

**Uptown Historic Architectural
and Cultural Landscape
Reconnaissance Survey**

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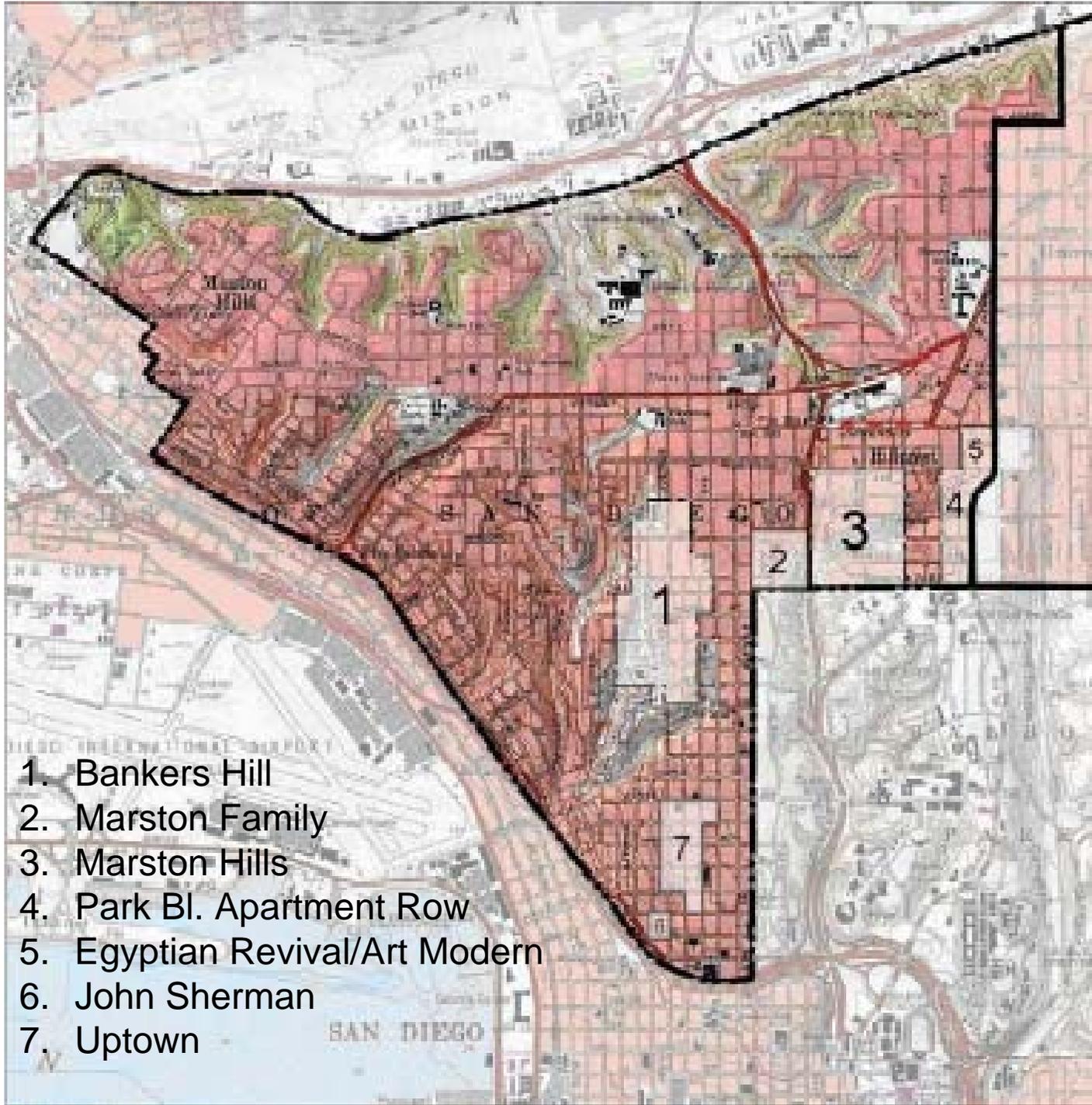
City of San Diego
February 2007

Uptown Historical Survey Community Workshop

Sponsored by:

- City of San Diego
- Councilmember Toni Atkins
- Councilmember Kevin Faulconer
- Uptown Planners
- City Planning & Community
Investment Department

February 24, 2007



1. Bankers Hill
2. Marston Family
3. Marston Hills
4. Park Bl. Apartment Row
5. Egyptian Revival/Art Modern
6. John Sherman
7. Uptown

Survey Area
with previously
identified
Historic Districts

1-5 Mid-City
Survey (1996)

6-7 Uptown
Survey (1993)

Uptown Historic Survey

Implements 45-year review requirement of LDC (Sec. 143.0202)

Reconnaissance level survey consisting of:

- Access Database
- Electronic photo files
- GIS maps, charts, graphs
- *Uptown Historic Context & Oral History Report (2003)*
- *Uptown Historic Architectural & Cultural Landscape Reconnaissance Survey Report*
- Ability to generate OHP DPR 523A Primary Record Forms in the near future

Changes from November 2006 Draft

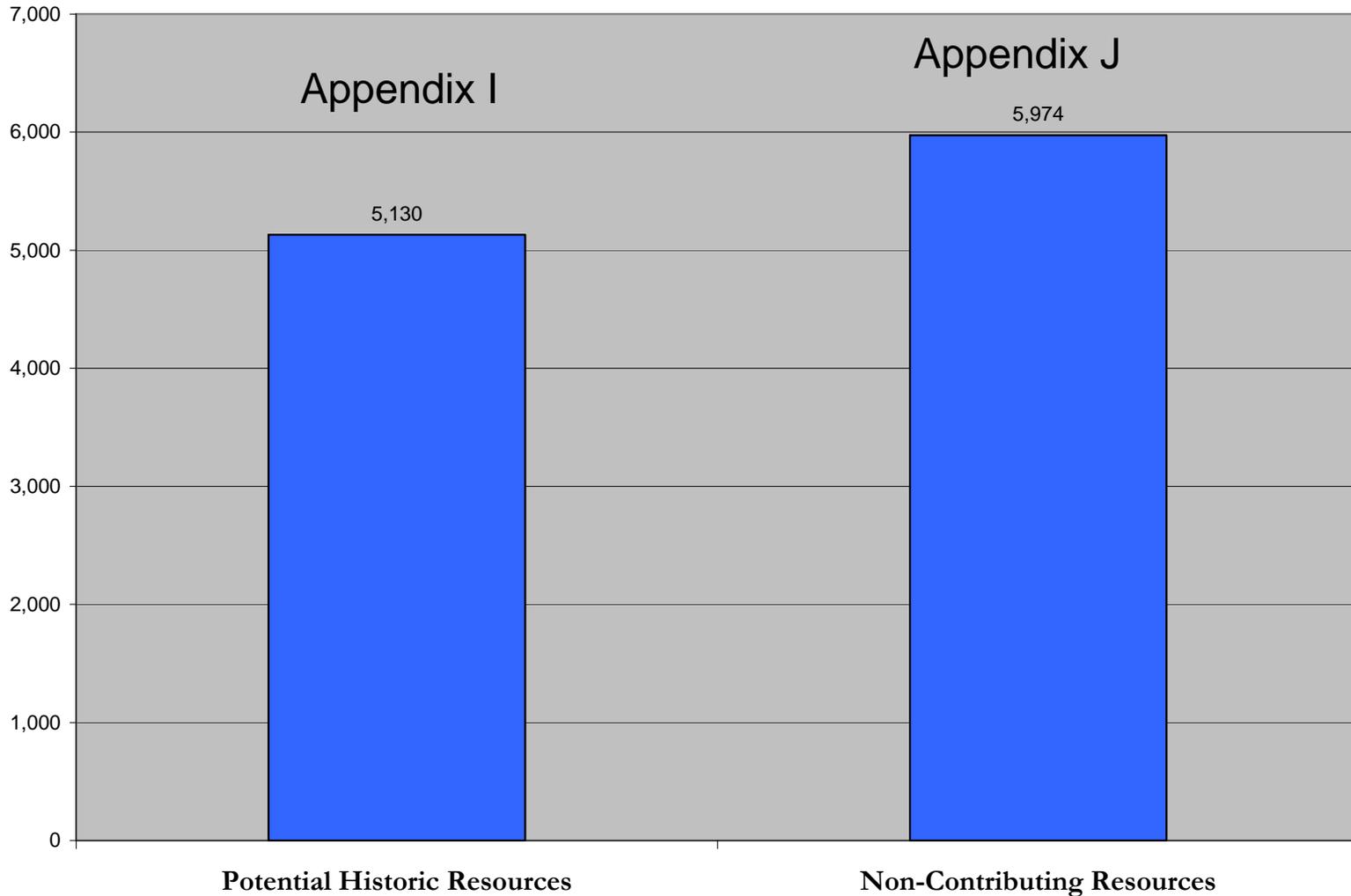
- Technical edits for statistical consistency
- Format revisions for easier use
- Chapter 4 findings updated
- Document put on HRB website
- Searchable spreadsheet added on survey evaluation of each surveyed property
(Appendices I & J)
- Electronic DPR Forms not yet available
- Conservation Areas removed from survey
- Survey will go to City Council for adoption

Uptown Historic Survey

11,104 properties evaluated

5974 initially out of date range (post-1960) or lacked integrity (54%)

5,130 further evaluated for architectural significance (46%)



Uptown Historic Survey Evaluation Tools

Context Statement (November 24, 2003):
Theme, Boundary, Period of Significance

Boundary: Uptown Community Planning Area

Identified Themes & Period of Significance

- Transportation and Development (1880-1940)
- George Marston and the Nolen Plan (1908-1930)
- Business Districts (1880-1970)
- Public Parks (1870-1970)
- World War II and Post- War Development (1941-2000)
- Medical Community (1900-2000)
- Civic, Ethnic, Religious and Minority Groups (1880-2000)

Uptown Style Guide



Figure 52: Mission Revival, 1910 (020206-112) – 1534 Madison Avenue

Mission Revival (1890-1940)

Character Defining Features:

- Shaped parapets, dormers, arches
- & quatrefoil windows
- Red tile roof coverings
- Widely overhanging heavy eaves
- with exposed rafter tails
- Open porches supported by round arcades
- Stucco exterior
- Paired bell towers
- Cast terracotta or concrete ornament
- With Islamic and Sullivanesque elements



Figure 53: Mission Revival, 1927 (102605-31) – 4115 Miller Street



Figure 54: Mission Revival Bungalow Court, c.1925 (081105-68) – 1624 Myrtle Avenue

Total Structures	348
Potentially Historic	324
Non-Contributing	24
Percentage contributing	93%

Figure 55: Mission Revival Data

Uptown Historic Survey

Potential Historic Resources (5130 parcels)
Grouped by Date of Construction

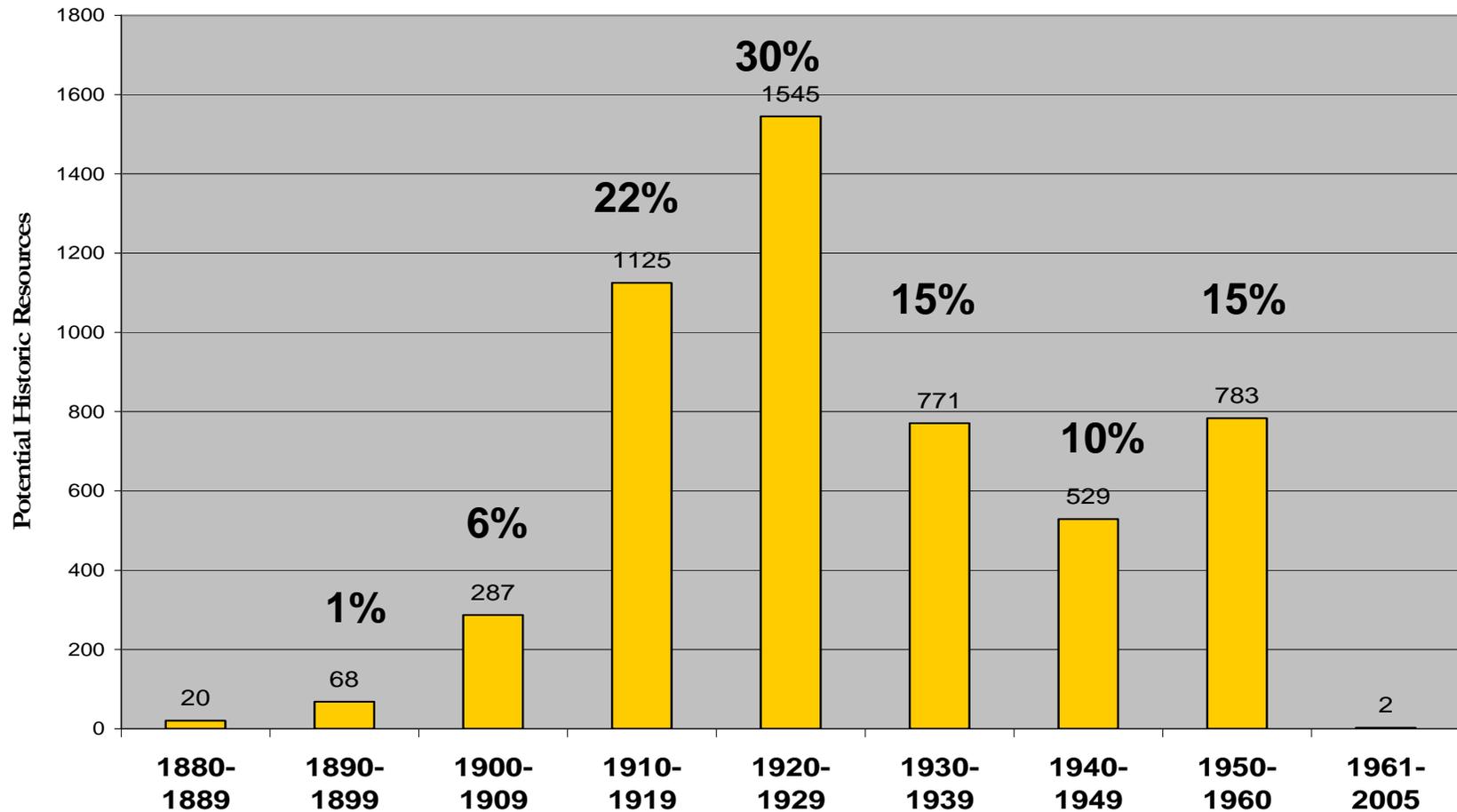


Figure 1.126: Contributing resources grouped by decade.

Uptown Historic Survey

Building Types in Survey Area (5130 parcels)

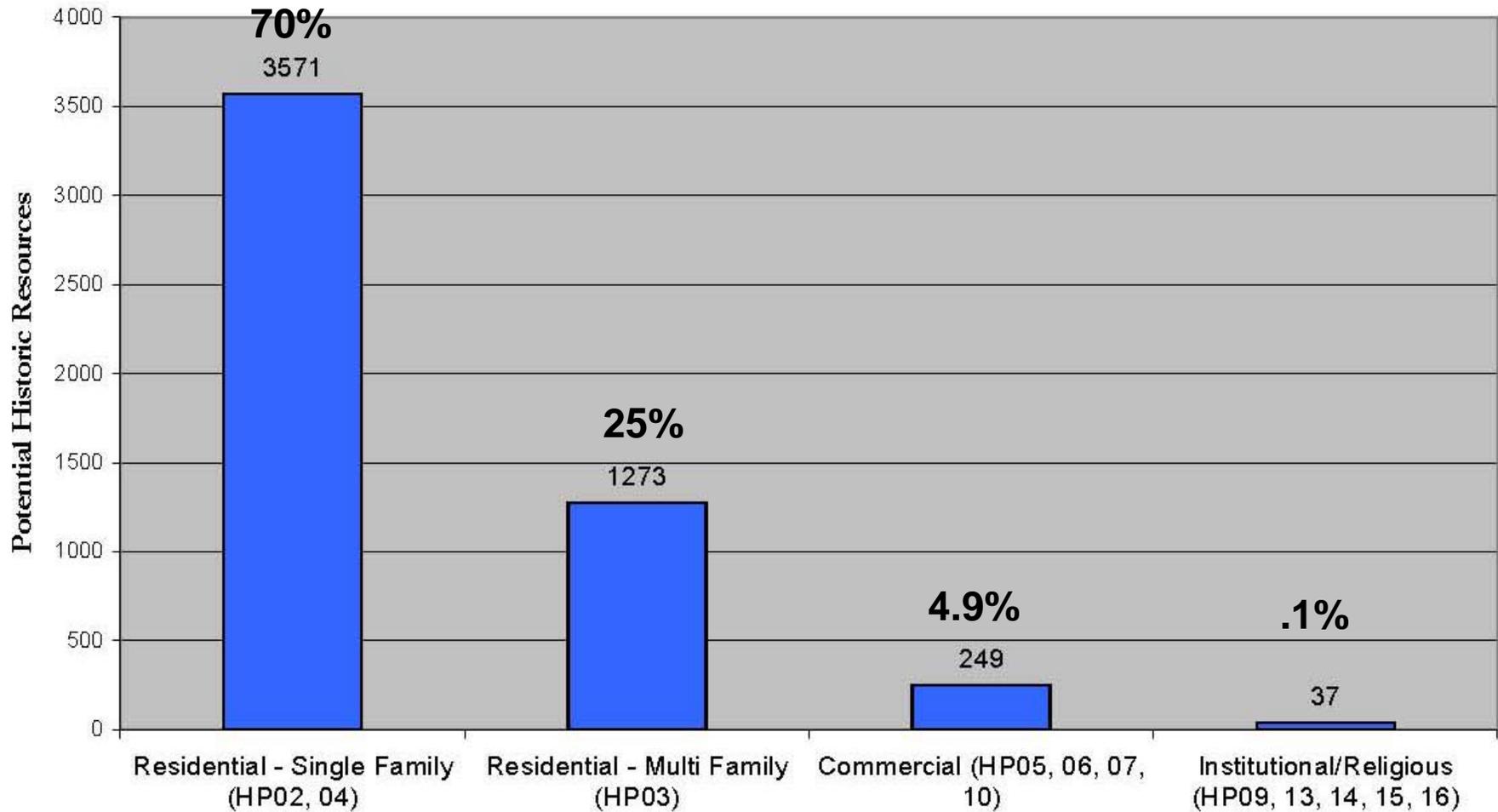
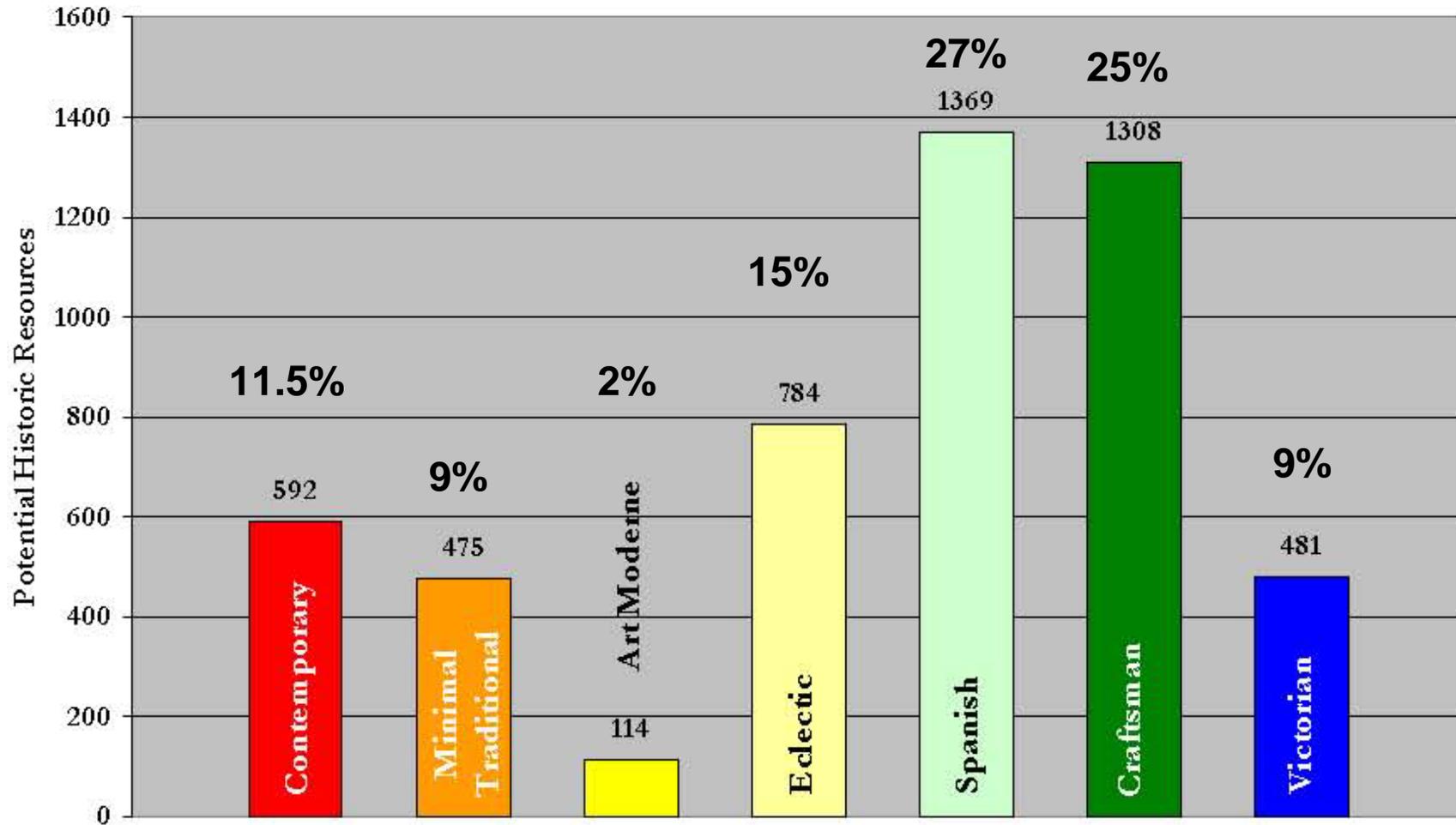


Figure 128: Contributing resources grouped by resource code.

Uptown Historic Survey

Architectural Style Groups
(5130 parcels)



Uptown Historic Survey

Architectural Sub-style Group Statistics

- **Eclectic Style Group**

- a. Beaux Arts
- b. Colonial Revival
- c. Egyptian Revival
- d. French Eclectic
- e. Late Gothic Revival
- f. Neoclassical
- g. Tudor Revival
- h. Vernacular

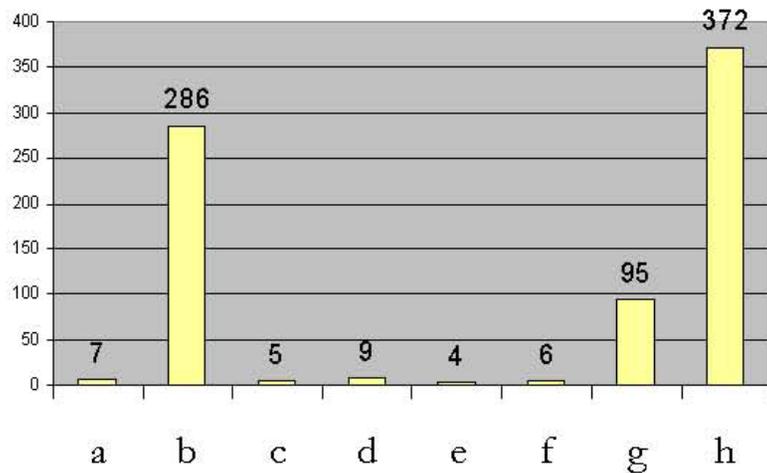


Figure 133: Eclectic Style Group frequency distribution.

- **Craftsman Style Group**

- a. Arts & Crafts
- b. Craftsman
- c. Irving J. Gill/Gill Inspired
- d. Prairie
- e. Shingle

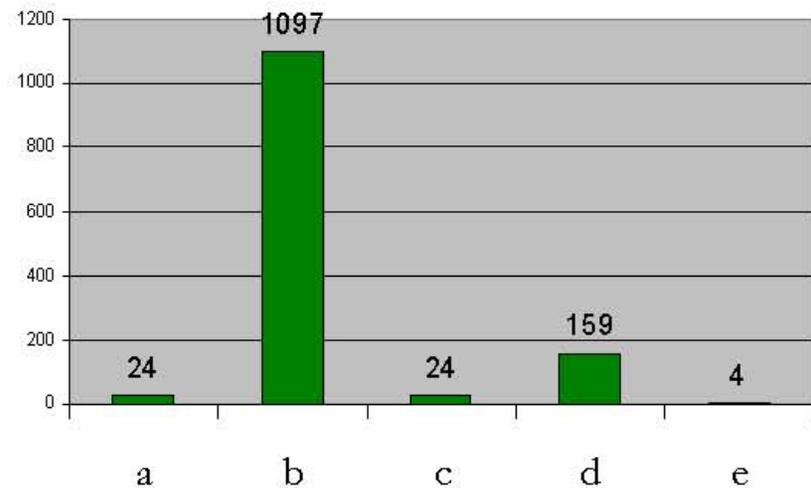
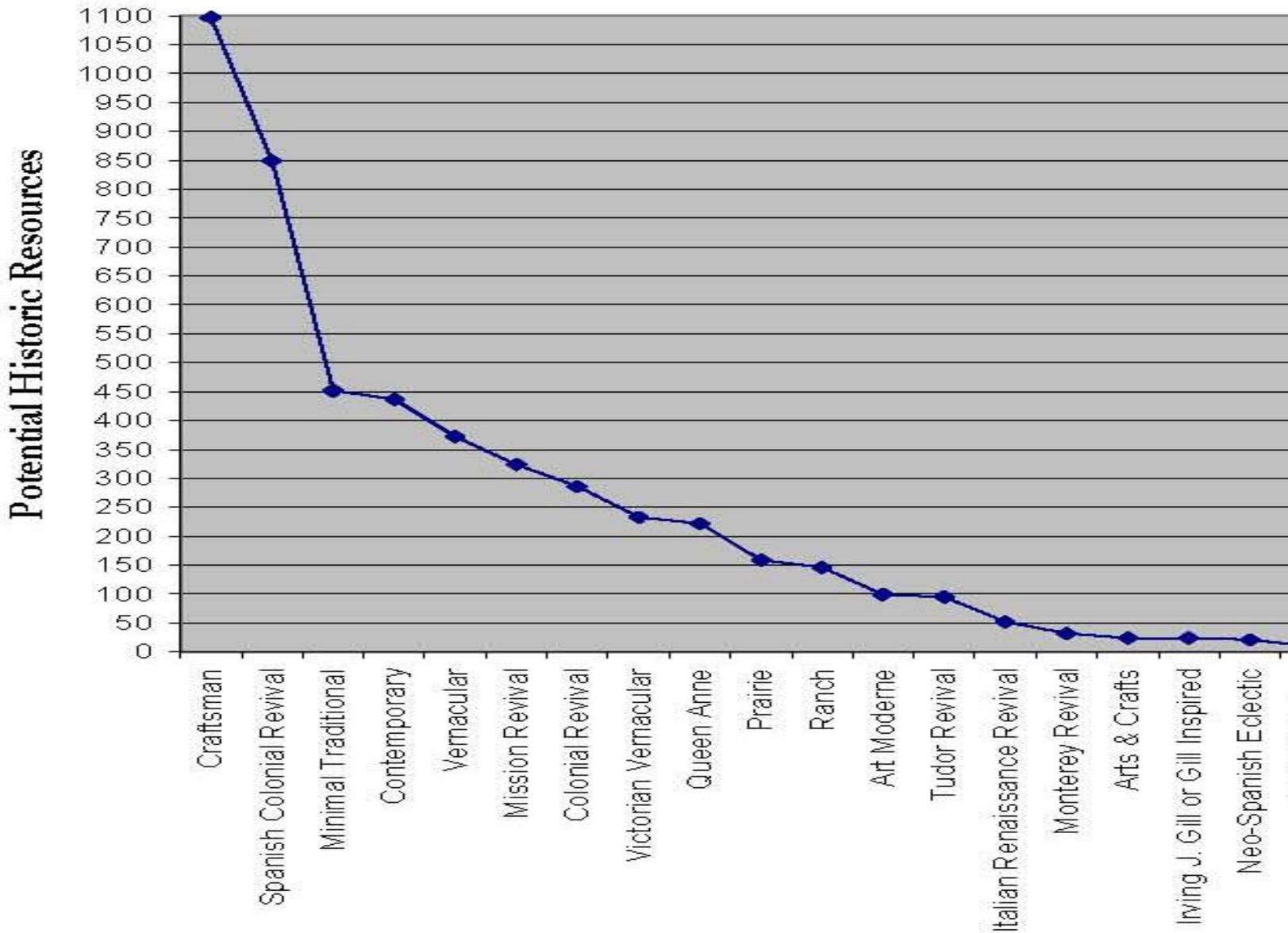
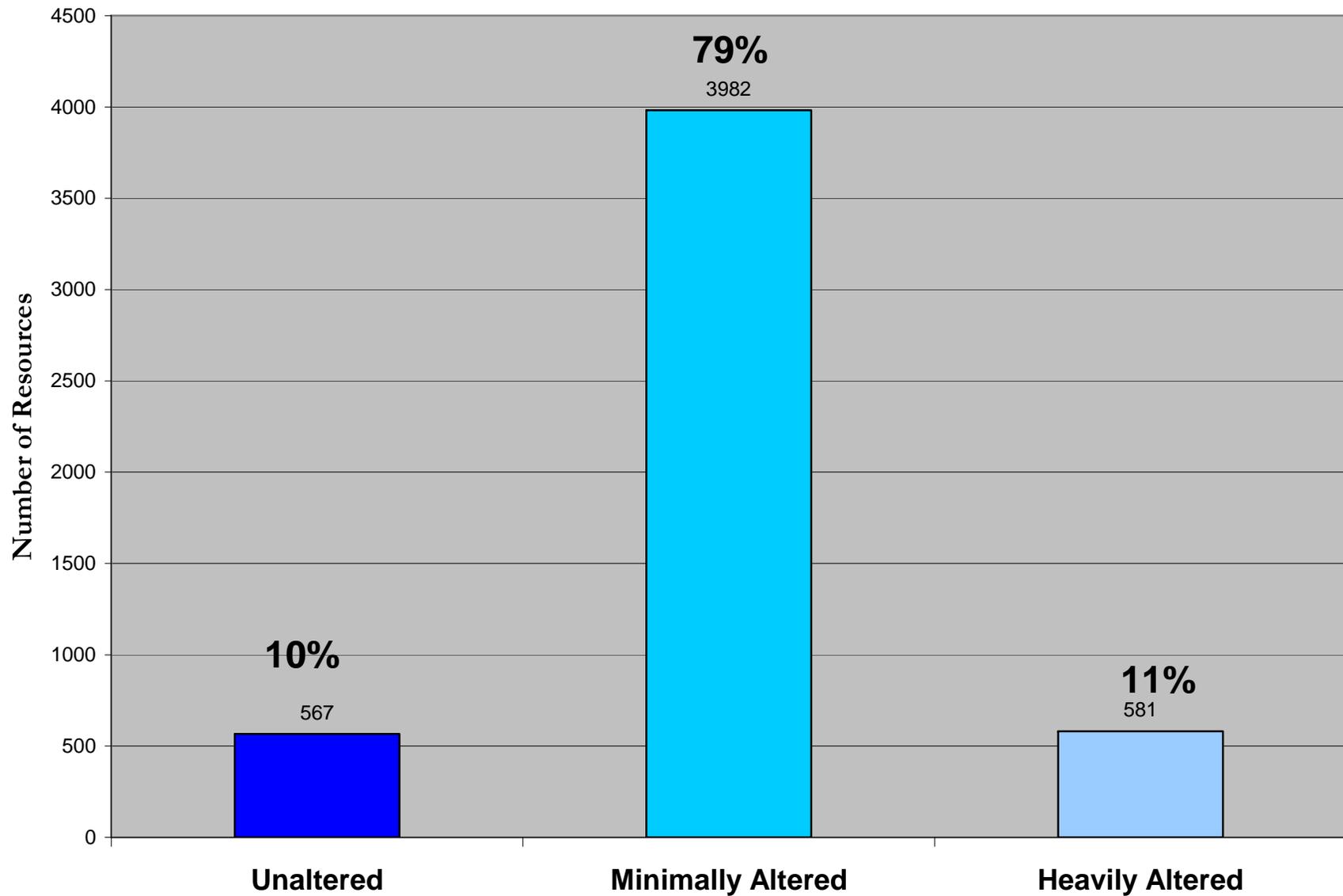


Figure 135: Craftsman Style Group frequency distribution.



Frequency Distribution of 18 most popular styles in Uptown Survey

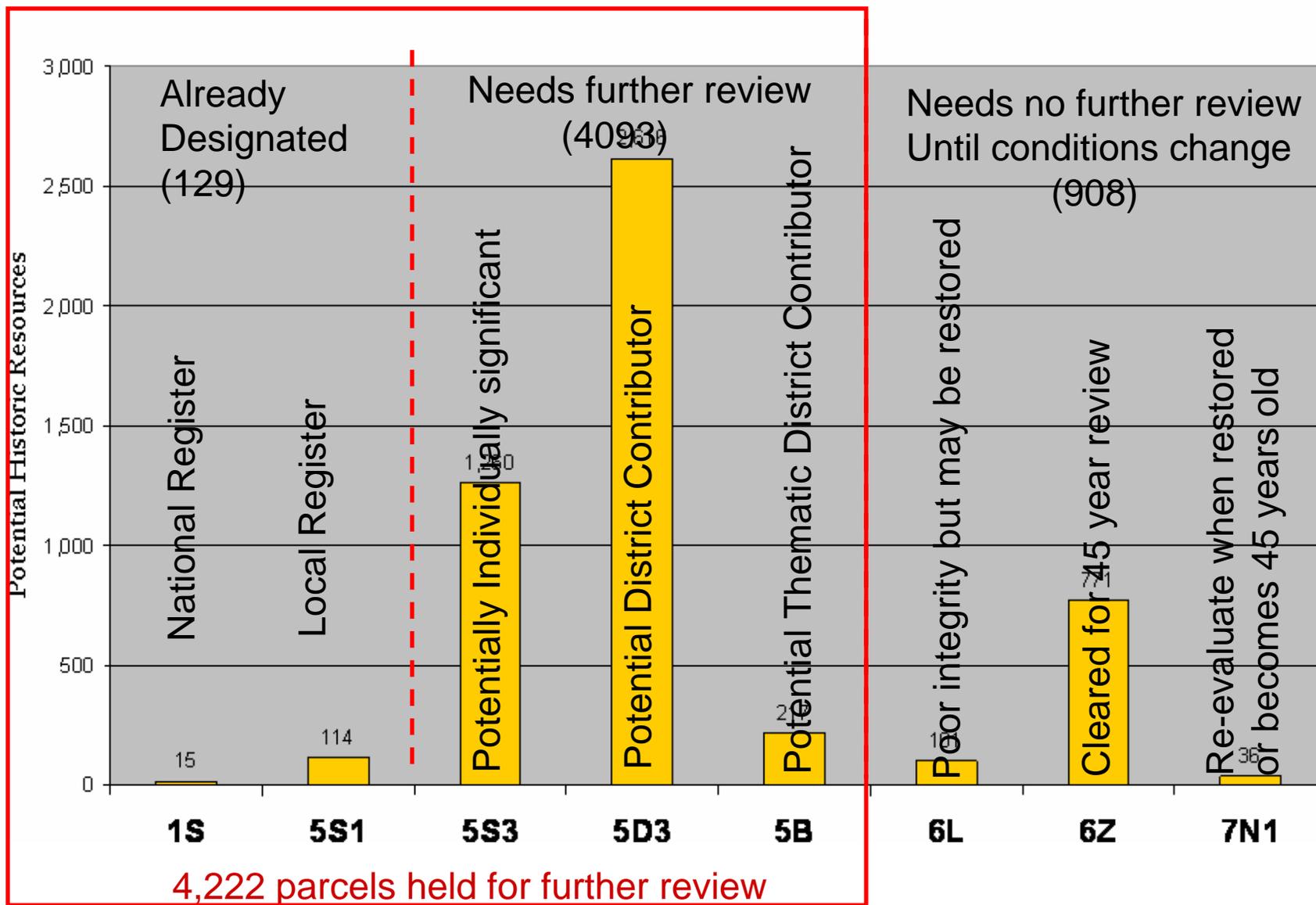
High integrity in survey area (5130 parcels)



OHP Status Codes

- State codes developed for Federal and State preservation programs, with some implication for local programs
- Survey used 8 status codes
- 4 were slightly modified with OHP input to meet survey requirements
- Will be used to implement 45-year review requirement in LDC (Sec. 143.0212)

Status Codes



See Appendix D, I & J

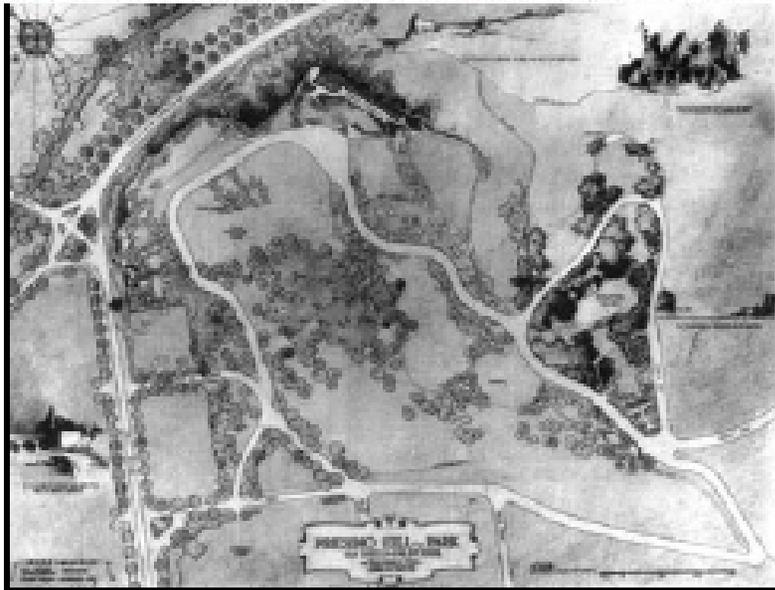


Figure 2.2: Presidio Park Plan, ca. 1925
John Nolen Landscape Architect.

Figure 2.1: ArcPad Data Entry Form 1 of 5.

GPS/GIS
Based

Cultural
Landscape
Survey



Figure 2.6: Kate Sessions in Mission Hills, ca. 1910.



Figure 2.8: Kate Sessions' trademark 'pink' sidewalks.



Figure 2.9: Upper 4100 block of Lark Street between Montecito Way and Lewis Street.



Figure 2.11: Mission Cliffs Gardens Wall
Adams Avenue 2005.

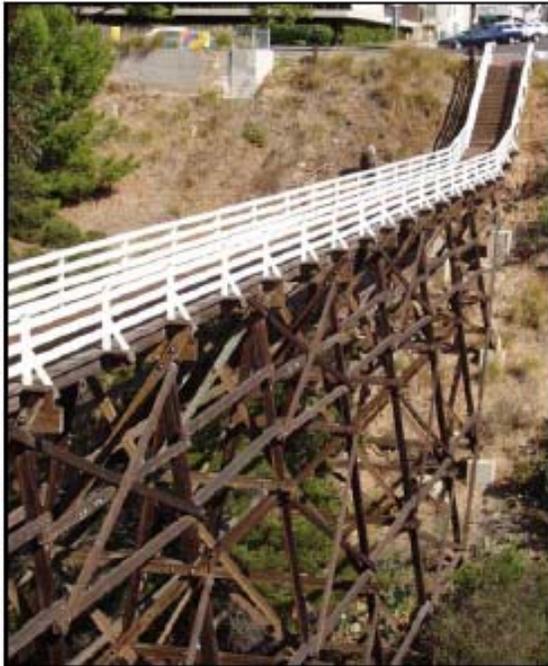


Figure 2.24: Quince Street Bridge, 1987.



Figure 2.15: Double row Queen Palm planting
on both sides of Sixth Avenue, ca. 1910.



Figure 2.16: Sixth Avenue, ca. 2005.



Figure 2.29: Neighborhood Monument Plaque, Mission Hills.

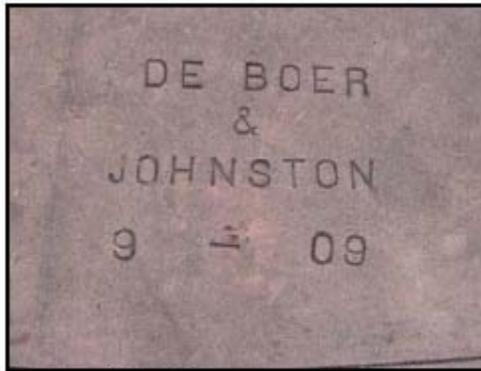


Figure 2.27: Sidewalk Stamp, Mission Hills.



Figure 2.30: Neighborhood Monument, Sunset Boulevard.



Figure 2.28: Median Light Standard, Presidio Hills.



Figure 34: Public Staircase, Upper Reynard Canyon.

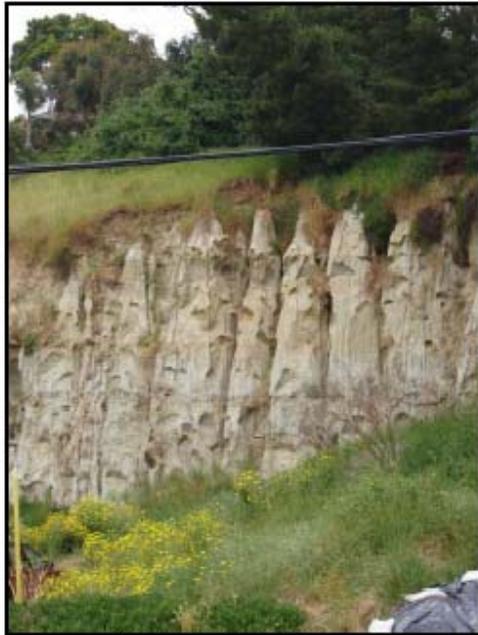


Figure 2.35: Natural Bluffs, Upper Reynard Canyon.



Figure 2.37: Viewshed of Urban Canyon.