
2252-2256	Union St	5331311000	1912	Victorian Vernacular/transitional Craftsman	5S3
2415-2421	Union St	5330630600	1912	Queen Anne Free Classic	5S3
2430	Union St	5330620500	1912	Victorian Vernacular	5S1
2452	Union St	5330620700	1913	Queen Anne Free Classic	5S3
2470	Union St	5330620800	1912	Victorian Vernacular/transitional Craftsman Bungalow	5S1
3420	Union St	4514710800	1910	Victorian Vernacular/transitional Craftsman Bungalow	5S3
3472	Union St	4514711200	1910	Victorian Vernacular/transitional Craftsman Bungalow	5S3
338	W University Ave	4446310600	1911	Victorian Vernacular	5S3
1037	University Ave	4521561700	1910	Victorian Wooden False Front	5S3
1041	University Ave	4521561600	1910	Victorian Wooden False Front	5S1
3692	Vermont St	4521320900	1913	Victorian Vernacular/transitional Craftsman Bungalow	5S3
321	Walnut Ave	4525370100	1910	Queen Anne Spindlework	5S3
3824	Wellborn St	4511330800	1911	Queen Anne w/half timbering	5S3
1701	Winder St	4513250100	1910	Victorian Vernacular	5S3

\*In many instances, due to limited records, the Date of Construction is an estimated, or circa date. The construction date must be verified through additional research and documentation.

TABLE 10-7: POTENTIALLY SIGNIFICANT INDIVIDUAL RESOURCES IDENTIFIED DURING PUBLIC OUTREACH

Property Address	APN	Property Type	Association / Significance
<i>Neighborhood Revitalization and the LGBTQ Community: 1970-Present</i>			
3701 1st Avenue 104-118 Pennsylvania Ave	4520630700	Multi-Family	
3935 1st Avenue	4446610900	Commercial	<u>Priority Pharmacy</u> : Known for its business and charitable efforts on behalf of people with AIDS. The company's founder, pharmacist David C. Zeiger, is said to have filled San Diego's first private prescription for the AIDS-fighting drug AZT in 1987.
3760 3rd Avenue	4520631600	Multi-Family	
3794 3rd Avenue	4520552000	Multi-Family	
3956½-3958 3rd Avenue	4446612000	Commercial	LGBTQ business
3775-3779 4th Avenue	4520561200	Commercial	LGBTQ business
3833 4th Avenue	4520560500	Commercial	Bob Kaufman Tuxedo
3867 4th Avenue	4520560200	Commercial	<u>Gay Alano Club</u> : A support group for people who felt shunned by the church. Meeting place for the first gay pride.
3871 4th Avenue 401-415 University Ave	4520560100	Commercial	LGBTQ business
3940 4th Avenue	4446621400	Commercial	LGBTQ business
3955 4th Avenue	4446710400	Commercial	Bath house
3780 5th Avenue	4520561400	Commercial	LGBTQ Business. Location of "Radical Fairies" (Meetings hosted by Albert Bell for radical ideas, spirituality and sexuality.)
3796 5th Avenue	4520561500	Commercial	<u>Brass Rail</u> : Gay bar. Initiated Hillcrest as the gay section. In the original Hillcrest site of the Brass Rail also stood The Center and The Gay Archives and the first house for patients with AIDS help set up by Kate Johnson.
3845 5th Avenue	4520562300	Commercial	<u>#1 on 5th</u>
3968-3972 5th Avenue	4446711800	Commercial	Possibly the location of the first gay bar in Hillcrest
3909 Centre Street	4456421000	Commercial	<u>The Center</u> : Home to the LGBT Center since 1998
3910-3916 Normal Street	4456201600	Commercial	<u>The Center</u> : Home to the LGBT Center 1992-1998
3780 Park Boulevard	4522005200	Commercial	<u>The Flame</u> : Lesbian bar. Formerly an old supper club on Park Blvd (Named after a fire that destroyed the first restaurant, The Garden of Allah).
308 University Avenue	4446621000	Commercial	<u>Tin Pan Alley</u> : Gay bar (now Urban Mo's)
1013-1017 University Ave	4521562000	Commercial	<u>Flicks</u> : (1017 University Avenue) One of San Diego's first video bars, opened around the same time as The Flame.
121-127 University Ave	4520550100	Commercial	LGBTQ business
142-242 University Ave	4446612700	Commercial	LGBTQ business
1029 University Avenue	4521561800	Commercial	<u>Obelisk</u> : First place you could get academic information.
1051 University Avenue	4521561500	Commercial	<u>Dillion's</u> and <u>Mickey Finn's</u>
1271 University Avenue	4521513000	Commercial	<u>Peacock Alley</u> : Gay bar (now Ruby Room)
1421 University Avenue	4521910200	Commercial	<u>Show Biz Supper Club</u> : First female impersonations, similar to "Lips." It was entertainment for everyone; it was not just for gays, although it was a huge part of the gay community. First drag place that paid people to perform and home of the first African American drag performer. Tourists from Mission Valley are bused to the club for three shows a night. The stage goes dark in 1982.
University Avenue, just west of 05th Avenue		Object	Revitalized by the LGBTQ community in 1984.

TABLE 10-8: POTENTIAL HISTORIC DISTRICTS IDENTIFIED DURING PUBLIC OUTREACH

Potential Historic District	Location	Size	Period of Significance	Theme(s)	Possible HRB Criteria
<i>Allen Terrace Potential Historic District</i>	Allen Terrace Subdivision, including the north side of Altamira Place, 4403-4499 Hermosa Way, 4404-4444 Valle Vista, and Teralta Place	35 Parcels	1915-1958	The Panama-California Exposition and Streetcar Suburbs: 1909-1929 Great Depression and World War II: 1929-1948 Postwar Development, Suburbanization, the Automobile, & Modernism: 1948-1970	C
<i>Avalon Heights Potential Historic District</i>	Avalon Heights Subdivision, as well as portions of Florence Heights Unit No 2 and Franklin Court, including Avalon Drive, Arcadia Drive, Summit Place, 4296-4395 Hawk Street and 921, 932 and 947 Court Way	53 Parcels	1914-1958	The Panama-California Exposition and Streetcar Suburbs: 1909-1929 Great Depression and World War II: 1929-1948 Postwar Development, Suburbanization, the Automobile, & Modernism: 1948-1970	C
<i>Hillcrest</i>	Washington Street to the north, 6 <sup>th</sup> Avenue to the east, Pennsylvania Avenue to the south, and 1 <sup>st</sup> Avenue to the west	265 Parcels	1895-2000	The Railroad Boom and Early Residential Development: 1885-1909 The Panama-California Exposition and Streetcar Suburbs: 1909-1929 Great Depression and World War II: 1929-1948 Postwar Development, Suburbanization, the Automobile, & Modernism: 1948-1970 Neighborhood Revitalization and the LGBTQ Community: 1970-Present	A, C



FIGURE 10-5: LOCATION OF ALL POTENTIAL HISTORIC DISTRICTS

