

CHAPTER 3

Proposed Historic Districts

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Table of Contents

1.0	Introduction to Proposed Historic Districts.....	96
2.0	Proposed Thematic Districts.....	98
2.1	Proposed Bungalow & Apartment Court Thematic Historic District.....	98
2.2	Proposed Kate Olivia Sessions Thematic Historic District.....	112
2.3	Proposed Modernism Thematic Historic District.....	117
2.4	Proposed Victorian Thematic Historic District.....	145
3.0	Proposed Geographic Districts.....	173
3.1	Proposed Arnold & Choate’s Geographic Historic District.....	173
3.2	Proposed Dove Street Geographic Historic District.....	189
3.3	Proposed Heart of Bankers Hill Geographic Historic District.....	197
3.4	Proposed Horton’s Addition Geographic Historic District.....	208
3.5	Proposed Inspiration Heights Geographic Historic District.....	221
3.6	Proposed Inspiration View Geographic Historic District.....	230
3.7	Proposed John Sherman Geographic Historic District	238
3.9	Proposed Marston Family Geographic Historic District.....	262
3.10	Proposed Marston Hills Geographic Historic District.....	268
3.11	Proposed Mission Hills I, II, III Geographic Historic District.....	277
3.12	Proposed North Florence Heights Geographic Historic District.....	301
3.13	Proposed Northwest Mission Hills Geographic Historic District.....	311
3.14	Proposed Park Boulevard Apartment Geographic Historic District.....	327
3.15	Proposed Park Edge North Geographic Historic District.....	335
3.16	Proposed Presidio Hills Geographic Historic District.....	345
3.17	Proposed Robinson Place Geographic Historic District.....	354
3.18	Proposed Second Avenue Geographic Historic District.....	360
3.19	Proposed West University Heights Geographic Historic District.....	369

1.0 Introduction to Proposed Historic Districts

All proposed districts will be further refined through intensive level surveys.

Thematic Historic Districts

This type of historic district includes a finite group of resources related to one another in a clearly distinguishable way by a common theme related to historic context, architectural style, development period, or other characteristics where visual continuity is not significant and sites are not necessarily located within a geographically definable area.¹

List of Proposed Thematic Historic Districts

1. Bungalow & Apartment Court
2. Kate Olivia Sessions
3. Modernism
4. Victorian

Geographic Historic Districts

The Geographic Historic District includes a finite group of resources related to one another in a clearly distinguishable way and within a geographically definable area which have related character, architectural styles, interrelationships, and physical proximity. Contributing resources in a Geographic Historic District are designated at the discretion of the City of San Diego Historical Resources Board.²

¹ City of San Diego Historical Resources Board, "Policy 4.1. Historical District Policy on Establishing Historical Districts."

² *Ibid.*

List of Proposed Geographic Historic Districts

1. Arnold & Choate's
2. Dove Street
3. Heart of Bankers Hill
4. Horton's Addition
5. Inspiration Heights
6. Inspiration View
7. John Sherman
8. Marine View
9. Marston Family
10. Marston Hills
11. Mission Hills I, II, III
12. North Florence Heights
13. Northwest Mission Hills
14. Park Boulevard Apartment
15. Park Edge North
16. Presidio Hills
17. Robinson Place
18. Second Avenue
19. West University Heights

Boundary Determinations and Justification

The geographic districts identified in this report have been determined using the National Register standards for determining district boundaries. The following is a summary of the standards.

"Select boundaries that encompass the single area of land containing the significant concentration of buildings, sites, structures, or objects making up the district. The district's significance and historic integrity should help determine the boundaries. Consider the following factors:

- **Visual barriers** that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character.
- **Visual changes** in the character of the area due to different

- architectural styles, types or periods, or to a decline in the concentration of contributing resources.
- **Boundaries at a specific time** in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch.
 - **Clearly differentiated patterns** of historic development, such as commercial versus residential or industrial.”³

Many of the district’s initial boundaries were derived from original subdivision maps. (See Appendix H for a complete listing of all subdivisions in the Uptown Survey area.) These boundaries were used as the origination of the proposed boundaries. The boundaries were then reviewed, keeping in mind visual barriers, visual changes, underlying zoning, and clearly differentiated patterns of historic development. Many of the districts have been named in honor of their original subdivision name. (See Map #1 in Appendix A to view all potential historic resources within geographic and thematic historic districts. A large scale map is also available in the front binder pocket.)

Limitations of the Project Area and Expansion of Proposed Districts Beyond the Project Area

It should be noted that analysis of the historical development of the Uptown District has been difficult at times due to the arbitrary nature of the survey’s boundaries. Along its eastern edge, the study area includes only the west side of

Park Boulevard, although, historically, both sides of the street developed as a single business district. Prior surveys identified potential historic districts that straddled both sides of Park Boulevard. This survey continues to recommend the Park Boulevard Apartment geographic district and would recommend a review of the Egyptian/Art Moderne District identified in the 1996 Mid-City Survey.

In addition, historical development of neighborhoods directly east of the study area, such as the communities of North Park and Normal Heights, were intimately linked with the growth of University Heights and Hillcrest, but have been excluded from the survey. The proposed Park Edge North District, located on the north edge of Balboa Park, should be considered as one of several districts along the north and east edge of Balboa Park with similar histories, development patterns and historic significance.

From the North Park Survey the following subdivisions should be considered:

- South University Heights
- Pauly’s Addition
- Park Vilas
- West End
- Blair’s Highland Addition
- St. Louis Heights
- Lynhurst
- Wallace Heights

Additional review and correlation of the North Park survey field data and the field data of the Uptown survey is highly recommended.

³ NPS, 16A, 56-57.

2.0 Proposed Thematic Districts

2.1 Proposed Bungalow & Apartment Court Thematic Historic District

Period of Significance: 1900-1960

Boundaries

Continuous throughout survey area.
See Figure 3.6 and Map #7 in Appendix A for further information.

Applicable District Criteria:

A, C, F (c, e, i, j)

- **A:** Special elements of the city's, community's, or neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city (c, e, i, j).
- **F(c):** Rare Past - A district which was once representative of common existence during a specific historic era but is now rare or unusual. Such as: an example of architecture, artistry, or design once common, now rare, or a function or use once common, now rare.
- **F(e):** Consistent Plan - Districts illustrating the development of coherent or consistent planning and

design, or innovations in planning philosophy.

- **F(i):** Craftsmanship - Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.
- **F(j):** Building Groupings - Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.

Resource Types

(number of contributing resources)

- Art Deco (1)
- Art Moderne (8)
- Colonial Revival (5)
- Contemporary (17)
- Craftsman Bungalow Court (12)
- Egyptian Revival (1)
- Minimal Traditional (37)
- Mission Revival (11)
- Neo-Swiss Chalet (1)
- Prairie (1)
- Pueblo Revival (1)
- Spanish Colonial Revival (27)
- Spanish Eclectic (4)
- Vernacular (16)
- Victorian Vernacular/Transitional Craftsman (2)

Landscape/Hardscape Resources

- Common central garden area
- Exotic horticulture
- Lawn panels
- Parterres (planter beds)
- Fountains

The proposed Bungalow & Apartment Court Thematic Historic District contains a total of 147 bungalow and apartment

courts. 144 of these structures are potential historic resources. Three are non-contributing to the Thematic Historic District due to significant alteration.

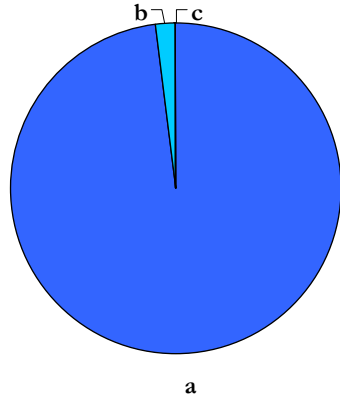


Figure 3.1: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (144)
- b. Non-Contributing: Significant Alteration (3)
- c. Non-Contributing: Out of Date Range (0)

Bungalow courts feature well-designed, small houses carefully arranged around a planned open space. The typical bungalow court consisted of a group of six to ten individual houses around a communal garden. In the early twentieth century, bungalow courts emerged as a type of housing that provided dwellings for people who dreamed of a house and garden but could not afford to purchase or maintain one. This new form of housing suited people who sought an independent lifestyle, as well as a strong sense of community and security. Bungalow courts were praised for their ability to provide a sense of community, while allowing space for greenery and private gardens.

By the 1920s, bungalow courts epitomized the Southern California lifestyle popularized in magazines such as *The Ladies Home Journal* and *Sunset Magazine*. The emphasis on small efficient houses with outdoor communal space was a widespread image of life in California.

However, the construction of bungalow courts slowed by 1940, as home building in general became increasingly sluggish in San Diego during World War II. Following the war, San Diego builders concentrated on constructing single-family homes in newly developing suburbs.

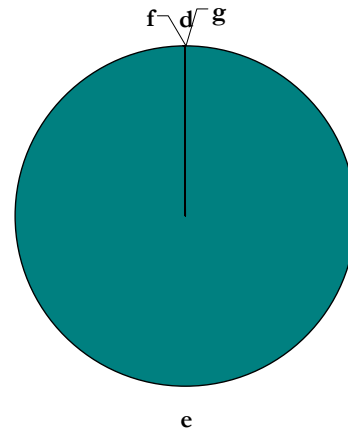


Figure 3.2: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (0)
- e. Multi-Family Residential (144)
- f. Commercial (0)
- g. Institutional/Religious (0)

Most bungalow courts in San Diego sit on two regular (50' X 100') lots. In several instances, the courts were built in two phases, with one side completed first, and the other side constructed when the land became available.⁴ While the shape of the space varied, the sense of enclosure and focus was routinely present in all examples.

Uptown features four spatial arrangements of the bungalow court. There is the “detached, wide court” consisting of the individual cottages arranged around a

⁴ Curtis and Ford, “Bungalow Courts in San Diego: Monitoring a Sense of Place,” *Journal of San Diego History* 34, no. 2 (Spring 1988).

spacious central garden. Next, there is the “detached, narrow court” where individual cottages are arranged in a long, narrow garden-like walkway. The “attached, wide court” also exists, where two or more bungalows share a common wall. Lastly, the “attached narrow court,” implies an enclosed designed space. The most common spatial arrangement in Uptown is the detached wide full court.

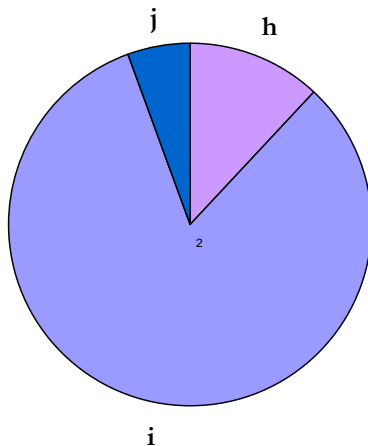


Figure 3.3: Potential Historic Resources by Integrity.

- h. Unaltered (17)
- i. Minimally Altered (119)
- j. Heavily Altered (8)

Similar to and influenced by the bungalow court, the apartment court also typifies the Southern California lifestyle. Another inexpensive housing solution, the apartment court allowed residents to take advantage of the region’s year-round temperate climate and enjoy an aspect of outdoor living. Apartment courts feature a grouping of attached apartments, one to two stories, connected by a central courtyard or open space. The L-shaped or U-shaped forms are most common. The apartment court thrived in places like San Diego and Los Angeles, as opposed to places like Chicago or Boston where extreme weather was less conducive to the outdoor lifestyle.

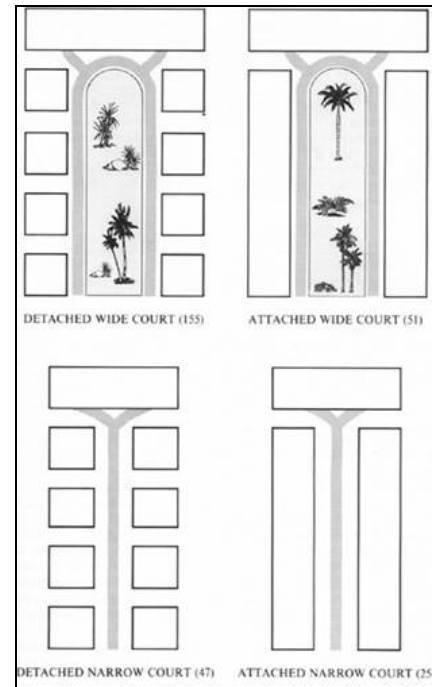


Figure 3.4: Court Layouts.

Bungalow courts and apartment courts gained popularity in the 1920s, continuing through the 1950s. The trend was influenced by numerous architectural styles, often eclectic and modern. Irving J. Gill, Richard Requa, Richard Neutra and other Master Architects helped the spread of this prolific building type in San Diego and Los Angeles. A commitment to bringing good design to the masses, one of Modernism’s guiding principles, was often employed in their designs.

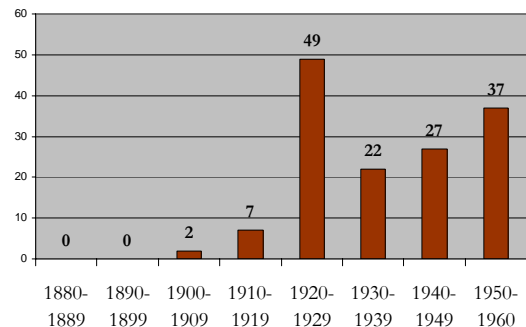


Figure 3.5: Potential Historic Resources by Decade.

The proposed Bungalow & Apartment Court Thematic Historic District qualifies under HRB Criterion A, reflecting special elements of the Uptown Community's social history related to multi-family housing, and its architectural development associated with local transportation patterns. Criterion C for the distinctive characteristics of courtyard design and HRB Criterion F(c) for its representation of a common living pattern during the 1910-1940 era that is now unusual, F(e) for

its illustration of the development of typological multi-family site planning, F(i) for its examples of workmanship, craftsmanship, artistry, or design which are of benefit to the contemporary community as significant reminders of the past and F(j) for the distinctive design of the building groupings that are enhanced because of the interrelationship of the buildings to each other and adjacency to a communal landscaped area.

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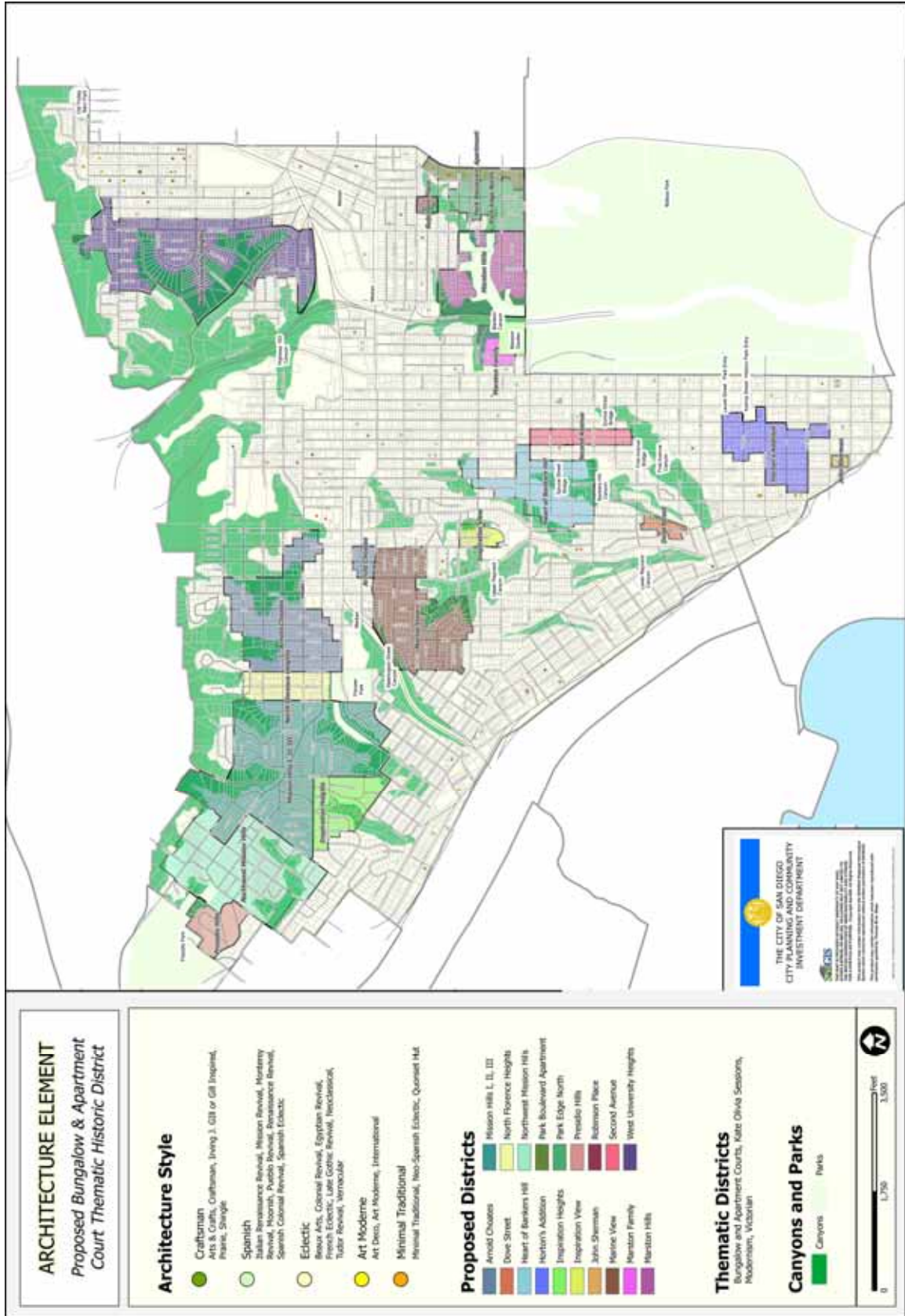


Figure 3.6: Map of Proposed Bungalow & Apartment Court Thematic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
43810204	4708		PARK BLVD	5D3	Colonial Revival Bungalow Court	Minimally Altered	c.1945
43810205	4702		PARK BLVD	5D3	Colonial Revival Bungalow Court	Minimally Altered	c.1945
43810221	1624		ADAMS AVE	5D3	Minimal Traditional Bungalow Court	Minimally Altered	1947
44431110	101		DICKINSON ST	5D3	Minimal Traditional Bungalow Court	Minimally Altered	c.1935
44445115	4050		BRANT ST	5D3	Minimal Traditional Apartment Court	Unaltered	1958
44445117	4033		DOVE ST	5D3	Minimal Traditional Apartment Court	Unaltered	1958
44449124	4052		FRONT ST	5B	Art Moderne Bungalow Court	Minimally Altered	c.1930
44449136	4033		ALBATROSS ST	5B	Spanish Eclectic Apartment Court	Minimally Altered	c.1935
44449231	4080		1ST AVE	5D3	Craftsman Bungalow Court	Minimally Altered	c.1925
44450101	4185		FRONT ST	5D3	Minimal Traditional Apartment Court	Minimally Altered	c.1940
44450309	120		LEWIS ST	5B	Spanish Colonial Revival Bungalow Court	Minimally Altered	c.1925
44450406	4109		FRONT ST	5D3	Minimal Traditional Apartment Court	Minimally Altered	1958
44452121	4030		3RD AVE	5D3	Neo-Swiss Chalet Apartment Court	Minimally Altered	1959
44456026	4047		8TH AVE	5D3	Contemporary Apartment Court	Unaltered	1956
44456027	4045		8TH AVE	5D3	Contemporary Apartment Court	Minimally Altered	1956
44456029	4021		8TH AVE	5D3	Contemporary Apartment Court	Unaltered	c.1940
44466117	3920		3RD AVE	5D3	Minimal Traditional Bungalow Court	Minimally Altered	c.1940
44466205	3947		3RD AVE	5B	Spanish Colonial Revival Bungalow Court	Minimally Altered	c.1920
44468311	3924		8TH AVE	5B	Spanish Colonial Revival Apartment Court	Minimally Altered	1912
44468314	3955		7TH AVE	5D3	Contemporary Apartment Court	Minimally Altered	c.1955
44468315	3929		7TH AVE	5D3	Spanish Eclectic Apartment Court	Minimally Altered	c.1930
44469007	3949		8TH AVE	5D3	Minimal Traditional Bungalow Court	Minimally Altered	c.1940
44469033	3932		9TH AVE	5D3	Contemporary Apartment Court	Minimally Altered	c.1960

Figure 3.7: Condensed tabular listing of all resources in the Proposed Bungalow & Apartment Court Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 7)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44503308	4617		CAMPUS AVE	5D3	Craftsman Bungalow Court	Minimally Altered	1926
44503318	4638		NORTH AVE	5D3	Art Moderne Bungalow Court	Minimally Altered	1940
44504105	4641		NORTH AVE	5D3	Art Moderne Apartment Court	Minimally Altered	c.1930
44511101	1407		MADISON AVE	5D3	Spanish Colonial Revival Bungalow Court	Minimally Altered	1927
44511127	4550		CLEVELAND AVE	5D3	Spanish Colonial Revival Bungalow Court	Unaltered	1929
44511212	4517		CLEVELAND AVE	5D3	Minimal Traditional Bungalow Court	Minimally Altered	c.1935
44511221	4532		CAMPUS AVE	5D3	Craftsman Bungalow Court	Heavily Altered	1925
44512101	4583.5		MADISON AVE	5D3	Minimal Traditional Bungalow Court	Minimally Altered	c.1940
44512101	4591		MADISON AVE	5D3	Contemporary Bungalow Court	Minimally Altered	c.1950
44512101	4583		CAMPUS AVE	5D3	Spanish Colonial Revival Bungalow Court	Minimally Altered	c.1920
44512101	1609		MADISON AVE	5D3	Contemporary Bungalow Court	Minimally Altered	c.1950
44512123	4542		NORTH AVE	5D3	Craftsman Bungalow Court	Minimally Altered	1925
44512124	4546		NORTH AVE	5D3	Craftsman Bungalow Court	Minimally Altered	1927
44519027	4462		CAMPUS AVE	5D3	Mission Revival Bungalow Court	Minimally Altered	1929
44520101	4499		CAMPUS AVE	5D3	Vernacular Bungalow Court	Minimally Altered	c.1935
44520107	4457		CAMPUS AVE	5D3	Craftsman Bungalow Court	Minimally Altered	c.1915
44520117	1622		MEADE AVE	5D3	Colonial Revival Bungalow Court	Heavily Altered	c.1925
44520124	4450		NORTH AVE	5D3	Mission Revival Bungalow Court	Minimally Altered	1924
44520125	4460		NORTH AVE	5D3	Minimal Traditional Apartment Court	Minimally Altered	1941
44520206			NORTH AVE	5D3	Craftsman Bungalow Court	Minimally Altered	c.1920
44520210	4427		NORTH AVE	5D3	Minimal Traditional Bungalow Court	Minimally Altered	c.1940
44520214	1714		MEADE AVE	5D3	Mission Revival Bungalow Court	Minimally Altered	c.1910
44520220	4426		PARK BLVD	5D3	Minimal Traditional Bungalow Court	Minimally Altered	1957
44520221	4438		PARK BLVD	5D3	Craftsman Bungalow Court	Minimally Altered	c.1925

Figure 3.7: Condensed tabular listing of all resources in the Proposed Bungalow & Apartment Court Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 2 of 7)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44529223	4260		CAMPUS AVE	5D3	Craftsman Bungalow Court	Minimally Altered	c.1920
44547006	4145		CLEVELAND AVE	5D3	Spanish Colonial Revival Bungalow Court	Minimally Altered	1925
44549106	4067		NORMAL ST	5D3	Minimal Traditional Apartment Court	Minimally Altered	c.1950
44561003	1235		CLEVELAND AVE	5D3	Vernacular Bungalow Court	Minimally Altered	1923
44564207	3925		CENTRE ST	5D3	Craftsman Bungalow Court	Minimally Altered	1927
45119301	821		SUTTER ST	5D3	Spanish Colonial Revival Bungalow Court	Minimally Altered	1926
45121105	3620		KEATING ST	5D3	Contemporary Bungalow Court	Minimally Altered	1952
45121408	1760		TITUS ST	5D3	Minimal Traditional Apartment Court	Minimally Altered	1949
45122317	1633		GUY ST	5B	Vernacular Bungalow Court	Minimally Altered	1930
45122409	1677		WINDER ST	5D3	Contemporary Apartment Court	Minimally Altered	1956
45122409	1669		LINWOOD ST	5D3	Contemporary Apartment Court	Minimally Altered	1956
45127203	825	W	PENNSYLVANIA AVE	5D3	Minimal Traditional Bungalow Court	Minimally Altered	1951
45127203	3693		REYNARD WAY	5D3	Minimal Traditional Bungalow Court	Minimally Altered	1951
45127210	735		PENNSYLVANIA AVE	5D3	Minimal Traditional Apartment Court	Minimally Altered	c.1940
45127212	719		PENNSYLVANIA AVE	5D3	Contemporary Apartment Court	Minimally Altered	1949
45128001	3651		REYNARD WAY	5D3	Contemporary Apartment Court	Minimally Altered	c.1950
45128002	3635		REYNARD WAY	5D3	Minimal Traditional Apartment Court	Minimally Altered	c.1955
45128003	3621		REYNARD WAY	5D3	Contemporary Apartment Court	Minimally Altered	c.1955
45128004	3611		REYNARD WAY	6Z	Minimal Traditional Apartment Court	Heavily Altered	1951
45132304	3630		STATE ST	5D3	Vernacular Apartment Court	Minimally Altered	c.1930
45137010	3543		REYNARD WAY	6Z	Vernacular Apartment Court	Heavily Altered	1943
45145108	1626		GLENWOOD DR	5D3	Minimal Traditional Apartment Court	Minimally Altered	c.1950
45145109	1632		GLENWOOD DR	5D3	Minimal Traditional Apartment Court	Minimally Altered	c.1950
45145309	3503		INDIA ST	5D3	Minimal Traditional Bungalow Court	Minimally Altered	1940

Figure 3.7: Condensed tabular listing of all resources in the Proposed Bungalow & Apartment Court Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 3 of 7)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45146308	3505		STATE ST	5D3	Contemporary Bungalow Court	Unaltered	c.1950
45146405	3515		COLUMBIA ST	5D3	Craftsman Bungalow Court	Minimally Altered	c.1915
45156306	3220		REYNARD WAY	5D3	Minimal Traditional Apartment Court	Minimally Altered	c.1945
45156307	3244		REYNARD WAY	5D3	Minimal Traditional Bungalow Court	Minimally Altered	c.1950
45159104	3744		COLUMBIA ST	5D3	Vernacular Bungalow Court	Heavily Altered	1931
45159109	3716		COLUMBIA ST	5D3	Vernacular Bungalow Court	Heavily Altered	c.1920
45159111	3708		COLUMBIA ST	5D3	Vernacular Bungalow Court	Heavily Altered	c.1920
45171605	2051		SAN DIEGO AVE	5D3	Minimal Traditional Bungalow Court	Minimally Altered	c.1950
45172217	1926		SAN DIEGO AVE	5B	Art Moderne Apartment Court	Minimally Altered	c.1935
45172608	3407		PRINGLE ST	5D3	Minimal Traditional Bungalow Court	Minimally Altered	1940
45201421	3756		FRONT ST	5D3	Spanish Colonial Revival Bungalow Court	Minimally Altered	1923
45201437	3710		1ST AVE	5D3	Vernacular Apartment Court	Minimally Altered	c.1950
45201439	3730		1ST AVE	5D3	Vernacular Apartment Court	Minimally Altered	1959
45205503	3853		1ST AVE	5D3	Mission Revival Bungalow Court	Minimally Altered	1925
45205523	3802		3RD AVE	5B	Mission Revival Bungalow Court	Minimally Altered	1924
45206307	104		PENNSYLVANIA AVE	5B	Pueblo Revival Bungalow Court	Minimally Altered	c.1925
45206335	3749		4TH AVE	5D3	Spanish Colonial Revival Bungalow Court	Heavily Altered	c.1930
45209337	3768		10TH AVE	5D3	Victorian Vernacular/transition al Craftsman Bungalow Court	Minimally Altered	c.1900
45209337	3762		10TH AVE	5D3	Victorian Vernacular/transition al Craftsman Bungalow Court	Minimally Altered	c.1900
45209337	3764		10TH AVE	5D3	Spanish Colonial Revival Apartment Court	Minimally Altered	1930
45209337	3748		10TH AVE	5D3	Spanish Colonial Revival Apartment Court	Minimally Altered	1930

Figure 3.7: Condensed tabular listing of all resources in the Proposed Bungalow & Apartment Court Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 4 of 7)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45210358	3720		10TH AVE	5B	Vernacular Bungalow Court/Colonial Revival	Unaltered	1927
45213117	1035		ROBINSON AVE	5B	Spanish Colonial Revival Bungalow Court	Minimally Altered	c.1925
45215404	1210		ROBINSON AVE	5D3	Colonial Revival Bungalow Court	Minimally Altered	1936
45216113	1281		ROBINSON AVE	5D3	Minimal Traditional Apartment Court	Minimally Altered	c.1945
45216305	1418		PENNSYLVANIA AVE	5D3	Vernacular Bungalow Court	Minimally Altered	1959
45219121	1414		ESSEX ST	5D3	Vernacular Bungalow Court	Minimally Altered	c.1920
45219204	1437		ESSEX ST	5D3	Minimal Traditional Apartment Court	Minimally Altered	c.1935
45220055	3770		PARK BLVD	5S1	Egyptian Revival Apartment Court	Unaltered	1928
45221314	3718		PARK BLVD	5D3	Spanish Colonial Revival Bungalow Court	Minimally Altered	c.1925
45221334	3680		PARK BLVD	5D3	Minimal Traditional Apartment Court	Unaltered	c.1960
45221335	3670		PARK BLVD	5D3	Minimal Traditional Apartment Court	Unaltered	c.1960
45229104	3655		6TH AVE	5D3	Spanish Colonial Revival Bungalow Court	Minimally Altered	1927
45236306	3634		PARK BLVD	5D3	Contemporary Apartment Court	Minimally Altered	c.1955
45236325	3550		PARK BLVD	5D3	Contemporary Apartment Court	Minimally Altered	c.1950
45236331	1624		MYRTLE AVE	5D3	Mission Revival Bungalow Court	Unaltered	c.1925
45240211	3542		4TH AVE	5B	Spanish Colonial Revival Bungalow Court	Minimally Altered	c.1925
45240618	3558		5TH AVE	5D3	Spanish Colonial Revival Bungalow Court	Minimally Altered	1926
45240719	3433		5TH AVE	5D3	Mission Revival Bungalow Court	Minimally Altered	1923
45243006	3517		6TH AVE	5B	Spanish Colonial Revival Bungalow Court	Minimally Altered	1928
45245045	3420		RICHMOND ST	5D3	Spanish Colonial Revival Apartment Court	Unaltered	1928
45248116	1616		UPAS ST	5D3	Spanish Colonial Revival Apartment Court	Minimally Altered	c.1925

Figure 3.7: Condensed tabular listing of all resources in the Proposed Bungalow & Apartment Court Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 5 of 7)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45253845	3237		1ST AVE	5D3	Minimal Traditional Apartment Court	Heavily Altered	1949
45255526	3251		4TH AVE	5B	Spanish Colonial Revival Bungalow Court	Minimally Altered	1935
45255528	3235		4TH AVE	5B	Spanish Colonial Revival Bungalow Court	Minimally Altered	1927
45255529	3245		4TH AVE	5B	Spanish Colonial Revival Bungalow Court	Minimally Altered	1927
45257102	3161		REYNARD WAY	5D3	Minimal Traditional Apartment Court	Minimally Altered	c.1950
45257103	3139		REYNARD WAY	5D3	Minimal Traditional Apartment Court	Minimally Altered	c.1950
45261203	3125		1ST AVE	5S3	Art Moderne Apartment Court	Minimally Altered	1941
45262121	3149		3RD AVE	5D3	Vernacular Bungalow Court	Minimally Altered	c.1920
45262407	3020		6TH AVE	5D3	Colonial Revival Apartment Court	Minimally Altered	1946
45266403	528		OLIVE ST	5D3	Spanish Colonial Revival Bungalow Court	Minimally Altered	1928
45267124	2666		DOVE ST	5D3	Art Moderne Bungalow Court	Unaltered	c.1935
45270503	2621		1ST AVE	5D3	Prairie Apartment Court	Minimally Altered	c.1915
45271408	525		NUTMEG ST	5B	Art Deco Apartment Court	Minimally Altered	c.1920
53305106	2601		COLUMBIA ST	5B	Craftsman Bungalow Court	Unaltered	c.1910
53306303	2439		UNION ST	5D3	Vernacular Bungalow Court	Minimally Altered	c.1915
53310604	2409		3RD AVE	5B	Mission Revival Apartment Court	Unaltered	1927
53310610	2452		4TH AVE	6Z	Art Moderne Bungalow Court	Heavily Altered	c.1935
53315205	2313		BRANT ST	5D3	Minimal Traditional Apartment Court	Unaltered	1953
53315206	2301		BRANT ST	5D3	Minimal Traditional Apartment Court	Unaltered	1953
53315504	304		IVY ST	5D3	Spanish Colonial Revival Apartment Court	Minimally Altered	1928
53316103	2147		BRANT ST	5D3	Minimal Traditional Apartment Court	Minimally Altered	1940
53316104	2137		BRANT ST	5D3	Contemporary Apartment Court	Minimally Altered	c.1950
53316105	2115		BRANT ST	5D3	Vernacular Bungalow Court	Minimally Altered	1935

Figure 3.7: Condensed tabular listing of all resources in the Proposed Bungalow & Apartment Court Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 6 of 7)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
53317414	2059		2ND AVE	5B	Art Moderne/Minimal Traditional Bungalow Court	Minimally Altered	1940
53318206	122		JUNIPER ST	5B	Spanish Colonial Revival Apartment Court	Minimally Altered	1937
53318210	2350		2ND AVE	5B	Vernacular Bungalow Court	Minimally Altered	1922
53318310	2350		3RD AVE	5B	Mission Revival Apartment Court	Minimally Altered	1928
53319509	2254		5TH AVE	5B	Spanish Colonial Revival Apartment Court	Minimally Altered	1938
53320402	526		GRAPE ST	5D3	Minimal Traditional Bungalow Court	Minimally Altered	1942
53328207	1922		3RD AVE	5B	Mission Revival Bungalow Court	Minimally Altered	1927
53329302	1949		5TH AVE	5D3	Spanish Eclectic Bungalow Court	Minimally Altered	c.1925
53329303	1937		5TH AVE	5D3	Spanish Eclectic Bungalow Court	Minimally Altered	c.1925
53329307	1938		6TH AVE	5D3	Mission Revival Apartment Court	Minimally Altered	c.1930
53329308	1950		6TH AVE	5D3	Art Moderne Apartment Court	Heavily Altered	c.1930

Figure 3.7: Condensed tabular listing of all resources in the Proposed Bungalow & Apartment Court Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 7 of 7)

2.2 Proposed Kate Olivia Sessions Thematic Historic District

Period of Significance: 1892-1925

Boundaries

See Figure 3.8 and Map #8 in Appendix A for further information and specific boundaries.

Four sites:

- **Sixth Avenue/Balboa Park Urban Edge:** City Right of Way between Upas and Elm Streets, West boundary of Balboa Park.
- **Lark Street:** City Right of Way from Montecito Way to the canyon past Lewis Street.
- **Kate Sessions Mission Hills Nursery Site:** 1525 Fort Stockton Drive.
- **Kate Sessions Balboa Park Nursery Site:** Northwest quadrant of Balboa Park at Upas Street and Sixth Avenue.

Applicable District Criteria:

A, D, F(b)

- **A:** Special elements of the city's, community's, or neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **D:** Notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city.

- **F(b):** Traditional Activity: An area or district associated with traditional activity, such as a central market, educational and transportation facilities, wharves, or warehousing. Such an area may also be remarkable for the particular architectural styles or method of construction associated with its original or traditional activity. Often a traditional activity has significantly shaped the history of the community, which it served in adding to its historic significance. If the traditional function exists in the present, it serves to illustrate the similarities and difference between past and present.

Sixth Avenue/Balboa Park Urban Edge

Period of Significance: 1900-1915

Boundaries

- Western Balboa Park boundary.
- North of Elm Street.
- South of Upas Street.
- Both West and East Right of Ways along Sixth Avenue.

Landscape/Hardscape Resources

- Paired Queen Palm plantings, ca. 1900, on both sides of Sixth Avenue from Upas to Elm Streets.
- Wider than normal parkways on both sides of Sixth Avenue.
- Open space views of the Park from West Park neighborhood.

The Sixth Avenue/Balboa Park Urban Edge is a significant contributor to the proposed Kate O. Sessions Thematic District. This century-old Kate Sessions planted streetscape along the western boundary of Balboa Park is a distinctive feature of Uptown's cosmopolitan character. It reflects planner's visions of a

genteel urban interface between the incipient city park and future residential development along Uptown's major transportation arteries, following in the tradition of urban boulevards inspired by Hausmann's mid-19th century work in Paris. Wide, tree-lined boulevards were also championed by City Beautiful proponent Frederick Law Olmsted as a way to extend park space into the city to increase property values. Under Olmsted's guidance, boulevard systems linking large urban parks began to appear in cities all over America during the last quarter of the 19th century. Sixth Avenue adjacent to Balboa Park is San Diego's testimonial to this national phenomenon, 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. It is inextricably associated with this part of Balboa Park as the first regional planned city park in San Diego and one that predates the 1915 Panama-California Exposition. Consequently, the Sixth Avenue/Balboa Park Urban Edge is a major contributor to a potential Balboa Park cultural landscape district as well.

Lark Street

Period of Significance: 1902-1916

Boundaries

- City Right of Way, 4100 Block of Lark Street from Montecito Way to the canyon past Lewis Street.

Landscape/Hardscape Resources

- Includes large parkway (approximately 15') exclusive to this block.
- Queen Palms, in double row of triangulated planting.
- Kate Sessions' signature pink sidewalks.
- Remnant plantings from Kate Sessions' growing grounds.

The 4100 block of Lark Street is a significant contributor to the proposed Kate Olivia Sessions Thematic District for two reasons. First, it was the center of Sessions' growing grounds in Mission Hills, which over time winnowed down to what is now the Mission Hills Nursery. Her grounds covered a great deal of the North Florence Heights subdivision, 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.

Second, Sessions herself inspired the area's notable streetscape of parkways, pink sidewalks and unusual triangulated Queen Palm plantings. She intended to set a precedent of landscape improvements, hoping they would be continued through the neighborhood. Although her far-sighted example was not followed, the 4100 block of Lark Street remains a model for suburban streetscape design. To take advantage of a localized housing boom, Sessions sold her nursery lots for residential uses on a parcel-by-parcel basis beginning in 1910. By 1925, she moved her nursery operations to Pacific Beach.

Kate Sessions Mission Hills Nursery Site

Period of Significance: 1902-1925

Boundaries

- Currently the Mission Hills Nursery bounded by Fort Stockton, Randolph, Stephens, and Washington Streets.

Landscape/Hardscape Resources

- Nursery operations.

The current Mission Hills Nursery site is a significant contributor to a potential Kate O. Sessions Thematic District. Kate Sessions' Mission Hills Nursery, also called the San Diego Nursery, sprawled over most of the North Florence Heights subdivision, with access from Stephens, Lewis, and Randolph Streets. Sessions transitioned her growing grounds to 'rural' Pacific Beach by 1925, following the construction of an electric railway corridor and subsequent robust housing boom in that sector of the city. What remains of her Mission Hills operation is contained within the block of Fort Stockton, Randolph, Stephens, and Washington Streets. Recognition of the site would be a commemorative designation only.

Kate Session Balboa Park Nursery Site

Period of Significance: 1892-1902

Boundaries

- Northwest quadrant of Balboa Park at Upas Street and Sixth Avenue.

Landscape/Hardscape Resources

- Mature horticultural specimen trees (to be determined*).

Sessions' thirty acre nursery site at Upas Street and Sixth Avenue is located just outside the survey boundaries in the northwest quadrant of Balboa Park, adjacent to the Marston House and gardens. 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. As precedent species of the park's historical tree palette, they reflect master landscape architect Samuel Parsons, Jr.'s horticultural vision for the park, developed under Sessions' advisement. For the purposes of this thematic district, recognition of the site would be a commemorative designation only.

**Because this site is also a contributor to a proposed Balboa Park Cultural Landscape Historic District, additional research leading to designation of the park and/or adoption of a landscape treatment plan for the park will identify specific horticultural contributors in the future.*

The Kate Olivia Sessions Uptown Thematic Historic District qualifies for historic designation under HRB Criterion A, reflecting special elements of the Uptown Community's landscape design and horticultural history, Criterion D as the work of noted horticulturalist Kate Olivia Sessions and HRB Criterion F (b) as an area or district associated with traditional activity, such as nursery fields. From these nursery fields came a majority of the street trees and Balboa Park plantings that significantly shaped the horticultural history of San Diego.

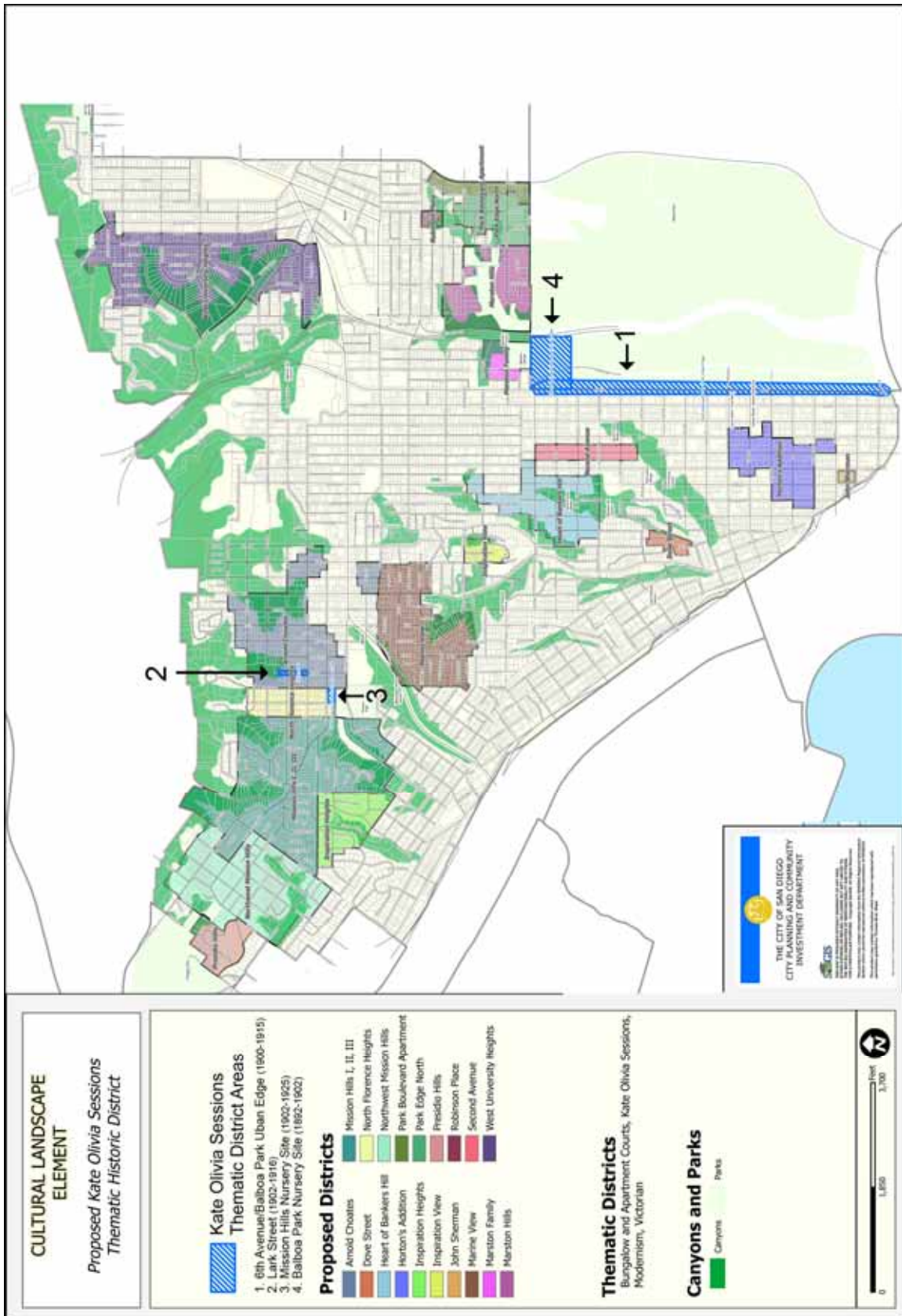


Figure 3.8: Map of Proposed Kate Olivia Sessions Thematic Historic District.

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2.3 Proposed Modernism Thematic Historic District

Period of Significance: 1935-Present

Boundaries

Continuous throughout survey area.

See Figure 3.13 and Map #9 in Appendix A for further information.

Applicable District Criteria

A, C, D, F (f,g,h,i)

- **A:** Special elements of the city's, community's, or neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **D:** The notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city (f,g,h,i).
 - **F(f):** Public Works - Districts which illustrate the development of public works and other significant engineering achievements. During all historical periods, structural aspects have been important, but after 1850, systems or construction employing steel and masonry contributed greatly to the evolution of commercial,

industrial, and public buildings and therefore take a large part in the study of architecture of late periods.

- **F(g):** Features of Daily Living - Districts which illustrate the details of daily living during a previous period. Equipment or mechanical devices such as call bells, speaking tubes, dumbwaiters, fans, or similar systems are examples.
- **F(h):** Industrial Evolution - Districts which illustrate the evolution of an industrial era and its effects on humanity. Examples include company towns, glassworks, factories, manufacturing processes, and marketing developments. Aspects of these have been instrumental in changing modes of work, altering working conditions, improving living standards, and generally affecting the social order.
- **F(i):** Craftsmanship - Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.

Resource Types

(number of contributing resources)

- Contemporary (324)
- Deconstructivist (1)
- International (9)
- Neo-Swiss Chalet (8)
- Ranch (90)
- Split Level Ranch (1)

Landscape/Hardscape Resources

To be determined. May include:

- Plazas
- Fountains

- Sculptures
- Signs
- Benches
- Outdoor lighting
- Railings
- Walls
- Fences
- Hardscape and plantings

The proposed Modernism Thematic Historic District contains a total of 713 structures. Of these structures, 433 are potential historic resources, while 280 structures are non-contributing due to significant alteration. Properties built after 1960 that are associated with this theme are not included in the Survey at this time because they are out of the survey’s date range. For the purposes of the Land Development Code 45 year review, they are exempt from historical review until they achieve 45 years of age. Because the City of San Diego has no age requirement for historical designation, they may be designated prior to achieving 45 years of age if Historic Resources Board Significance Criteria are met.

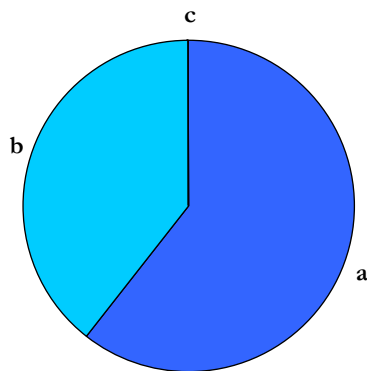


Figure 3.9: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (433)
- b. Non-Contributing: Significant Alteration (280)
- c. Non-Contributing: Out of Date Range (0)

The proposed thematic historic district features significant districts, sites, buildings, structures and objects that exhibit the principles of Modern design. Possible building types include: single and multiple family residences, office and commercial buildings, hospitals and medical facilities, and auto-related infrastructure (gas and repair stations, auto dealerships, car washes, parking structures, bridges and roads, auto-oriented commercial buildings like drive-in banks, fast food outlets, motels, etc.). Local architects working in this style may include, but are not limited to: Lloyd Ruocco, Robert Mosher, Russell Forester, Eugene Weston III, Dale Naegle, Bill Lewis, Richard Wheeler, Hal Sadler, Homer Delawie, Herb Turner, Robert Jones, Henry Hester, John Lloyd Wright, Sim Bruce Richards, Loch Crane, Frederick Livingstone, Frederick Liebhardt, Kendrick Bangs Kellogg and James Hubbell.

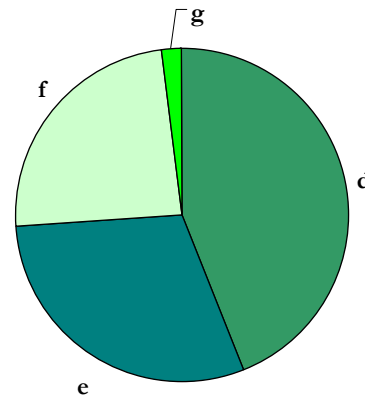


Figure 3.10: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (189)
- e. Multi-Family Residential (131)
- f. Commercial (104)
- g. Institutional/Religious (9)

Character defining features include:

- Rationality in design, with function expressed through form.
- Absence of overt historicizing details or references to the past.

- Open floor plan and flexible use of space with moveable partitions and modular parts.
- Simple and honest use of materials, with construction techniques and materials left exposed and incorporated into the design.
- Economy of construction with standardized/mass produced parts.
- Respect for and recognition of the nature of the site.
- Use of modern materials, especially concrete, steel, glass and synthetics.
- Maximization and modulation of natural light with glass curtain walls, skylights and clerestory lighting, overhangs, trellises, brise soleils.
- Blurring of indoor/outdoor spaces: carports, atriums, courtyards, patios, decks.
- Manufactured materials used in new ways:
 - concrete shapes (spun/pre-cast) concrete with rock-salt/exposed aggregate/ beach pebble finish.
 - concrete pavers with wood frames or separated with plant material surrounds.
- Natural materials used in new ways:
 - stone/pebble “streams.”
 - railroad ties.
 - water features.
 - trees/hedges for entrances/ privacy screens.
 - exterior paving materials (concrete, tile, terrazzo) extend into the interior spaces.

Criterion A, reflecting special elements of the Uptown Community’s Post-War development history, Criterion C for the distinctive characteristics of modern design, Criterion D for resources designed or built by architects or builders of note and HRB Criterion F(f) for public works reflective of this design style, F(g) for portraying details of daily living influenced by Modernist design principles, F(h) depicting the evolution of industrial materials and technologies for everyday use and F(i) for its examples of workmanship, craftsmanship, artistry, or design.

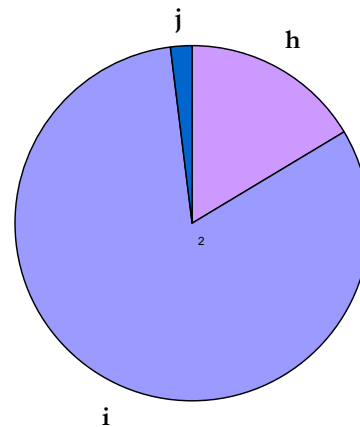


Figure 3.11: Potential Historic Resources by Integrity.

h. Unaltered (71)
i. Minimally Altered (354)
j. Heavily Altered (8)

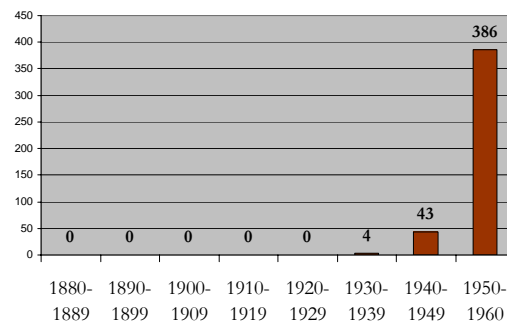


Figure 3.12: Potential Historic Resources by Decade.

The proposed Modernism Thematic Historic District qualifies under HRB

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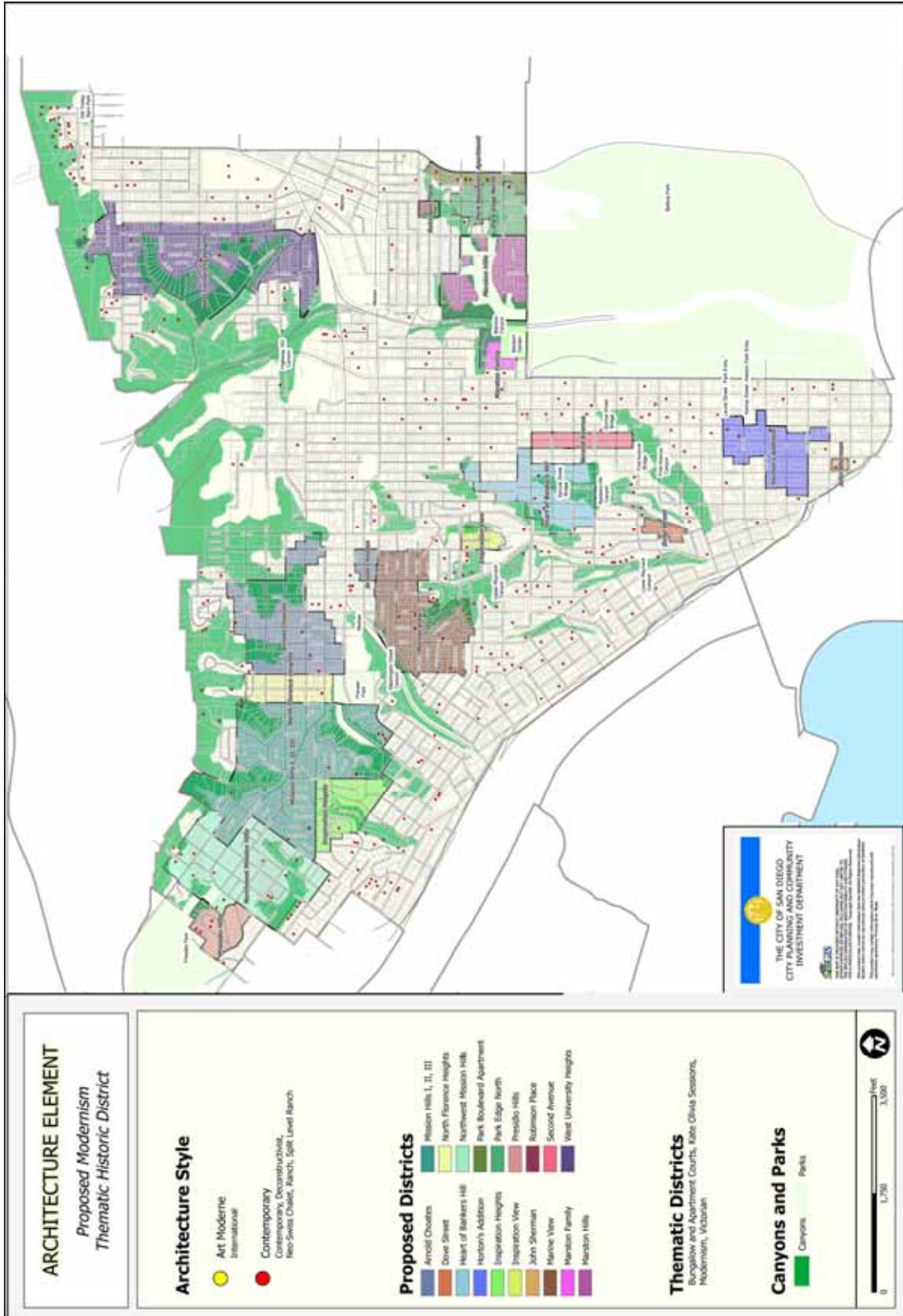


Figure 3.13: Map of Proposed Modernism Thematic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
43808001	1404		FRANCISCAN WAY	5B	Contemporary	Minimally Altered	c.1960
43808003	1250		FRANCISCAN WAY	5D3	Ranch	Minimally Altered	1954
43808009	1149		FRANCISCAN WAY	5D3	Contemporary	Minimally Altered	1950
43810103	1630		MISSION CLIFF DR	5D3	Ranch	Unaltered	1947
43810105	1644		MISSION CLIFF DR	5D3	Contemporary	Unaltered	1954
43810106	1650		MISSION CLIFF DR	6Z	Ranch	Heavily Altered	1947
43810107	4735		NORTH CT	5D3	Ranch	Minimally Altered	1947
43810108	4720		NORTH CT	6Z	Ranch	Heavily Altered	1949
43810109	4721		NORTH CT	5D3	Contemporary	Minimally Altered	1948
43810110	4715		NORTH CT	6Z	Contemporary	Heavily Altered	1947
43810112	1720		MISSION CLIFF DR	5D3	Ranch	Minimally Altered	1948
43810114	1748		MISSION CLIFF DR	6Z	Ranch	Heavily Altered	1948
43810115	1756		MISSION CLIFF DR	6Z	Ranch	Heavily Altered	1945
43810212	1701		MISSION CLIFF DR	5D3	Ranch	Minimally Altered	1952
43810215	1625		MISSION CLIFF DR	5D3	Ranch/Colonial Revival	Minimally Altered	1949
43810220	1741		MISSION CLIFF DR	5D3	Ranch	Minimally Altered	1954
43811113	4703		PARK BLVD	5D3	Contemporary	Minimally Altered	c.1950
43811202	1812		MISSION CLIFF DR	5D3	Ranch	Unaltered	1947
43811203	1818		MISSION CLIFF DR	5D3	Ranch	Minimally Altered	1948
43811204	1828		MISSION CLIFF DR	5D3	Ranch	Minimally Altered	1951
43811205	1838		MISSION CLIFF DR	5D3	Ranch/Contemporary	Minimally Altered	1951
43811206	1844		MISSION CLIFF DR	5D3	Ranch/Minimal Traditional	Minimally Altered	c.1955
43811207	1852		MISSION CLIFF DR	5D3	Ranch/Minimal Traditional	Unaltered	1948
43811208	1862		MISSION CLIFF DR	5D3	Ranch	Minimally Altered	1954
43811209	1872		MISSION CLIFF DR	5D3	Ranch/Minimal Traditional	Minimally Altered	1951
43811211	1904		MISSION CLIFF DR	5D3	Ranch	Minimally Altered	1955
43811212	1912		MISSION CLIFF DR	6Z	Ranch/Minimal Traditional	Heavily Altered	1949

Figure 3.14: Condensed tabular listing of all resources in the Proposed Modernism Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
43811213	1922		MISSION CLIFF DR	5D3	Ranch/Contemporary	Minimally Altered	1952
43811214	4820		LOMITAS DR	5D3	Ranch	Minimally Altered	c.1950
43811215	4830		LOMITAS DR	5D3	Ranch	Minimally Altered	1948
43811217	4845		LOMITAS DR	5D3	Contemporary	Unaltered	1949
43811218	4835		LOMITAS DR	5D3	Ranch	Minimally Altered	1950
43811219	4827		LOMITAS DR	5D3	Ranch	Minimally Altered	1948
43811221	4811		LOMITAS DR	5D3	Ranch	Minimally Altered	1951
43811224	4751		LOMITAS DR	5D3	Ranch	Unaltered	1952
43811225	4745		LOMITAS DR	6Z	Ranch	Heavily Altered	1953
43811302	1865		MISSION CLIFF DR	5D3	Contemporary	Minimally Altered	1948
43811304	1881		MISSION CLIFF DR	5D3	Ranch/Neocolonial	Minimally Altered	1947
43811305	1905		MISSION CLIFF DR	5D3	Ranch	Minimally Altered	1951
44266301	2540		JACKSON ST	6Z	Ranch	Minimally Altered	1951
44266303	4242		COSOY WAY	5D3	Ranch/Spanish Eclectic	Minimally Altered	1952
44267002	4304		ALTAMIRANO WAY	5D3	Contemporary	Minimally Altered	1953
44267003	4290		ALTAMIRANO WAY	5D3	Ranch	Minimally Altered	1949
44269102	4361		ALTAMIRANO WAY	5D3	Ranch	Unaltered	1941
44269111	4275		ALTAMIRANO WAY	5D3	Ranch	Unaltered	1953
44270201	2414		MARILUISE WAY	5D3	Contemporary	Minimally Altered	1953
44270204	4326		ARISTA ST	5D3	Contemporary	Minimally Altered	1954
44305103	4472		ARISTA ST	5D3	Contemporary	Minimally Altered	1950
44305107	4481		ARISTA ST	5D3	Contemporary	Minimally Altered	1952
44305109	2354		PINE ST	5D3	Contemporary	Minimally Altered	1953
44305140	4501		ARISTA ST	5D3	Contemporary	Minimally Altered	1955
44306102	4427		CONDE ST	6Z	Contemporary	Minimally Altered	1955
44306105	2417		PINE ST	5D3	Contemporary	Minimally Altered	1951
44306125	4355		ARISTA ST	6Z	Ranch	Heavily Altered	1955
44306131	4395		ARISTA ST	5D3	Ranch/Minimal Traditional	Minimally Altered	1950
44312102	4490		HORTENSIA ST	5D3	Contemporary	Minimally Altered	1951
44314004	4444		VALLE VISTA	6Z	Ranch/Minimal Traditional	Heavily Altered	1941
44314006	4489		HERMOSA WAY	6Z	Ranch	Heavily Altered	1954
44314011	4460		TERALTA PL	5D3	Ranch	Minimally Altered	1958
44314015	4445		TERALTA PL	5D3	Neo-Swiss Chalet	Minimally Altered	1956

Figure 3.14: Condensed tabular listing of all resources in the Proposed Modernism Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 2 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44317004	4436		PLUMOSA WAY	5D3	Contemporary	Minimally Altered	1960
44318001	4302		PLUMOSA WAY	5D3	Ranch	Minimally Altered	1956
44318003	4329		PLUMOSA WAY	5D3	Ranch	Minimally Altered	1954
44319009	4261		RANDOLPH ST	5D3	Ranch	Unaltered	1951
44321042	4255		AMPUDIA ST	6Z	Contemporary	Heavily Altered	1958
44321107	4304		HORTENSIA ST	5D3	Contemporary	Minimally Altered	1958
44321149	4276		ALOHA PL	6Z	Contemporary/Ranch	Heavily Altered	1955
44321150	4268		ALOHA PL	6Z	Contemporary/Ranch	Heavily Altered	1954
44321151	4260		ALOHA PL	6Z	Ranch	Heavily Altered	1957
44329008	1724	W	ARBOR DR	6Z	Ranch	Minimally Altered	1951
44329012	4302		PLUMOSA WAY	5D3	Ranch	Minimally Altered	c.1960
44331008	4284		JACKDAW ST	5D3	Ranch	Minimally Altered	1941
44331033	4255		RANDOLPH ST	5B	Contemporary	Minimally Altered	1941
44334014	2363		CRESCENT DR	5D3	Ranch	Minimally Altered	1949
44334015	2341		WHITMAN ST	5D3	Ranch	Minimally Altered	1950
44334023	4145		ARISTA ST	6Z	Ranch	Heavily Altered	1946
44334035	2394		JUAN ST	6Z	Ranch	Minimally Altered	1953
44334037	2378		JUAN ST	6Z	Contemporary	Minimally Altered	1960
44334038	2370		JUAN ST	6Z	Ranch/Colonial Revival	Minimally Altered	1952
44334039	2350		JUAN ST	5D3	Ranch/Colonial Revival	Minimally Altered	1951
44334040	2344		JUAN ST	5D3	Contemporary	Minimally Altered	1951
44334041	2340		JUAN ST	6Z	Ranch	Minimally Altered	1952
44334042	2316		JUAN ST	5D3	Contemporary	Minimally Altered	1959
44334043	2304		JUAN ST	5D3	Ranch/Colonial Revival	Minimally Altered	1954
44337004	4232		WITHERBY ST	6Z	Contemporary	Heavily Altered	1958
44337020	2223		WHITMAN ST	5D3	Contemporary	Minimally Altered	1952
44337028	2273		WHITMAN ST	5D3	Ranch	Minimally Altered	1953
44340101	4295		WITHERBY ST	5D3	Ranch/Spanish Eclectic	Minimally Altered	1938
44340218	2034		SUNSET BLVD	5D3	Contemporary	Minimally Altered	1955
44347306	1530	W	LEWIS ST	6Z	Contemporary	Heavily Altered	c.1950
44351142	2377		JUAN ST	5D3	Contemporary/Ranch	Minimally Altered	1950
44351143	2349		JUAN ST	6Z	Contemporary/Ranch	Heavily Altered	1955
44352022	2215		JUAN ST	5D3	Ranch	Minimally Altered	1947
44352023	2229		JUAN ST	6Z	Contemporary	Heavily Altered	1960
44352024	2235		JUAN ST	6Z	Contemporary/Ranch	Minimally Altered	1951
44352032	2223		GUY ST	6Z	Contemporary/Ranch	Minimally Altered	1952

Figure 3.14: Condensed tabular listing of all resources in the Proposed Modernism Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 3 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44352036	2225		GUY ST	6Z	Ranch	Minimally Altered	1957
44356309	4149		MILLER ST	5D3	Contemporary	Minimally Altered	1955
44361121	1876		SHERIDAN AVE	5D3	Ranch	Minimally Altered	1939
44362008	4025		ST JAMES PL	5D3	Ranch/Contemporary	Minimally Altered	1953
44363107	1878		WASHINGTON PL	5D3	Contemporary	Unaltered	1959
44363108	1870		WASHINGTON PL	5D3	Contemporary	Minimally Altered	1956
44366105	1602		FORT STOCKTON DR	5D3	Contemporary	Minimally Altered	c.1950
44368106	4061		RANDOLPH ST	7N1	Deconstructivist	Unaltered	c.1990
44368201	4085		LARK ST	5D3	Contemporary	Unaltered	c.1955
44375105	2134		MERGHO IMPASSE	5D3	Ranch	Minimally Altered	1957
44375106	2122		MERGHO IMPASSE	6Z	Ranch	Heavily Altered	1958
44375108	3882		BANDINI ST	5D3	Ranch	Minimally Altered	1958
44375109	3892		BANDINI ST	5D3	Contemporary	Heavily Altered	1958
44375110	2141		HAYDEN WAY	5D3	Ranch	Minimally Altered	1960
44375111	2163		HAYDEN WAY	5D3	Ranch	Minimally Altered	1959
44375113	2195		HAYDEN WAY	5D3	Contemporary	Unaltered	1960
44375201	2180		HAYDEN WAY	6Z	Ranch	Heavily Altered	1960
44375203	2140		HAYDEN WAY	6Z	Ranch	Heavily Altered	1957
44376203	2136		GUY ST	6Z	Contemporary	Unaltered	1951
44376304	2145		GUY ST	6Z	Contemporary	Minimally Altered	1955
44376309	4045		COUTS ST	5D3	Ranch/Colonial Revival	Minimally Altered	1953
44377101	3940		BANDINI ST	6Z	Ranch	Unaltered	1958
44377102	3928		BANDINI ST	6Z	Ranch	Minimally Altered	1959
44377106	3902		BANDINI ST	6Z	Ranch	Unaltered	1957
44377204	3881		BANDINI ST	6Z	Ranch	Heavily Altered	1957
44377205	3891		BANDINI ST	6Z	Ranch	Minimally Altered	1957
44377206	3923		BANDINI ST	6Z	Contemporary	Minimally Altered	1958
44377207	3929		BANDINI ST	6Z	Ranch	Minimally Altered	1958
44378102	2110		GUY ST	5D3	Contemporary	Heavily Altered	1957
44378201	4119		BANDINI ST	5D3	Ranch	Unaltered	1954
44378202	4010		MILLER ST	5D3	Ranch	Unaltered	1958
44378301	4031		BANDINI ST	6Z	Ranch	Minimally Altered	1958
44378303	4011		BANDINI ST	5D3	Contemporary	Minimally Altered	1960
44378307	4031		MILLER ST	5D3	Contemporary	Unaltered	1958
44378401	4030		BANDINI ST	6Z	Ranch	Heavily Altered	1956
44378403	4014		BANDINI ST	6Z	Ranch	Unaltered	1957
44378404	4004		BANDINI ST	6Z	Ranch	Minimally Altered	1955

Figure 3.14: Condensed tabular listing of all resources in the Proposed Modernism Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 4 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44379201	3939		BANDINI ST	6Z	Contemporary	Minimally Altered	1955
44379203	3953		BANDINI ST	6Z	Ranch	Heavily Altered	1955
44379208	2021		RODELANE ST	5D3	Contemporary	Minimally Altered	1959
44379210	3959		BANDINI ST	6Z	Ranch	Unaltered	1956
44379211	3977		BANDINI ST	5D3	Contemporary	Unaltered	1955
44379216	2011		RODELANE ST	5D3	Ranch	Unaltered	1959
44403101	4356		ARCADIA DR	5D3	Contemporary	Minimally Altered	1957
44403102	4364		ARCADIA DR	5D3	Ranch	Minimally Altered	1953
44403203	4325		AVALON DR	6Z	Ranch	Unaltered	1951
44403206	4311		AVALON DR	5D3	Ranch	Minimally Altered	1953
44403213	4309		AVALON DR	5D3	Ranch	Minimally Altered	1958
44403312	4345		ARCADIA DR	5D3	Contemporary	Minimally Altered	1956
44406004	4363		GOLDFINCH ST	5D3	Contemporary	Minimally Altered	1948
44409118	4328		GOLDFINCH ST	6Z	Ranch	Minimally Altered	1952
44409205	4311		GOLDFINCH ST	5D3	Ranch	Minimally Altered	1948
44412003	706		MADISON AVE	6Z	Contemporary	Heavily Altered	c.1955
44413113	906		GOLDEN GATE DR	5D3	Contemporary/Ranch	Unaltered	1951
44413308	4604		RHODE ISLAND ST	5D3	Contemporary	Minimally Altered	1953
44413309	4622		RHODE ISLAND ST	5D3	Ranch	Minimally Altered	1952
44413319	4641		MASSACHUSETTS ST	5D3	Contemporary	Heavily Altered	1949
44413401	4647		RHODE ISLAND ST	5B	Contemporary/Ranch	Minimally Altered	1960
44413405	1029		GOLDEN GATE DR	5D3	Ranch	Minimally Altered	1950
44417105	4560		NEW HAMPSHIRE ST	5D3	Ranch	Minimally Altered	1948
44417215	4525		NEW HAMPSHIRE ST	7N1	Contemporary	Heavily Altered	1952
44417405	4546		RHODE ISLAND ST	5D3	Ranch	Minimally Altered	1948
44418001	4501		RHODE ISLAND ST	5D3	Ranch	Unaltered	1952
44418002	4502		RHODE ISLAND ST	5D3	Ranch	Minimally Altered	1955
44422011	4315		10TH AVE	6Z	Ranch	Heavily Altered	1930
44424106	4430		ARCH ST	6Z	Ranch/Minimal Traditional	Minimally Altered	1956
44425001	1133		MEADE AVE	5D3	Contemporary	Unaltered	1957

Figure 3.14: Condensed tabular listing of all resources in the Proposed Modernism Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 5 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44425017	4302		PROCTOR PL	6Z	Ranch	Minimally Altered	1949
44426112	4277		JACKDAW ST	5D3	Ranch	Minimally Altered	1940
44426409	4220		IBIS ST	6Z	Ranch	Minimally Altered	1951
44430101	130		DICKINSON ST	5D3	Contemporary	Minimally Altered	c.1960
44430203	135		DICKINSON ST	5D3	Contemporary	Minimally Altered	c.1960
44431123	4292		3RD AVE	6Z	Contemporary	Heavily Altered	c.1960
44431125	4274		3RD AVE	6Z	Contemporary	Minimally Altered	1958
44431126	4284		3RD AVE	6Z	Contemporary	Minimally Altered	1958
44435126	901		HAYES AVE	5D3	Contemporary	Minimally Altered	c.1940
44437119	1052		HAYES AVE	5D3	Contemporary	Unaltered	c.1955
44437302	1029		HAYES AVE	5D3	Contemporary	Unaltered	1959
44437306	1061		HAYES AVE	5D3	Contemporary	Unaltered	1951
44438108	1210	W	LEWIS ST	5D3	Contemporary	Minimally Altered	c.1955
44439201	4179		IBIS ST	6Z	Ranch	Heavily Altered	1960
44439512	1011	W	MONTECITO WAY	6Z	Ranch	Altered Beyond Recognition	1960
44440111	4080		HAWK ST	5D3	Contemporary/Shed	Minimally Altered	c.1955
44440112	4076		IBIS ST	5D3	Contemporary	Minimally Altered	c.1960
44440310	4038		GOLDFINCH ST	6Z	Contemporary	Heavily Altered	1950
44440406	1012	W	WASHINGTON ST	5D3	Contemporary	Minimally Altered	1959
44440412	4041		IBIS ST	5D3	Contemporary	Unaltered	c.1960
44440513	4024		IBIS ST	6Z	Contemporary	Heavily Altered	1950
44442108	4194		FALCON ST	5D3	Ranch	Unaltered	1955
44446010	4190		FRONT ST	6Z	Contemporary	Unaltered	1959
44449207	4055		FRONT ST	6Z	Contemporary	Minimally Altered	1952
44450310	4118		BACHMAN PL	5D3	Contemporary	Unaltered	1952
44450404	4129		FRONT ST	6Z	Contemporary	Heavily Altered	1948
44451306	4109		3RD AVE	6Z	Contemporary	Heavily Altered	1956
44452121	4030		3RD AVE	5D3	Neo-Swiss Chalet Apartment Court	Minimally Altered	1959
44456026	4047		8TH AVE	5D3	Contemporary Apartment Court	Unaltered	1956
44456027	4045		8TH AVE	5D3	Contemporary Apartment Court	Minimally Altered	1956
44456028	4029		8TH AVE	6Z	Contemporary	Minimally Altered	1956
44456029	4021		8TH AVE	5D3	Contemporary Apartment Court	Unaltered	c.1940
44461103	925		WASHINGTON ST	5B	Contemporary	Minimally Altered	c.1960
44461111	3974		GOLDFINCH ST	5D3	Contemporary	Minimally Altered	c.1960
44461112	901		WASHINGTON ST	5D3	Contemporary	Minimally Altered	c.1960

Figure 3.14: Condensed tabular listing of all resources in the Proposed Modernism Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 6 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44461201	3993		GOLDFINCH ST	5D3	Contemporary	Minimally Altered	c.1960
44462207	3958		DOVE ST	6Z	Contemporary	Minimally Altered	1958
44462301	450		WASHINGTON ST	5D3	Contemporary	Minimally Altered	1958
44463110	3954		ALBATROSS ST	6Z	Contemporary	Heavily Altered	1960
44463121	417		WASHINGTON ST	6Z	Contemporary	Heavily Altered	1958
44463214	340		UNIVERSITY PL	5D3	Contemporary	Minimally Altered	c.1960
44463508	416		UNIVERSITY PL	5D3	Contemporary	Unaltered	1958
44465026	3956		1ST AVE	5D3	International	Minimally Altered	1957
44465027	3960		1ST AVE	6Z	Contemporary	Heavily Altered	1955
44465030	119		WASHINGTON ST	6Z	Contemporary	Heavily Altered	1958
44465036	209	W	WASHINGTON ST	5D3	Contemporary w/concrete folded plate roof	Unaltered	c.1960
44465038	141		WASHINGTON ST	6Z	Contemporary	Minimally Altered	c.1960
44466102	111		WASHINGTON ST	6Z	Contemporary	Heavily Altered	1938
44466215	3952		4TH AVE	6Z	Contemporary	Minimally Altered	1958
44467117	3960		5TH AVE	6Z	Contemporary	Heavily Altered	1956
44467117	3664		5TH AVE	6Z	Contemporary	Heavily Altered	1956
44468210 01	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
44468210 02	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
44468210 03	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
44468210 04	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
44468210 05	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
44468210 06	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
44468210 07	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
44468210 08	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
44468210 09	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
44468210 10	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
44468210 11	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950

Figure 3.14: Condensed tabular listing of all resources in the Proposed Modernism Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 7 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
4446821012	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821013	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821014	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821015	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821016	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821017	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821018	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821019	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821020	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821021	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821022	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821023	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821024	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821025	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821026	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821027	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821028	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821029	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821030	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821031	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821032	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821033	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821034	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821035	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
4446821036	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950

Figure 3.14: Condensed tabular listing of all resources in the Proposed Modernism Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 8 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
4446821037	3940		7TH AVE	5D3	Contemporary	Minimally Altered	c.1950
44468309	734		UNIVERSITY AVE	6Z	Contemporary	Heavily Altered	1956
44468314	3955		7TH AVE	5D3	Contemporary Apartment Court	Minimally Altered	c.1955
44469002	3983		8TH AVE	5B	Contemporary	Minimally Altered	c.1955
44469007	3949		8TH AVE	6Z	Contemporary	Minimally Altered	1956
44469024	825		WASHINGTON ST	5D3	Contemporary	Minimally Altered	c.1960
44469033	3932		9TH AVE	5D3	Contemporary Apartment Court	Minimally Altered	c.1960
44471022	4165		5TH AVE	5D3	Contemporary	Unaltered	1959
44472018	4217		3RD AVE	6Z	Contemporary	Minimally Altered	c.1950
44503309	4609		CAMPUS AVE	5D3	Contemporary	Minimally Altered	c.1950
44504129	4636		PARK BLVD	6Z	Contemporary	Minimally Altered	1959
44504130	4636		PARK BLVD	6Z	Contemporary	Minimally Altered	c.1950
44510118	4582		MARYLAND ST	5D3	Neo-Swiss Chalet	Unaltered	c.1960
44512101	4591		MADISON AVE	5D3	Contemporary Bungalow Court	Minimally Altered	c.1950
44512101	1609		MADISON AVE	5D3	Contemporary Bungalow Court	Minimally Altered	c.1950
44512103	4565		CAMPUS AVE	5D3	Contemporary	Unaltered	c.1950
44512106	4545		CAMPUS AVE	6Z	Contemporary	Heavily Altered	c.1950
44512205	4575		NORTH AVE	5D3	Contemporary	Minimally Altered	1960
44512208	4553		NORTH AVE	5D3	Contemporary	Minimally Altered	1958
44512220	4522		PARK BLVD	6Z	Contemporary	Heavily Altered	1958
44518129	4484		MARYLAND ST	6Z	Contemporary	Heavily Altered	1924
44520121	4430		NORTH AVE	6Z	Contemporary	Heavily Altered	c.1950
44526107	4351		PROCTOR PL	5D3	Contemporary	Minimally Altered	c.1950
44526224	4298		MARYLAND ST	5D3	Contemporary	Minimally Altered	c.1955
44527121	4330		CLEVELAND AVE	5D3	Ranch	Minimally Altered	1955
44527124	4354		CLEVELAND AVE	5D3	Contemporary	Minimally Altered	1950
44527234	4360		CAMPUS AVE	5D3	Contemporary	Minimally Altered	c.1955
44528205	1238		JOHNSON AVE	6Z	Ranch	Heavily Altered	1955
44529209	4245		CLEVELAND AVE	5D3	Contemporary/Eclectic	Unaltered	c.1960
44529217	4204		CAMPUS AVE	5D3	Contemporary/New Classicism	Minimally Altered	c.1950
44529224	4272		CAMPUS AVE	5D3	Contemporary	Unaltered	c.1950
44530002	4345		CAMPUS AVE	1S	Contemporary	Minimally Altered	c.1960
44530002	4345		CAMPUS AVE	1S	Contemporary	Minimally Altered	c.1960
44530002	4345		CAMPUS AVE	1S	Contemporary	Minimally Altered	c.1955
44546011	4111		MARYLAND ST	5D3	Contemporary	Minimally Altered	c.1955

Figure 3.14: Condensed tabular listing of all resources in the Proposed Modernism Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 9 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44546012	1424		LINCOLN AVE	6Z	Contemporary	Minimally Altered	c.1955
44546020	4150		CLEVELAND AVE	5D3	Contemporary	Unaltered	c.1960
44547022	4124		CAMPUS AVE	5D3	Contemporary	Unaltered	1957
44547024	4136		CAMPUS AVE	6Z	Contemporary	Minimally Altered	1950
44548017	1299		LINCOLN AVE	5D3	Contemporary	Unaltered	1957
44560002	940		UNIVERSITY AVE	6Z	Contemporary	Heavily Altered	1952
44563123	3990		CLEVELAND AVE	5D3	Contemporary	Minimally Altered	c.1960
44563218	3960		NORMAL ST	5D3	Contemporary	Minimally Altered	c.1955
44564110	3945		NORMAL ST	5D3	Contemporary	Unaltered	c.1955
44564132	3935		NORMAL ST	5D3	Contemporary	Unaltered	c.1960
44564220	3980		PARK BLVD	6Z	Contemporary	Heavily Altered	1957
45101204	1820		NEALE ST	5D3	Contemporary	Minimally Altered	1950
45101306	3812		KEATING ST	6Z	Contemporary	Minimally Altered	1960
45101505	3776		KEATING ST	6Z	Contemporary	Minimally Altered	1959
45101508	1774		TORRANCE ST	6Z	Contemporary	Minimally Altered	1958
45102102	3958		PRINGLE ST	6Z	Contemporary	Minimally Altered	1950
45102204	3959		PRINGLE ST	6Z	Contemporary/Ranch	Minimally Altered	1955
45102211	3953		PRINGLE ST	6Z	Contemporary	Minimally Altered	1950
45102401	1631		TUPPER ST	5D3	Contemporary	Minimally Altered	c.1950
45102401	1638		SUTTER ST	5D3	Ranch	Minimally Altered	c.1950
45102405	3871		KEATING ST	6Z	Ranch	Heavily Altered	1957
45102501	3920		PRINGLE ST	6Z	Contemporary	Heavily Altered	1958
45105015	1117		BUSH ST	5D3	Ranch	Minimally Altered	1952
45111307	3655		KEATING ST	5D3	Contemporary	Minimally Altered	1959
45112102	3765		KEATING ST	6Z	Contemporary	Minimally Altered	1958
45112310	1669		TORRANCE ST	5D3	Contemporary/International	Minimally Altered	1935
45112312	1682		PUTERBAUGH ST	5B	Contemporary	Minimally Altered	1959
45113305	1652		NEALE ST	5D3	Ranch	Minimally Altered	1946
45115301	1211	W	PENNSYLVANIA AVE	5D3	Contemporary	Minimally Altered	1954
45115405	1428		TORRANCE ST	5D3	Neo-Swiss Chalet	Minimally Altered	1960
45115407	1414		TORRANCE ST	6Z	Contemporary	Heavily Altered	1957
45115414	3682		KITE ST	6Z	Ranch	Heavily Altered	1951
45117103	1144		SUTTER ST	5D3	Contemporary	Minimally Altered	1958
45117109	1102		SUTTER ST	5D3	Contemporary	Minimally Altered	1958
45117315	3711		CRANE PL	5D3	Ranch	Minimally Altered	1960
45118001	3716		HAWK ST	6Z	Ranch	Heavily Altered	1957
45118002	3712		HAWK ST	5D3	Ranch	Minimally Altered	1958
45118003	3708		HAWK ST	5D3	Split Level Ranch	Minimally Altered	1958

Figure 3.14: Condensed tabular listing of all resources in the Proposed Modernism Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 10 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45118008	3715		HAWK ST	5D3	Contemporary	Minimally Altered	c.1960
45120105	3737		EAGLE ST	6Z	Ranch	Minimally Altered	1960
45120107	630	N	CRESCENT CT	5B	Contemporary	Minimally Altered	1958
45120110	3720		DOVE ST	6Z	Contemporary	Minimally Altered	1952
45120112	3740		DOVE ST	6Z	Contemporary	Heavily Altered	1953
45120115	3730		DOVE ST	6Z	Contemporary	Minimally Altered	1953
45120207	631	N	CRESCENT CT	5D3	Contemporary	Minimally Altered	1957
45121105	3620		KEATING ST	5D3	Contemporary Bungalow Court	Minimally Altered	1952
45122409	1677		WINDER ST	5D3	Contemporary Apartment Court	Minimally Altered	1956
45122409	1669		LINWOOD ST	5D3	Contemporary Apartment Court	Minimally Altered	1956
45123106	1570		GUY ST	6Z	Ranch	Minimally Altered	1959
4512320402	1563		GUY ST	6Z	Contemporary	Heavily Altered	1957
45124305	3602		KITE ST	5D3	Contemporary	Minimally Altered	1954
45124401	1433		PUTERBAUGH ST	5D3	Contemporary	Minimally Altered	1950
45124402	1425		PUTERBAUGH ST	5D3	Contemporary	Minimally Altered	1950
45125221	1010	W	BROOKES AVE	5D3	Ranch/Contemporary	Minimally Altered	1957
45125301	1025	W	BROOKES AVE	5D3	Ranch/Contemporary	Minimally Altered	1957
45127204	3695		REYNARD WAY	5D3	Contemporary	Minimally Altered	1958
45127212	719		PENNSYLVANIA AVE	5D3	Contemporary Apartment Court	Minimally Altered	1949
45127223	821		VANDERBILT PL	5D3	Contemporary/Ranch	Minimally Altered	1951
45128001	3651		REYNARD WAY	5D3	Contemporary Apartment Court	Minimally Altered	c.1950
45128003	3621		REYNARD WAY	5D3	Contemporary Apartment Court	Minimally Altered	c.1955
45128007	806	W	BROOKES AVE	6Z	Contemporary	Heavily Altered	1958
45128014	715		TORRANCE ST	5D3	Contemporary	Minimally Altered	c.1955
45128016	3630		EAGLE ST	5D3	Contemporary	Minimally Altered	c.1955
45128017	3630		EAGLE ST	5D3	Contemporary	Minimally Altered	c.1955
45129101	655		TORRANCE ST	5D3	Contemporary	Minimally Altered	1949
45132109	3691		COLUMBIA ST	6Z	Contemporary	Minimally Altered	c.1955
45132312	3633		COLUMBIA ST	5D3	Contemporary	Minimally Altered	1958
45132315	3645		COLUMBIA ST	6Z	Contemporary	Heavily Altered	c.1955
45132404	3615		INDIA ST	6Z	Contemporary	Minimally Altered	1957
45132510	3683		INDIA ST	6Z	Contemporary	Heavily Altered	c.1955
45133105	3502		LARK ST	5D3	Contemporary	Minimally Altered	1956
45133202	3527		LARK ST	5D3	Contemporary	Unaltered	1952
45134209	1333	W	WALNUT AVE	5D3	Contemporary	Unaltered	1954

Figure 3.14: Condensed tabular listing of all resources in the Proposed Modernism Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 11 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45134315	3419		KITE ST	6Z	Contemporary	Minimally Altered	1954
45135107	3420		IBIS ST	6Z	Contemporary	Heavily Altered	1960
45135115	3437		JACKDAW ST	5B	Contemporary	Minimally Altered	1959
45135213	3450		HAWK ST	6Z	Contemporary	Minimally Altered	1950
45136204	3515		IBIS ST	5D3	Ranch/Contemporary	Minimally Altered	1959
45136207	1004	W	WALNUT AVE	5D3	Contemporary	Minimally Altered	1958
45137013	3525		REYNARD WAY	5D3	Contemporary	Minimally Altered	1959
45138003	3457		HAWK ST	5D3	Neo-Swiss Chalet	Minimally Altered	1958
45138006	3405		HAWK ST	5D3	Contemporary	Minimally Altered	1949
45138007	3404		GOLDFINCH ST	6Z	Contemporary	Minimally Altered	1954
45138008	3414		GOLDFINCH ST	5D3	Contemporary	Minimally Altered	1950
45140011	3545		DOVE CT	5D3	Ranch	Minimally Altered	1954
45145201	3555		INDIA ST	5D3	Contemporary	Minimally Altered	1958
45145307	3511		INDIA ST	5D3	Contemporary	Unaltered	1959
45146116	3593		UNION ST	5D3	Contemporary	Minimally Altered	1950
45146120	3565		UNION ST	5D3	Contemporary w/ Post and Beam features	Minimally Altered	1959
45146206	3552		UNION ST	5D3	Ranch/Contemporary	Minimally Altered	c.1950
45146308	3505		STATE ST	5D3	Contemporary Bungalow Court	Unaltered	c.1950
45146412	3505		COLUMBIA ST	6Z	Ranch/Minimal Traditional	Unaltered	1953
45147113	3467		STATE ST	6Z	Contemporary	Heavily Altered	1955
45147202	3453		UNION ST	5D3	Contemporary	Minimally Altered	1954
45147205	3417		UNION ST	6Z	Ranch/Colonial Revival	Minimally Altered	1954
45147211	1307	W	UPAS ST	6Z	Ranch/Contemporary	Minimally Altered	1952
45147404	3327		STATE ST	5D3	Contemporary	Minimally Altered	1951
45147406	1220		SASSAFRAS ST	5D3	Contemporary	Minimally Altered	1956
45147408	3326		UNION ST	6Z	Contemporary	Minimally Altered	1958
45148006	3366		IBIS ST	6Z	Contemporary	Minimally Altered	1956
45148015	3405		KITE ST	5D3	Ranch/Contemporary	Unaltered	1950
45148016	3412		IBIS ST	6Z	Ranch/Contemporary	Minimally Altered	1960
45149103	3343		IBIS ST	6Z	Contemporary	Minimally Altered	1952
45149104	3325		IBIS ST	6Z	Contemporary	Minimally Altered	1956
45149106	1080	W	THORN ST	5D3	Neo-Swiss Chalet	Minimally Altered	1960
45149107	3306		HAWK ST	6Z	Contemporary	Minimally Altered	1951
45149206	3302		GOLDFINCH ST	6L	Contemporary	Minimally Altered	1954
45149210	3352		GOLDFINCH ST	5D3	Contemporary	Minimally Altered	1953

Figure 3.14: Condensed tabular listing of all resources in the Proposed Modernism Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 12 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45149213	3301		HAWK ST	6Z	Contemporary	Minimally Altered	1943
45150208	719	W	UPAS ST	6Z	Ranch/Colonial Revival	Heavily Altered	1947
45150222	3330		REYNARD WAY	5D3	Contemporary	Minimally Altered	1959
45150224	3302		REYNARD WAY	5D3	Contemporary w/Mission elements	Minimally Altered	c.1950
45150226	3360		REYNARD WAY	5B	Contemporary	Minimally Altered	1959
45151017	3486		REYNARD WAY	6Z	Contemporary	Unaltered	1950
45151021	3430		REYNARD WAY	5D3	Contemporary	Unaltered	1959
45151030	3428		CURLEW ST	5D3	Contemporary/Vernacular	Minimally Altered	1952
45153204	3429		COLUMBIA ST	5D3	Contemporary	Minimally Altered	1956
45153413	3365		INDIA ST	6Z	Contemporary	Minimally Altered	1956
45154203	3289		IBIS ST	6Z	Contemporary	Heavily Altered	1957
45154213	1026		SPRUCE ST	5B	Contemporary	Minimally Altered	c.1960
45154214	1004	W	SPRUCE ST	6Z	Contemporary	Minimally Altered	1957
45154402	1144	W	REDWOOD ST	6Z	Ranch	Heavily Altered	1954
45154403	1126	W	REDWOOD ST	5D3	Contemporary	Minimally Altered	c.1960
45155007	3202		HAWK ST	5D3	Contemporary	Minimally Altered	1958
45155011	3252		HAWK ST	5D3	Contemporary	Minimally Altered	1952
45156209	3230		FALCON ST	6Z	Ranch/Colonial Revival	Minimally Altered	1954
45156212	3266		FALCON ST	6Z	Contemporary	Minimally Altered	1956
45156301	3275		FALCON ST	6Z	Contemporary	Heavily Altered	c.1950
45156302	3263		FALCON ST	6Z	Contemporary	Minimally Altered	1950
45156304	3237		FALCON ST	6Z	Ranch	Minimally Altered	1953
45156305	3206		REYNARD WAY	5D3	Contemporary Apartment Court	Heavily Altered	1957
45157004	3103		HAWK ST	5D3	Contemporary	Unaltered	c.1960
45157010	3101		HORTON AVE	6Z	Contemporary	Minimally Altered	1954
45158003	2988		REYNARD WAY	6Z	Contemporary	Heavily Altered	1955
45158004	2976		REYNARD WAY	5D3	Ranch	Minimally Altered	1953
45158005	2962		REYNARD WAY	6Z	Ranch	Heavily Altered	c.1960
45158006	2948		REYNARD WAY	5D3	Contemporary	Unaltered	c.1960
45158008	2920		REYNARD WAY	5D3	Contemporary	Minimally Altered	c.1960
45158010	3102		REYNARD WAY	5D3	Contemporary	Minimally Altered	c.1955

Figure 3.14: Condensed tabular listing of all resources in the Proposed Modernism Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 13 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45158016	3020		REYNARD WAY	6Z	Contemporary	Heavily Altered	1956
45158017	3006		REYNARD WAY	5D3	Contemporary	Minimally Altered	1953
45158018	2994		REYNARD WAY	5D3	Contemporary	Minimally Altered	1956
45158021	3013		HORTON AVE	6Z	Contemporary	Minimally Altered	1948
45158022	3013		HORTON AVE	6Z	Contemporary	Minimally Altered	1948
45158026	3013		HORTON AVE	6Z	Contemporary	Minimally Altered	1948
45159105	3735		INDIA ST	6Z	Contemporary	Heavily Altered	c.1960
45159130	1802	W	WASHINGTON ST	6Z	Contemporary	Heavily Altered	c.1955
45161103	3231		INDIA ST	6Z	Contemporary	Minimally Altered	c.1950
45161104	3211		INDIA ST	5D3	Contemporary	Minimally Altered	c.1950
45163204	3025		COLUMBIA ST	5D3	Contemporary	Minimally Altered	1959
45163311	1002	W	PALM ST	6Z	Contemporary	Minimally Altered	1959
45164101	1135	W	REDWOOD ST	6Z	Contemporary	Minimally Altered	1960
45164210	1019	W	REDWOOD ST	5D3	Contemporary	Minimally Altered	1960
45164502	2919		STATE ST	6Z	Contemporary	Minimally Altered	1950
45166207	2801		COLUMBIA ST	6Z	Contemporary	Minimally Altered	1959
45166216	1021	W	PALM ST	5D3	Contemporary	Minimally Altered	c.1950
45167203	2812		REYNARD WAY	5D3	Contemporary	Minimally Altered	c.1960
45168111	2766		STATE ST	6Z	Ranch	Minimally Altered	1955
45171102	2174		CALIFORNIA ST	6Z	Contemporary	Minimally Altered	c.1935
45171105	2152		CALIFORNIA ST	5D3	Contemporary	Minimally Altered	1956
45171108	2111		MERGHO IMPASSE	5D3	Contemporary	Minimally Altered	1950
45171114	2127	W	CALIFORNIA ST	5D3	Ranch	Minimally Altered	1957
45171115	2137	W	CALIFORNIA ST	5D3	Contemporary	Minimally Altered	1955
45171116	2143	W	CALIFORNIA ST	6Z	Ranch	Minimally Altered	1948
45171120	2175	W	CALIFORNIA ST	6Z	Contemporary	Heavily Altered	1955
45171125	2158		SAN DIEGO AVE	6Z	Contemporary	Minimally Altered	c.1955
45171126	2152		SAN DIEGO AVE	6Z	Contemporary	Minimally Altered	1949
45171212	1958		CALIFORNIA ST	6Z	Ranch	Unaltered	1959
45171302	2085		CALIFORNIA ST	6Z	Contemporary/Ranch	Heavily Altered	1950
45171308	2062		SAN DIEGO AVE	6Z	Contemporary	Heavily Altered	1955

Figure 3.14: Condensed tabular listing of all resources in the Proposed Modernism Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 14 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45171403	2031	W	CALIFORNIA ST	6Z	Contemporary	Heavily Altered	1956
45171601	2085		SAN DIEGO AVE	6Z	Contemporary	Minimally Altered	1958
45171602	2073		SAN DIEGO AVE	6Z	Contemporary	Minimally Altered	c.1955
45171603	2065		SAN DIEGO AVE	6Z	Contemporary	Minimally Altered	c.1955
45171604	2059		SAN DIEGO AVE	6Z	Contemporary	Minimally Altered	1956
45172205	1907	W	CALIFORNIA ST	5D3	Contemporary	Minimally Altered	1940
45172212	1866		SAN DIEGO AVE	6Z	Contemporary	Minimally Altered	1950
45172214	1890		SAN DIEGO AVE	6Z	Contemporary	Heavily Altered	1960
45172218	1936		SAN DIEGO AVE	6Z	Contemporary	Heavily Altered	1955
45172219	1942		SAN DIEGO AVE	6Z	Contemporary	Minimally Altered	c.1955
45173105	1955		LINWOOD ST	5D3	Ranch	Heavily Altered	1950
45173405	1955		TITUS ST	6Z	Ranch	Heavily Altered	1956
45173512	1874		TITUS ST	6Z	Contemporary	Minimally Altered	c.1960
45173513	1886		TITUS ST	6Z	Ranch	Heavily Altered	1950
4517360101	1833		LINWOOD ST	6Z	Contemporary	Minimally Altered	1959
4517360102	1835		LINWOOD ST	6Z	Contemporary	Minimally Altered	1959
4517360103	1837		LINWOOD ST	6Z	Contemporary	Minimally Altered	1959
4517360104	1839		LINWOOD ST	6Z	Contemporary	Minimally Altered	1959
4517360105	1841		LINWOOD ST	6Z	Contemporary	Minimally Altered	1959
4517360106	1843		LINWOOD ST	6Z	Contemporary	Minimally Altered	1959
4517360107	1845		LINWOOD ST	6Z	Contemporary	Minimally Altered	1969
4517360108	1847		LINWOOD ST	6Z	Contemporary	Minimally Altered	1959
4517360301	1819		LINWOOD ST	6Z	Contemporary	Minimally Altered	1958
4517360302	1821		LINWOOD ST	6Z	Contemporary	Minimally Altered	1958
4517360303	1823		LINWOOD ST	6Z	Contemporary	Minimally Altered	1958
4517360304	1825		LINWOOD ST	6Z	Contemporary	Minimally Altered	1958
45173804	1875		TITUS ST	5D3	Contemporary	Unaltered	1951

Figure 3.14: Condensed tabular listing of all resources in the Proposed Modernism Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 15 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45173806	1853		TITUS ST	5D3	Ranch	Minimally Altered	1959
45173807	1851		TITUS ST	5D3	Ranch	Minimally Altered	1959
45173808	1891		TITUS ST	6Z	Ranch	Heavily Altered	1945
45174106	3876		ALAMEDA PL	6Z	Ranch	Minimally Altered	1949
45174405	1912		LINWOOD ST	6Z	Ranch	Unaltered	1957
45174707	1810		GUY ST	5D3	Contemporary	Minimally Altered	1955
45174708	1820		GUY ST	5D3	Contemporary	Minimally Altered	1953
45174809	1812		LINWOOD ST	6Z	Contemporary	Heavily Altered	1960
45175308	1818		PUTERBAUGH ST	6Z	Contemporary/Ranch	Heavily Altered	1959
4520130802			DOVE ST	5D3	Contemporary	Minimally Altered	1957
45201313	3790		CURLEW ST	6Z	Contemporary	Heavily Altered	1952
45201324	331		ROBINSON AVE	6Z	Contemporary	Minimally Altered	c.1950
45201340	3689		CURLEW ST	6Z	Ranch	Minimally Altered	1960
45201341	3699		CURLEW ST	6Z	Ranch	Minimally Altered	1960
45201342	365		PENNSYLVANIA AVE	6Z	Ranch	Minimally Altered	1960
45201343	355		PENNSYLVANIA AVE	6Z	Ranch	Minimally Altered	1960
45201420	3735		ROBINSON MEWS	5D3	Contemporary	Minimally Altered	1950
45204108	3844		ALBATROSS ST	5D3	Contemporary	Minimally Altered	1950
45205505	3837		1ST AVE	6Z	Contemporary	Heavily Altered	c.1950
45205526	3828		3RD AVE	6Z	Contemporary	Minimally Altered	c.1960
45205545	3804		4TH AVE	5D3	Contemporary	Unaltered	c.1960
45205610	3787		4TH AVE	6Z	Contemporary	Heavily Altered	1960
45205620	3862		5TH AVE	5D3	Contemporary	Heavily Altered	1945
45205627	3801		5TH AVE	6Z	Contemporary	Heavily Altered	1950
45206319	3761		3RD AVE	5D3	Contemporary	Minimally Altered	c.1955
45206320	3751		3RD AVE	6Z	Contemporary	Minimally Altered	c.1950
45206345	3720		5TH AVE	5D3	Contemporary	Minimally Altered	1959
45206346	3730		5TH AVE	6Z	Contemporary	Minimally Altered	1959
45206348	3746		5TH AVE	5D3	Contemporary	Minimally Altered	c.1955
45206353	503		EVANS PL	6Z	Contemporary	Minimally Altered	c.1955
45206360	3702		6TH AVE	6Z	Contemporary	Minimally Altered	1959
45209315	737		UNIVERSITY AVE	5D3	Contemporary	Minimally Altered	1958
45209334	3766		ONEIDA PL	5D3	Contemporary	Minimally Altered	1951
45209341	3791		ONEIDA PL	6Z	Contemporary	Minimally Altered	c.1955
45210308	3761		6TH AVE	6Z	Contemporary	Heavily Altered	1960
45210313	3744		7TH AVE	5D3	Neo-Swiss Chalet	Minimally Altered	c.1955
45210321	3735		7TH AVE	5D3	Contemporary	Minimally Altered	c.1955

Figure 3.14: Condensed tabular listing of all resources in the Proposed Modernism Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 16 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45215103	1219		UNIVERSITY AVE	6Z	Contemporary	Heavily Altered	1960
45215104	1225		UNIVERSITY AVE	6Z	Contemporary	Heavily Altered	1951
45215111	1279		UNIVERSITY AVE	6Z	Contemporary	Minimally Altered	c.1960
45215118	1274		ESSEX ST	5D3	Neo-Swiss Chalet	Minimally Altered	1958
45215128	3815		VERMONT ST	5B	Contemporary	Minimally Altered	1960
45215129	1201		UNIVERSITY AVE	6Z	Contemporary	Heavily Altered	1940
45215201	1401		UNIVERSITY AVE	6Z	Contemporary	Heavily Altered	c.1950
45215412	1278		ROBINSON AVE	6Z	Contemporary	Minimally Altered	1959
45216323	1532		CYPRESS AVE	6Z	Contemporary/Ranch	Heavily Altered	1955
45220001	3848		CENTRE ST	5D3	Contemporary	Minimally Altered	c.1950
45220013	1708		ROBINSON AVE	5B	Contemporary	Minimally Altered	c.1950
45220051	3784		PARK BLVD	6Z	Contemporary	Minimally Altered	c.1950
45220052	3780		PARK BLVD	5D3	International	Minimally Altered	1953
45220058	1756		ROBINSON AVE	6Z	Contemporary	Minimally Altered	1953
45221316	3704		PARK BLVD	5D3	Contemporary	Minimally Altered	1957
45221337	3652		PARK BLVD	5D3	Contemporary	Unaltered	c.1960
45225423	3640		BRANT ST	5D3	Contemporary	Minimally Altered	1951
45225434	3663		BRANT ST	6Z	Ranch	Minimally Altered	1955
45228117	3636		5TH AVE	5B	Contemporary	Unaltered	1959
45228118	3640		5TH AVE	5B	Contemporary	Unaltered	1959
4522812601	3659		4TH AVE	5D3	Contemporary	Minimally Altered	1960
4522812602	3659		4TH AVE	5D3	Contemporary	Minimally Altered	1960
4522812603	3659		4TH AVE	5D3	Contemporary	Minimally Altered	1960
4522812604	3659		4TH AVE	5D3	Contemporary	Minimally Altered	1960
4522812605	3659		4TH AVE	5D3	Contemporary	Minimally Altered	1960
4522812606	3659		4TH AVE	5D3	Contemporary	Minimally Altered	1960
4522812607	3659		4TH AVE	5D3	Contemporary	Minimally Altered	1960
4522812608	3659		4TH AVE	5D3	Contemporary	Minimally Altered	1960
45228302	3601		5TH AVE	5S1	Contemporary	Unaltered	1949
45228419	3686		3RD AVE	5S3	Ranch	Minimally Altered	c.1960
45229124	3674		7TH AVE	5D3	International	Minimally Altered	c.1955

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45229227	3610		8TH AVE	6Z	Ranch	Minimally Altered	1960
45233125	3646		ALBERT ST	5B	Contemporary w/ Post and Beam features	Unaltered	1950
45233126	1419		CYPRESS AVE	6Z	Contemporary	Minimally Altered	1952
45233147	1442		MYRTLE AVE	6Z	Contemporary/Ranch	Minimally Altered	1960
45233152	3522		HERBERT ST	6Z	Contemporary/Ranch	Minimally Altered	1953
45236306	3634		PARK BLVD	5D3	Contemporary Apartment Court	Minimally Altered	c.1955
45236307	3632		PARK BLVD	5D3	Contemporary	Minimally Altered	c.1955
45236310	3602		PARK BLVD	5D3	Contemporary	Minimally Altered	c.1950
45236312	1634		BROOKES AVE	5D3	Contemporary	Unaltered	c.1955
45236325	3550		PARK BLVD	5D3	Contemporary Apartment Court	Minimally Altered	c.1950
45236326	3526		PARK BLVD	5D3	Contemporary	Minimally Altered	1960
45239129	3583		CURLEW ST	6Z	Contemporary	Minimally Altered	c.1950
45239706	3576		CURLEW ST	6Z	Ranch	Minimally Altered	1955
45240113	3565		1ST AVE	5D3	Ranch	Minimally Altered	c.1960
45240603	3585		4TH AVE	5B	Contemporary	Minimally Altered	1944
45240612	3501		4TH AVE	6Z	Ranch	Minimally Altered	1953
45240707	3537		5TH AVE	5D3	Contemporary	Minimally Altered	c.1960
45240715	515		IVY LN	6Z	Contemporary	Minimally Altered	c.1950
45243007	3533		6TH AVE	5D3	Contemporary	Minimally Altered	1952
45243009	3543		6TH AVE	6Z	Contemporary	Minimally Altered	1944
45243012	3575		6TH AVE	5D3	Contemporary	Minimally Altered	c.1950
45248112	1629		MYRTLE AVE	5D3	Contemporary	Minimally Altered	1955
45249411	3344		BRANT ST	5D3	Ranch	Minimally Altered	1955
45249414	3330		BRANT ST	5D3	Contemporary	Minimally Altered	c.1950
45249418	3233		DOVE ST	6Z	Ranch	Heavily Altered	1958
45249422	3245		CURLEW ST	6Z	Ranch	Heavily Altered	1956
45253713	335		UPAS ST	5D3	Contemporary	Unaltered	1949
45253721	3350		FRONT ST	7N1	Contemporary	Minimally Altered	1960
45253723	3312		FRONT ST	5D3	Ranch	Minimally Altered	1953
45253731	3245		BRANT ST	5D3	Contemporary	Minimally Altered	1960
45253807	107		WALNUT AVE	6Z	Contemporary	Minimally Altered	c.1955
45255411	320		UPAS ST	5D3	International	Minimally Altered	1958
45255412	3400		4TH AVE	5D3	Contemporary	Minimally Altered	1956
45255413	3434		4TH AVE	5B	Contemporary	Unaltered	c.1960
45255425	302		THORN ST	5D3	International	Unaltered	1955
45255427	3314		4TH AVE	5D3	Contemporary	Minimally Altered	c.1950
45255449	3242		4TH AVE	5B	Contemporary	Unaltered	c.1960
45255531	420		SPRUCE ST	5D3	Contemporary	Unaltered	c.1960
45255534	3252		5TH AVE	5D3	Contemporary	Minimally Altered	1959
45255538	3200		6TH AVE	5B	Contemporary	Minimally Altered	c.1960

Figure 3.14: Condensed tabular listing of all resources in the Proposed Modernism Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 18 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45257104	3131		REYNARD WAY	5D3	Contemporary	Minimally Altered	c.1950
45257105	3101		REYNARD WAY	5D3	Contemporary	Minimally Altered	1958
45257208	610		REDWOOD ST	6Z	Ranch	Minimally Altered	1958
45257303	3051		REYNARD WAY	5D3	Contemporary	Minimally Altered	1948
45257309	3066		DOVE ST	6Z	Ranch	Heavily Altered	1959
45257311	3065		EAGLE ST	5D3	Contemporary	Unaltered	1957
45257312	3051		EAGLE ST	6Z	Contemporary	Minimally Altered	1954
45257315	3037		EAGLE ST	5D3	Contemporary	Minimally Altered	1952
4525740401	2985		REYNARD WAY	6Z	Ranch	Minimally Altered	1957
45257407	2956		EAGLE ST	6Z	Contemporary	Minimally Altered	1940
45257411	2943		REYNARD WAY	6Z	Ranch	Minimally Altered	1957
45257501	3165		DOVE ST	6Z	Ranch	Minimally Altered	1948
45257503	3131		DOVE ST	6Z	Contemporary	Minimally Altered	1952
45257609	2967		DOVE ST	6Z	Ranch	Heavily Altered	1960
45257613	2901		DOVE ST	5D3	Contemporary	Minimally Altered	1949
45257614	2924		CURLEW ST	6Z	Ranch	Minimally Altered	1956
45257615	2930		CURLEW ST	6Z	Ranch	Minimally Altered	1959
45257617	2960		CURLEW ST	6Z	Ranch	Heavily Altered	1948
45257621	3030		CURLEW ST	6Z	Ranch	Minimally Altered	1942
45257625	3074		CURLEW ST	6Z	Ranch	Heavily Altered	1951
45257711	2955		CURLEW ST	5D3	Contemporary	Minimally Altered	1952
45257712	2941		CURLEW ST	6Z	Contemporary	Minimally Altered	1942
45257716	2903	N	ARROYO DR	5D3	Contemporary	Unaltered	1960
45257717	2944	N	ARROYO DR	6Z	Ranch	Minimally Altered	1959
45257718	2960	N	ARROYO DR	6Z	Ranch	Heavily Altered	1959
45261108	3102		1ST AVE	6Z	Contemporary	Heavily Altered	1954
45262107	3130		4TH AVE	5B	Ranch	Minimally Altered	1950
45262206	3101		4TH AVE	5D3	Contemporary	Unaltered	1948
45262708	225		REDWOOD ST	5D3	Contemporary	Minimally Altered	1960
45265710	320	W	OLIVE ST	6Z	Ranch	Minimally Altered	1953
45265717	2910		ALBATROSS ST	5D3	Ranch	Minimally Altered	1957
45265719	324		OLIVE ST	6Z	Ranch	Heavily Altered	1952
45265802	234	W	PALM ST	5D3	Ranch	Minimally Altered	1958
45265804	206	W	PALM ST	5D3	Ranch	Minimally Altered	1960
45266209	2970		5TH AVE	5D3	Contemporary	Unaltered	1960
45266303	2941		5TH AVE	6Z	Contemporary	Heavily Altered	c.1940
45266401	2850		6TH AVE	5D3	Contemporary	Minimally Altered	1960
45266505	2801		4TH AVE	5D3	Contemporary	Minimally Altered	1950

Figure 3.14: Condensed tabular listing of all resources in the Proposed Modernism Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 19 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45266601	2870		4TH AVE	5B	Contemporary	Minimally Altered	1959
45266605	2830		4TH AVE	5B	Contemporary w/spider legs	Minimally Altered	1955
45267101	2811		REYNARD WAY	6Z	Contemporary	Heavily Altered	1955
45267102	2838		EAGLE ST	6Z	Contemporary	Minimally Altered	1940
45267201	2843		EAGLE ST	6Z	Contemporary	Minimally Altered	1956
45267220	2855		EAGLE ST	6Z	Contemporary	Heavily Altered	1958
45267313	525	W	PALM ST	6Z	Ranch	Heavily Altered	1959
45267314	2867		DOVE ST	6Z	Contemporary	Minimally Altered	1954
45267402	2851	N	ARROYO DR	5D3	Contemporary	Unaltered	1960
45267409	2742		BRANT ST	6Z	Ranch	Minimally Altered	1959
45267410	2730		BRANT ST	6Z	Ranch	Minimally Altered	1955
45267412	426	W	NUTMEG ST	6Z	Contemporary	Minimally Altered	1956
45267415	2801	N	ARROYO DR	6Z	Contemporary	Heavily Altered	1956
45267417	2771	N	ARROYO DR	6Z	Contemporary	Unaltered	1956
45267419	2741	N	ARROYO DR	6Z	Ranch	Unaltered	1954
45267421	2711	N	ARROYO DR	6Z	Contemporary	Heavily Altered	1954
45267425	2640		CURLEW ST	5D3	Contemporary	Minimally Altered	1959
45267427	2621		DOVE ST	6Z	Contemporary	Minimally Altered	1958
45267428	2603		DOVE ST	6Z	Ranch	Heavily Altered	1954
45267431	2850	N	ARROYO DR	5D3	Contemporary	Minimally Altered	1956
45267502	2655		CURLEW ST	5D3	Contemporary	Heavily Altered	1950
45267508	415		NUTMEG ST	5D3	Contemporary	Minimally Altered	1949
45267619	2605		STATE ST	5D3	Contemporary	Minimally Altered	c.1960
45270206 01	2714		2ND AVE	5D3	Contemporary	Minimally Altered	1959
45270206 02	2724		2ND AVE	5D3	Contemporary	Minimally Altered	1959
45270206 03	2712		2ND AVE	5D3	Contemporary	Minimally Altered	1959
45270206 04	2702		2ND AVE	5D3	Contemporary	Minimally Altered	1959
45270206 05	2732		2ND AVE	5D3	Contemporary	Minimally Altered	1959
45270206 06	2710		2ND AVE	5D3	Contemporary	Minimally Altered	1959
45270206 07	2728		2ND AVE	5D3	Contemporary	Minimally Altered	1959
45270206 08	2726		2ND AVE	5D3	Contemporary	Minimally Altered	1959
45270206 09	2734		2ND AVE	5D3	Contemporary	Minimally Altered	1959
45270206 10	2716		2ND AVE	5D3	Contemporary	Minimally Altered	1959

Figure 3.14: Condensed tabular listing of all resources in the Proposed Modernism Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 20 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
4527020611	2736		2ND AVE	5D3	Contemporary	Minimally Altered	1959
4527020612	2708		2ND AVE	5D3	Contemporary	Minimally Altered	1959
4527020613	2730		2ND AVE	5D3	Contemporary	Minimally Altered	1959
4527020614	2704		2ND AVE	5D3	Contemporary	Minimally Altered	1959
4527020615	2720		2ND AVE	5D3	Contemporary	Minimally Altered	1959
4527020616	2706		2ND AVE	5D3	Contemporary	Minimally Altered	1959
4527020617	2718		2ND AVE	5D3	Contemporary	Minimally Altered	1959
4527020618	2722		2ND AVE	5D3	Contemporary	Minimally Altered	1959
45270501	105		NUTMEG ST	5D3	Contemporary	Minimally Altered	1951
45270603	126		MAPLE ST	7N1	Contemporary	Minimally Altered	c.1955
45271102	2750		4TH AVE	5B	Contemporary	Minimally Altered	1957
45271205	430		NUTMEG ST	6Z	Contemporary	Heavily Altered	1925
45271211	2760		5TH AVE	5D3	Contemporary	Minimally Altered	1959
45271503	2643		4TH AVE	5B	Contemporary	Minimally Altered	1950
45271603	328		MAPLE ST	5D3	Contemporary	Minimally Altered	1959
45271604	2652		4TH AVE	6Z	Contemporary	Heavily Altered	1954
45271806	2724		3RD AVE	5B	Contemporary	Minimally Altered	c.1960
53305107	802	W	MAPLE ST	6Z	Contemporary	Minimally Altered	1951
53305402	2537		STATE ST	6Z	Contemporary	Heavily Altered	1951
53305403	2527		STATE ST	6Z	Contemporary	Minimally Altered	1950
53306201	2451		STATE ST	5D3	International	Minimally Altered	c.1935
53306403	2311		UNION ST	5D3	Contemporary Apartment w/Spanish Eclectic elements	Unaltered	1960
53308211	2560		1ST AVE	6Z	Contemporary	Heavily Altered	1960
53308401	237	W	LAUREL ST	5D3	Contemporary	Minimally Altered	c.1955
53309208	211		MAPLE ST	5B	Contemporary	Minimally Altered	c.1960
53309305	2411		2ND AVE	5B	Contemporary	Unaltered	c.1960
53309310	2454		3RD AVE	5B	Contemporary	Minimally Altered	c.1950
53309310	239		LAUREL ST	5B	Contemporary	Minimally Altered	1946
53310102	320		LAUREL ST	5B	Contemporary	Minimally Altered	c.1955
53315511	2256		ALBATROSS ST	6Z	Contemporary Apartment	Heavily Altered	c.1955
53315601	2262		BRANT ST	6Z	Contemporary	Minimally Altered	c.1950
53316104	2137		BRANT ST	5D3	Contemporary Apartment Court	Minimally Altered	c.1950
53317502	2065		1ST AVE	5D3	International	Minimally Altered	c.1955
53317506	106		GRAPE ST	5D3	Contemporary	Minimally Altered	1955

Figure 3.14: Condensed tabular listing of all resources in the Proposed Modernism Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 21 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
53318412	2250		3RD AVE	5B	Contemporary	Minimally Altered	1956
53318512	121		JUNIPER ST	6Z	Contemporary	Heavily Altered	1960
53319212	2370		5TH AVE	5D3	Contemporary	Minimally Altered	1960
53319303	2339		5TH AVE	5D3	Contemporary	Minimally Altered	1956
53319307	2302		6TH AVE	5S3	International	Unaltered	1955
53319505	2200		5TH AVE	5D3	Contemporary	Unaltered	c.1960
53320101	2131		3RD AVE	6Z	Contemporary	Heavily Altered	1956
53320107	2170		4TH AVE	6Z	Contemporary	Minimally Altered	1959
53320301	2137		5TH AVE	5D3	Contemporary	Minimally Altered	c.1955
53320401	515		HAWTHORN ST	5D3	Contemporary	Minimally Altered	1949
53325202	1951		FRONT ST	5D3	Contemporary	Minimally Altered	1957
53325302	101		FIR ST	5D3	Contemporary	Minimally Altered	1955
53328205	202		FIR ST	6Z	Contemporary	Minimally Altered	1952
53329211	1950		5TH AVE	5S3	International	Minimally Altered	1958
53329301	1965		5TH AVE	5D3	Contemporary	Minimally Altered	1948
53329309	1966		6TH AVE	5D3	Contemporary	Minimally Altered	1954
53329310	1905		5TH AVE	6Z	Contemporary	Heavily Altered	1960
53330210	1760		5TH AVE	6Z	Contemporary	Unaltered	1952

Figure 3.14: Condensed tabular listing of all resources in the Proposed Modernism Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 22 of 22)

2.4 Proposed Victorian Thematic Historic District

Period of Significance: 1871-1918

Boundaries

Continuous throughout survey area with heavy concentrations existing:

- North and east of Interstate 5, west of 4th Street, and east and south of Laurel Street.
- North of Redwood and Thorn, west of Fifth Avenue, south of University Avenue, east of Goldfinch Street-Reynard Way.
- North of Myrtle, Cypress, and Pennsylvania, west of Herbert Street, south of University Avenue, east of Seventh Street.
- North of Tyler, west of North Street, south of Adams and Madison, east of Maryland-Arch-Maryland.

See Figure 3.19 and Map #10 in Appendix A for further information and specific boundaries of concentrations.

Applicable District Criteria

A, C, D, F (c,i)

- **A:** Special elements of the city's, community's, or neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **D:** Notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.

- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city.

- **F(c):** Rare Past - A district which was once representative of common existence during a specific historic era but is now rare or unusual. Such as: an example of architecture, artistry, or design once common, now rare, or a function or use once common, now rare.
- **F(i):** Craftsmanship - Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.

Resource Types

(number of contributing resources)

- Folk Victorian (9)
- Italianate (9)
- Queen Anne (55)
- Queen Anne Free Classic (140)
- Queen Anne Free Classic/Transitional Craftsman (10)
- Queen Anne Spindlework (14)
- Second Empire (1)
- Victorian Vernacular (120)
- Victorian Vernacular/Transitional Craftsman (109)
- Victorian Wooden False Front (7)

Landscape/Hardscape Resources

- Eugenia hedges as property delineators
- Exaggerated exotic horticulture
- Faux stone retaining walls and staircases
- Concrete curb with linear inset

- Phoenix canariensis, Canary Island Date Palms
- Large vertical evergreens
- Mature horticulture

The proposed Victorian Thematic Historic District contains a total of 547 structures. 474 of these structures are potential historic resources, while 73 structures are non-contributing due to significant alteration.

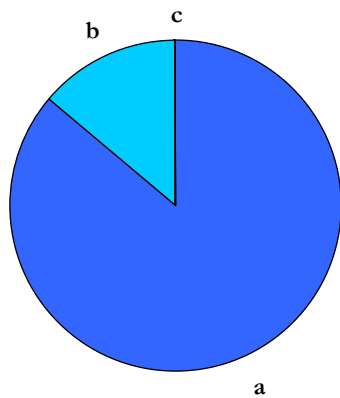


Figure 3.15: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (474)
- b. Non-Contributing: Significant Alteration (73)
- c. Non-Contributing: Out of Date Range (0)

late nineteenth century. Often, the architectural style was simplified to represent the housing needs of people of modest income; these structures can best be described as “workingman’s cottages.” Today, many eclectic, folk and vernacular forms, as well as regional variations, constitute a high percentage (approximately 30%) of Uptown’s surviving examples of Victorian architecture.

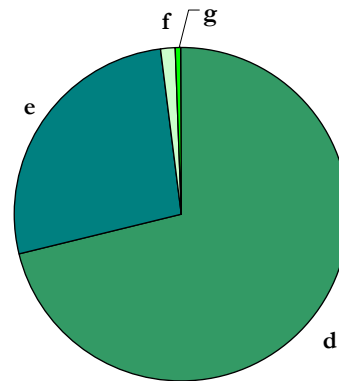


Figure 3.16: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (338)
- e. Multi-Family Residential (127)
- f. Commercial (7)
- g. Institutional/Religious (2)

Surviving examples of Victorian architecture found in Uptown are associated with the early growth of San Diego in the 1880s. Several “boom” periods of development occurred during this decade; the local built environment changed radically alongside a surge in population that went from 2,600 residents in 1880 to 12,000 in 1886 and then to 35,000 in 1888. Victorian style buildings housed the city’s many new inhabitants. Architecture was influenced by pattern books, catalogues and magazines, and reflected stylish interpretations found throughout the United States during the

Due to San Diego’s remote location, many popular architectural styles were delayed in influencing local tastes. Consequently, Victorian era styles were constructed through the 1910s, despite having already fallen out of fashion a decade earlier in other parts of the country. By the early twentieth century, Victorian architecture came to be supplanted by new stylistic building forms. Accordingly, transitional Victorian, Colonial Revival, or Craftsman examples were frequently built in Uptown from 1900-1910.

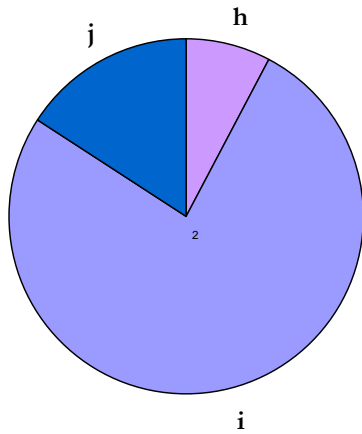


Figure 3.17: Potential Historic Resources by Integrity.

- h. Unaltered (37)
- i. Minimally Altered (362)
- j. Heavily Altered (75)

Historically, the areas of Uptown with significant concentrations of Victorian buildings were situated adjacent to rail and streetcar lines. Proximity to transportation corridors operated by companies such as the San Diego Street Car Company, the San Diego Cable Car Company and A.B. Spreckels’ San Diego Electric Railway Company provided residents with convenient access to various parts of the city for the purposes of both business and pleasure. Today, these concentrations can still be seen in the following areas: south of Laurel Street in and around the Proposed Horton Addition Geographic Historic District; in two sub-areas of Hillcrest (1. south of University Avenue, north of Walnut, east of Curlew and west of Fourth; 2. south of University Avenue, north of Cypress, east

of Tenth Avenue and west of Herbert); north of Washington in and around the Proposed West University Heights Geographic Historic District.

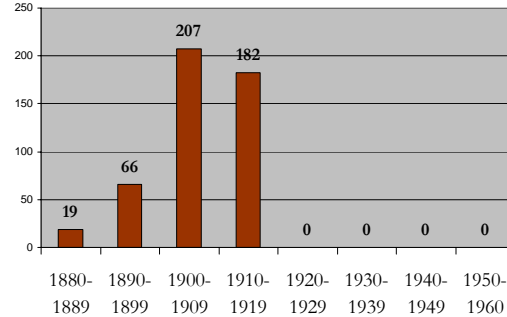


Figure 3.18: Potential Historic Resources by Decade.

The proposed Victorian Thematic Historic District qualifies under HRB Criterion A, reflecting special elements of the Uptown Community’s development history, Criterion C for its collection of residential, commercial and institutional Victorian era architecture, Criterion D for several homes designed or built by architects or builders of note and HRB Criterion F(c) for its rare past, a district which was once representative of common existence during the late 19th and early 20th century but is now rare, and F(i) for its examples of workmanship, craftsmanship, artistry, or design which today would be economically infeasible or difficult to reproduce.

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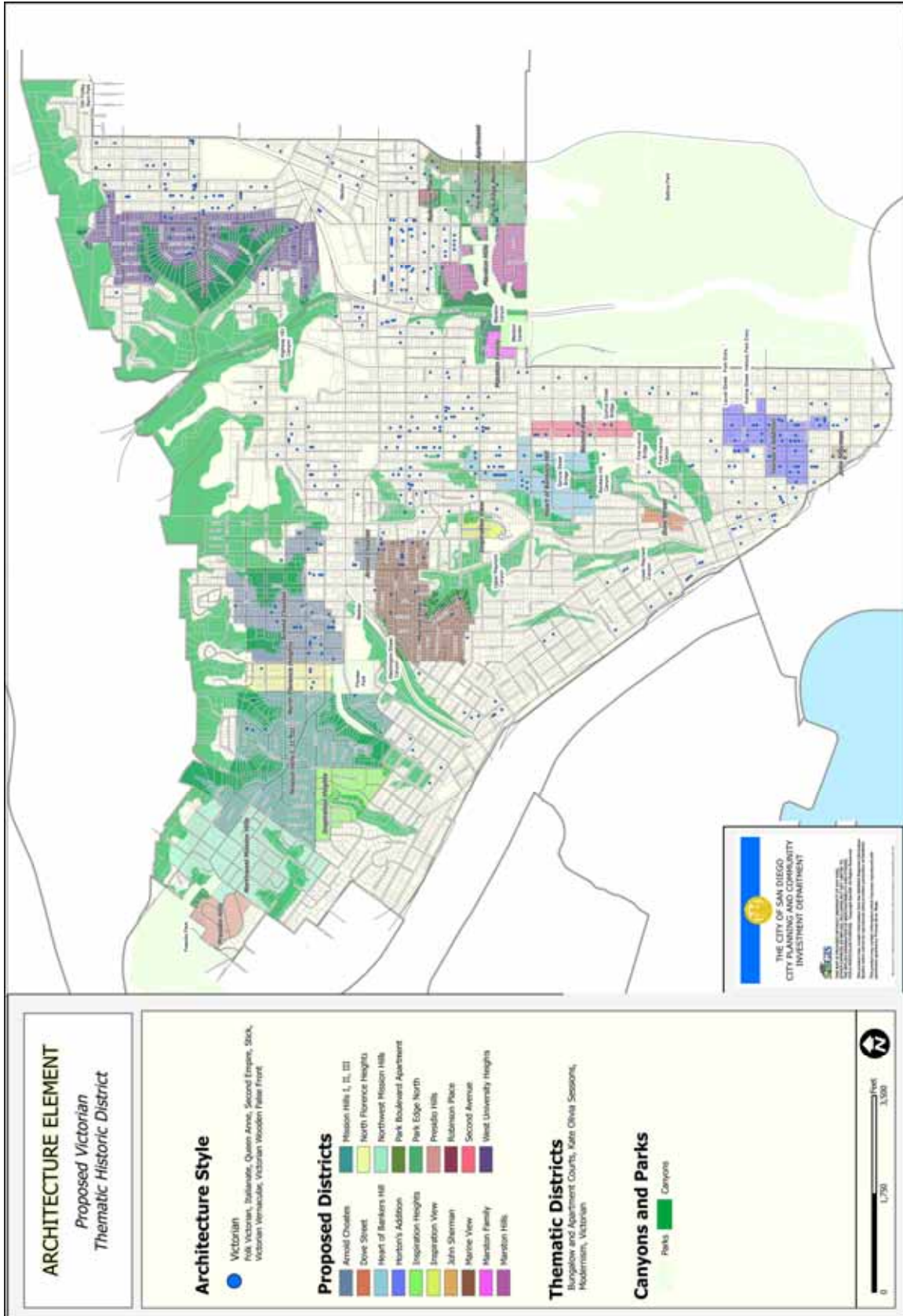


Figure 3.19: Map of Proposed Victorian Thematic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44328208	4364		HERMOSA WAY	5D3	Queen Anne Free Classic	Minimally Altered	c.1915
44328210	4350		HERMOSA WAY	5D3	Victorian Vernacular	Minimally Altered	1913
44329009	1714	W	ARBOR DR	5D3	Victorian Vernacular	Minimally Altered	1917
44330018	4204		RANDOLPH ST	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	1910
44343111	1835	W	MONTECITO WAY	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1911
44345006	4315		HERMOSA WAY	5D3	Victorian Vernacular	Minimally Altered	1913
44348210	4170		JACKDAW ST	5D3	Queen Anne Free Classic/transitional Craftsman	Minimally Altered	1910
44366102	4080		PALMETTO WAY	5D3	Queen Anne Free Classic/transitional Craftsman Bungalow	Minimally Altered	1908
44366110	4081		STEPHENS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1915
44366202	1525	W	LEWIS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1914
44366212	1515	W	LEWIS ST	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	1910
44368109	4054		LARK ST	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	1911
44368114	4096		LARK ST	5D3	Queen Anne Free Classic/transitional Craftsman Bungalow	Minimally Altered	1912
44368201	1327	W	LEWIS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	c.1915
44368202	1319	W	LEWIS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1917
44368206	1330		FORT STOCKTON DR	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1912
44368211	4068		INGALLS ST	6Z	Victorian Vernacular/transitional Craftsman	Heavily Altered	c.1910
44368212	4074		INGALLS ST	5D3	Victorian Vernacular/transitional Craftsman	Heavily Altered	1910
44368301	1225		FORT STOCKTON DR	5D3	Victorian Vernacular	Minimally Altered	1912

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44368301	1227		FORT STOCKTON DR	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	1912
44368302	4033		INGALLS ST	5D3	Queen Anne	Minimally Altered	c.1890
44368303	4027		INGALLS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1905
44368310	4020		JACKDAW ST	6Z	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	c.1915
44368311	4028		JACKDAW ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1912
44368504	4029		RANDOLPH ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1910
44380212	1701		WASHINGTON PL	5D3	Queen Anne Free Classic	Minimally Altered	1908
44413307	932		MADISON AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1910
44418013	4545		RHODE ISLAND ST	5D3	Queen Anne Free Classic	Minimally Altered	1906
44424207	4421		ARCH ST	5D3	Queen Anne Free Classic	Heavily Altered	1914
44424208	4417		ARCH ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Unaltered	1914
44424209	4415		ARCH ST	5D3	Victorian Vernacular	Minimally Altered	1911
44424211	4406		NEW JERSEY ST	5D3	Victorian Vernacular	Minimally Altered	1910
44426109	4276		IBIS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	c.1900
44434209	4220		10TH AVE	5D3	Victorian Vernacular	Heavily Altered	c.1910
44437105	1041		JOHNSON AVE	5D3	Victorian Vernacular	Minimally Altered	c.1910
44437110	4176		VERMONT ST	5D3	Victorian Vernacular	Unaltered	c.1890
44437114	1086		HAYES AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1890
44437317	1082		LINCOLN AVE	6Z	Queen Anne w/half timbering	Heavily Altered	1907
44438103	4129		INGALLS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1905
44438104	4121		INGALLS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1905
44438105	1228	W	LEWIS ST	6Z	Victorian Vernacular	Heavily Altered	1911
44438106	1224	W	LEWIS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	1910

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 2 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44438107	1218	W	LEWIS ST	5D3	Victorian Vernacular	Minimally Altered	c.1910
44438209	4102		IBIS ST	5D3	Victorian Vernacular	Minimally Altered	c.1905
44438302	4085		JACKDAW ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Unaltered	c.1910
44439103	4185		JACKDAW ST	5D3	Queen Anne Free Classic	Unaltered	c.1905
44439113	4176		IBIS ST	5D3	Queen Anne Free Classic/Contemporary	Minimally Altered	c.1900
44440208	4054		GOLDFINCH ST	5D3	Queen Anne Free Classic/Minimal Traditional	Heavily Altered	c.1910
44440209	4062		GOLDFINCH ST	5D3	Queen Anne Free Classic	Heavily Altered	c.1910
44440211	4080		GOLDFINCH ST	5D3	Queen Anne Free Classic/transitional Craftsman Bungalow	Minimally Altered	1911
44440214	4092		GOLDFINCH ST	5D3	Victorian Vernacular	Minimally Altered	1906
44440501	1129		FORT STOCKTON DR	5D3	Victorian Vernacular	Minimally Altered	1912
44441201	725	W	LEWIS ST	5D3	Queen Anne Free Classic	Minimally Altered	c.1910
44441207	710		FORT STOCKTON DR	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1914
44441209	4070		EAGLE ST	5D3	Queen Anne Free Classic	Unaltered	1914
44442106	816	W	MONTECITO WAY	5D3	Queen Anne Free Classic	Unaltered	1910
44445207	4047		BRANT ST	5D3	Victorian Vernacular	Minimally Altered	c.1905
44445217	4014		ALBATROSS ST	5B	Queen Anne Free Classic	Minimally Altered	c.1910
44445227	4076		ALBATROSS ST	5B	Queen Anne Free Classic	Unaltered	1908
44446029	4111		EAGLE ST	5D3	Queen Anne Free Classic	Unaltered	1913
44449102	4089		ALBATROSS ST	5D3	Queen Anne Free Classic/transitional Craftsman Bungalow	Minimally Altered	1908
44449103	4083		ALBATROSS ST	5D3	Victorian Vernacular	Minimally Altered	c.1910
44449112	4021		ALBATROSS ST	5D3	Queen Anne Free Classic	Unaltered	c.1905
44449119	4020		FRONT ST	5D3	Queen Anne Free Classic	Minimally Altered	c.1905
44449131	4096		FRONT ST	5B	Victorian Vernacular/transitional Craftsman	Minimally Altered	c.1905
44449232	4088		1ST AVE	5B	Victorian Vernacular	Minimally Altered	1908

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 3 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44449233	4094		1ST AVE	5B	Victorian Vernacular/transitional Craftsman	Minimally Altered	1908
44450103	4167		FRONT ST	5D3	Victorian Vernacular	Minimally Altered	c.1915
44450104	4161		FRONT ST	6Z	Victorian Vernacular	Altered Beyond Recognition	1925
44450108	4162		1ST AVE	6Z	Victorian Vernacular	Heavily Altered	c.1915
44450301	103		MONTECITO WAY	5D3	Victorian Vernacular	Minimally Altered	c.1910
44450302	105		MONTECITO WAY	5D3	Victorian Vernacular	Unaltered	c.1910
44450312	4136		BACHMAN PL	5B	Queen Anne Free Classic	Minimally Altered	1916
44450313	4146		BACHMAN PL	6Z	Victorian Vernacular	Altered Beyond Recognition	1908
44450409	110		LEWIS ST	6Z	Victorian Vernacular	Heavily Altered	1916
44450412	4122		1ST AVE	5D3	Victorian Vernacular	Heavily Altered	c.1905
44451305	4117		3RD AVE	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	c.1900
44451402	4135		BACHMAN PL	5D3	Queen Anne Free Classic	Minimally Altered	1911
44452133	4092		3RD AVE	5B	Victorian Vernacular	Minimally Altered	c.1910
44456030	836		WASHINGTON ST	1S	Queen Anne	Minimally Altered	1896
44459003	1039		LINCOLN AVE	5D3	Queen Anne Free Classic	Unaltered	c.1905
44460505	3904		HAWK ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1905
44461202	3975		GOLDFINCH ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	c.1905
44461203	3971		GOLDFINCH ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1905
44462106	3972		EAGLE ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1912
44462602	3925		FALCON ST	5D3	Victorian Vernacular	Minimally Altered	1911
44463106	338	W	UNIVERSITY AVE	5D3	Victorian Vernacular	Minimally Altered	1911
44469009	3937		8TH AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1905
44469018	3940		9TH AVE	5D3	Queen Anne Free Classic	Heavily Altered	c.1900
44469026	3953		9TH AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1905
44469027	3947		9TH AVE	5D3	Victorian Vernacular	Minimally Altered	c.1900

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 4 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44469028	3941		9TH AVE	6Z	Victorian Vernacular	Heavily Altered	1913
44469029	3937		9TH AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1910
44472025	4232		4TH AVE	7N1	Victorian Vernacular	Heavily Altered	c.1905
44472032	4212		5TH AVE	5D3	Queen Anne Free Classic	Minimally Altered	1914
44503101	4637		CLEVELAND AVE	5D3	Victorian Vernacular	Minimally Altered	1911
44503116	4654		CAMPUS AVE	5D3	Queen Anne Free Classic/transitional Craftsman	Minimally Altered	1911
44503317	4630		NORTH AVE	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1910
44503321	1625		ADAMS AVE	5D3	Italianate	Minimally Altered	c.1890
44504125	1733		ADAMS AVE	5D3	Victorian Wooden False Front	Heavily Altered	c.1900
44504131	4662		PARK BLVD	5D3	Victorian Wooden False Front	Heavily Altered	c.1895
44510203	4480		ARCH ST	5D3	Queen Anne Free Classic	Heavily Altered	c.1905
44511201	1517		MADISON AVE	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1910
44511202	4585		CLEVELAND AVE	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1910
44511220	4528		CAMPUS AVE	5D3	Victorian Vernacular	Minimally Altered	c.1905
44512118	4514		NORTH AVE	5D3	Victorian Vernacular	Minimally Altered	c.1900
44512121	4536		NORTH AVE	5D3	Victorian Vernacular	Minimally Altered	1917
44518104	4475		NEW JERSEY ST	5D3	Victorian Vernacular	Minimally Altered	c.1905
44518111	4423		NEW JERSEY ST	5D3	Victorian Vernacular	Minimally Altered	c.1910
44518113	1214		MEADE AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1910
44518118	4420		MARYLAND ST	5D3	Queen Anne Free Classic	Unaltered	1906
44518125	4470		MARYLAND ST	5D3	Victorian Vernacular	Minimally Altered	c.1905
44518202	1413		MONROE AVE	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1917
44518206	4471		MARYLAND ST	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	c.1905
44518216	1404		MEADE AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1910
44518226	4468		CLEVELAND AVE	5D3	Victorian Vernacular	Minimally Altered	1910

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 5 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44519004	4475		CLEVELAND AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1905
44519005	4469		CLEVELAND AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1905
44519008	4441		CLEVELAND AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1900
44519012	4415		CLEVELAND AVE	5D3	Victorian Vernacular	Minimally Altered	c.1905
44519017	4400		CAMPUS AVE	5D3	Victorian Vernacular	Minimally Altered	1909
44519018	1536		MEADE AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1890
44519019	1526		MEADE AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1890
44519020	4412		CAMPUS AVE	5D3	Victorian Vernacular	Minimally Altered	1909
44519025	4448		CAMPUS AVE	6Z	Victorian Vernacular	Heavily Altered	c.1905
44519032	1525		MONROE AVE	5D3	Victorian Vernacular	Minimally Altered	c.1895
44519033	4496		CAMPUS AVE	5D3	Victorian Vernacular	Minimally Altered	c.1895
44520103	1621		MONROE AVE	6Z	Queen Anne	Heavily Altered	c.1895
44520104	4481		CAMPUS AVE	5D3	Victorian Vernacular	Minimally Altered	1908
44520113	4415		CAMPUS AVE	6Z	Victorian Vernacular	Heavily Altered	c.1920
44520114	1602		MEADE AVE	5D3	Victorian Vernacular	Minimally Altered	c.1910
44520130	4494		NORTH AVE	5D3	Queen Anne Free Classic	Minimally Altered	1908
44520216	1740		MEADE AVE	5D3	Victorian Vernacular	Unaltered	1911
44520218	4410		PARK BLVD	5D3	Victorian Vernacular	Heavily Altered	c.1910
44520219	4416		PARK BLVD	5D3	Victorian Vernacular	Minimally Altered	1910
44526206	4363		NEW JERSEY ST	5D3	Victorian Vernacular	Minimally Altered	c.1900
44526218	4366		MARYLAND ST	5D3	Folk Victorian	Minimally Altered	c.1895
44527101	1417		MEADE AVE	5D3	Victorian Vernacular	Unaltered	1908
44527118	1440		VAN BUREN AVE	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1905
44527119	4314		CLEVELAND AVE	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1905
44527120	4324		CLEVELAND AVE	6Z	Victorian Vernacular	Heavily Altered	1907
44527123	4350		CLEVELAND AVE	5D3	Victorian Vernacular	Minimally Altered	c.1905
44527125	4364		CLEVELAND AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1905
44527129	1435		MEADE AVE	5D3	Victorian Vernacular	Minimally Altered	c.1910
44527129	1431		MEADE AVE	5D3	Victorian Vernacular	Minimally Altered	c.1900
44527203	4383		CLEVELAND AVE	5D3	Victorian Vernacular	Minimally Altered	1909

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 6 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44527207	4359		CLEVELAND AVE	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1912
44527209	4341		CLEVELAND AVE	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1910
44527210	4333		CLEVELAND AVE	5D3	Folk Victorian	Heavily Altered	c.1905
44528135	4110		MARYLAND ST	5D3	Queen Anne Free Classic	Minimally Altered	1912
44528137	1288		JOHNSON AVE	5D3	Queen Anne Free Classic/transitional Craftsman	Minimally Altered	c.1905
44529126	4250		CLEVELAND AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1905
44529201	1505		VAN BUREN AVE	5D3	Queen Anne Free Classic	Minimally Altered	1904
44529202	1511		VAN BUREN AVE	5D3	Queen Anne Free Classic	Unaltered	1904
44529203	1515		VAN BUREN AVE	5D3	Queen Anne Free Classic	Heavily Altered	1904
44529218	4220		CAMPUS AVE	5D3	Queen Anne Free Classic	Heavily Altered	c.1905
44529223	4260		CAMPUS AVE	5D3	Queen Anne	Minimally Altered	c.1890
44537002	4170		PARK BLVD	6Z	Queen Anne Free Classic	Heavily Altered	1908
44537009	4127		NORMAL ST	5D3	Queen Anne Free Classic	Minimally Altered	c.1905
44544015	1236		LINCOLN AVE	5D3	Queen Anne Free Classic	Unaltered	c.1905
44549115	1644		LINCOLN AVE	5D3	Victorian Vernacular	Minimally Altered	1908
44563104	4041		RICHMOND ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1908
44563105	4033		RICHMOND ST	5B	Queen Anne Free Classic	Minimally Altered	c.1900
44563108	4013		RICHMOND ST	6Z	Queen Anne Free Classic	Heavily Altered	c.1905
44564107	3961		NORMAL ST	5B	Queen Anne Free Classic	Minimally Altered	1917
44564114	3921		NORMAL ST	5D3	Queen Anne Free Classic	Minimally Altered	c.1905
44564131	3996		CENTRE ST	5D3	Victorian Vernacular	Minimally Altered	c.1910
44564140	3912		CENTRE ST	5D3	Victorian Vernacular	Minimally Altered	1908
44564208	3921		CENTRE ST	6L	Victorian Vernacular	Heavily Altered	c.1910
45104105	1136		BUSH ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	1913
45104207	3750		PIONEER PL	5D3	Queen Anne Spindlework	Minimally Altered	1910

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 7 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45105018	1016		BUSH ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1913
45105023	1120		BUSH ST	6Z	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	c.1905
45107224	3831		FALCON ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1915
45107226	3845		FALCON ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1915
45107227	3890		EAGLE ST	5D3	Folk Victorian	Minimally Altered	c.1910
45109101	3795		GOLDFINCH ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1915
45109102	3781		GOLDFINCH ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1918
45109106	809		BUSH ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1911
45109107	803		BUSH ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1911
45109111	3778		EAGLE ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1907
45109113	704		SUTTER ST	5D3	Queen Anne Free Classic	Minimally Altered	c.1910
45110101	3844		EAGLE ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	c.1915
45110118	3841		EAGLE ST	5B	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1915
45113308	3824		WELLBORN ST	5D3	Queen Anne w/half timbering	Minimally Altered	1911
45114110	1620		TORRANCE ST	6Z	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	1911
45115103	1420	W	PENNSYLVANIA AVE	6Z	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	c.1910
45117202	1010		SUTTER ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1912
45117303	1137		SUTTER ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1911

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 8 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45117327	3683		JACKDAW ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1913
45119303	807		SUTTER ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1915
45119310	3728		EAGLE ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	1912
45120104	3747		EAGLE ST	5D3	Victorian Vernacular	Minimally Altered	1905
45122503	1669		LINWOOD ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1910
45122506	3707		COLUMBIA ST	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	c.1910
45122513	1683		LINWOOD ST	6Z	Victorian Vernacular	Heavily Altered	1907
45122608	1670		LINWOOD ST	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	1910
45124210	1314		PUTERBAUGH ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow w/half timbering	Minimally Altered	c.1905
45125119	3678		JACKDAW ST	5D3	Victorian Vernacular	Minimally Altered	1912
45125227	3661		JACKDAW ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1910
45127205	817	W	PENNSYLVANIA AVE	6Z	Victorian Vernacular	Heavily Altered	c.1905
45132119	3661		COLUMBIA ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	c.1910
45132501	1701		WINDER ST	5D3	Victorian Vernacular	Minimally Altered	c.1910
45132502	3686		COLUMBIA ST	5D3	Victorian Vernacular	Minimally Altered	c.1910
45132505	3662		COLUMBIA ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1908
45147108	3420		UNION ST	5B	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1910
45147112	3472		UNION ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	c.1910
45161302	3153		INDIA ST	6Z	Victorian Vernacular	Heavily Altered	1912
45161310	1329	W	SPRUCE ST	5B	Queen Anne Free Classic	Minimally Altered	c.1900
45163107	3018		COLUMBIA ST	6Z	Victorian Vernacular	Heavily Altered	c.1900
45163402	1227	W	QUINCE ST	7N1	Victorian Vernacular	Heavily Altered	c.1905

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 9 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45164201	3065		UNION ST	6Z	Queen Anne w/half timbering	Minimally Altered	c.1905
45164401	2965		UNION ST	6L	Victorian Vernacular/transitional Craftsman	Heavily Altered	c.1900
45164413	2957		UNION ST	5B	Queen Anne Free Classic	Minimally Altered	c.1895
45166112	2865		INDIA ST	7N1	Victorian Vernacular	Heavily Altered	c.1900
45166210	2844		STATE ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1910
45166303	2756		COLUMBIA ST	6Z	Victorian Vernacular	Heavily Altered	1915
45166304	2744		COLUMBIA ST	5B	Victorian Vernacular/transitional Craftsman	Minimally Altered	c.1910
45166305	2732		COLUMBIA ST	5D3	Victorian Vernacular	Minimally Altered	1911
45173511	1870		TITUS ST	5D3	Victorian Vernacular	Minimally Altered	c.1905
45173608	1820		TITUS ST	5D3	Victorian Vernacular	Heavily Altered	c.1905
45174702	1827		PUTERBAUGH ST	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	1908
45175307	1802		PUTERBAUGH ST	5D3	Queen Anne Free Classic w/Dutch gambrel roof	Minimally Altered	c.1910
45201309	3762		CURLEW ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1913
45201315	428		ROBINSON AVE	5D3	Victorian Vernacular	Minimally Altered	c.1905
45201319	402		ROBINSON AVE	6Z	Victorian Vernacular	Heavily Altered	1905
45201321	334		ROBINSON AVE	5D3	Victorian Vernacular	Minimally Altered	1908
45201327	403		ROBINSON AVE	6Z	Victorian Vernacular	Heavily Altered	c.1905
45201333	3762		BRANT ST	5B	Queen Anne Free Classic	Minimally Altered	1916
45201334	405		SLOANE ST	5D3	Victorian Vernacular	Minimally Altered	c.1905
45201355	3786		ALBATROSS ST	5B	Victorian Vernacular w/Dutch gambrel roof	Minimally Altered	1909
45201357	3790		ALBATROSS ST	5B	Victorian Vernacular	Minimally Altered	1905
45201358	3796		ALBATROSS ST	5B	Victorian Vernacular w/Dutch gambrel roof	Minimally Altered	1909
45201360	315		ROBINSON AVE	5B	Queen Anne Free Classic	Unaltered	1907
45201401	241	W	ROBINSON AVE	6Z	Victorian Vernacular	Heavily Altered	1906

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 10 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45201403	227	W	ROBINSON AVE	6Z	Queen Anne Free Classic	Heavily Altered	1907
45201406	3761		ALBATROSS ST	5B	Queen Anne Free Classic	Unaltered	1907
45201425	211	W	ROBINSON AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1900
45201431	3743		FRONT ST	5D3	Victorian Vernacular	Minimally Altered	1907
45201434	128		PENNSYLVANIA AVE	5D3	Victorian Vernacular w/half timbering	Minimally Altered	c.1910
45201436	110		PENNSYLVANIA AVE	5D3	Queen Anne Free Classic	Heavily Altered	c.1910
45201438	3718		1ST AVE	5S1	Queen Anne	Minimally Altered	c.1890
45201441	3744		1ST AVE	5B	Italianate	Minimally Altered	c.1885
45201442	3754		1ST AVE	5B	Queen Anne Free Classic	Minimally Altered	c.1890
45201444	3766		1ST AVE	5D3	Victorian Vernacular	Minimally Altered	c.1900
45204104	3810		ALBATROSS DR	6Z	Victorian Vernacular	Heavily Altered	1903
45204203	3827		ALBATROSS ST	5B	Victorian Vernacular	Minimally Altered	c.1900
45204205	3819		ALBATROSS ST	5D3	Queen Anne Free Classic	Minimally Altered	1910
45204209	216	W	ROBINSON AVE	5D3	Victorian Vernacular	Heavily Altered	c.1900
45204311	3818		1ST AVE	5B	Queen Anne	Minimally Altered	c.1890
45204314	3844		1ST AVE	6Z	Queen Anne Free Classic/transitional Craftsman Bungalow	Heavily Altered	c.1910
45204315	3852		1ST AVE	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1905
45205508	3817		1ST AVE	5D3	Queen Anne Free Classic	Heavily Altered	c.1910
45205509	3815		1ST AVE	5S1	Queen Anne	Unaltered	1913
45205514	111		ROBINSON AVE	6Z	Victorian Vernacular	Heavily Altered	1910
45205521	129		ROBINSON AVE	5B	Queen Anne Free Classic	Minimally Altered	c.1895
45205524	3812		3RD AVE	5D3	Queen Anne Free Classic w/Craftsman elements	Minimally Altered	1908
45205528	3842		3RD AVE	5D3	Victorian Vernacular	Minimally Altered	c.1900
45205540	3779		3RD AVE	5B	Queen Anne Free Classic	Minimally Altered	c.1900
45205609	3795		4TH AVE	6Z	Victorian Vernacular	Heavily Altered	c.1930
45206306	3717		1ST AVE	6Z	Queen Anne	Heavily Altered	c.1900
45206308	136		PENNSYLVANIA AVE	5D3	Victorian Vernacular	Minimally Altered	c.1910

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 11 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45206309	140		PENNSYLVANIA AVE	5D3	Victorian Vernacular	Minimally Altered	c.1900
45206311	3720		3RD AVE	5S1	Queen Anne Free Classic	Unaltered	1915
45206317	3768		3RD AVE	5D3	Victorian Vernacular	Minimally Altered	1910
45206323	3707		3RD AVE	5B	Queen Anne Free Classic w/Craftsman elements	Minimally Altered	1910
45206336	3743		4TH AVE	5D3	Victorian Vernacular w/half timbering	Minimally Altered	c.1900
45206351	3766		5TH AVE	6Z	Victorian Vernacular	Heavily Altered	1905
45206363	3734		6TH AVE	5B	Queen Anne Free Classic	Minimally Altered	c.1895
45209306	3809		7TH AVE	5D3	Victorian Vernacular	Minimally Altered	1917
45209312	3810		8TH AVE	5D3	Queen Anne Free Classic	Minimally Altered	1910
45209316	801		UNIVERSITY AVE	5D3	Victorian Wooden False Front	Minimally Altered	1905
45209321	3853		8TH AVE	5B	Queen Anne Free Classic	Minimally Altered	1908
45209322	3849		8TH AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1905
45209324	3839		8TH AVE	5B	Queen Anne Free Classic	Minimally Altered	1910
45209325	3833		8TH AVE	5D3	Queen Anne Free Classic	Minimally Altered	1910
45209337	3762		10TH AVE	5D3	Victorian Vernacular/transitional Craftsman Bungalow Court	Minimally Altered	c.1900
45209337	3768		10TH AVE	5D3	Victorian Vernacular/transitional Craftsman Bungalow Court	Minimally Altered	c.1900
45210315	3710		7TH AVE	5D3	Queen Anne	Minimally Altered	1903
45210341	3730		8TH AVE	5D3	Italianate	Minimally Altered	c.1890
45210352	3775		8TH AVE	7N1	Victorian Vernacular/transitional Craftsman	Minimally Altered	1910
45213110	3718		VERMONT ST	6L	Victorian Vernacular/transitional Craftsman	Minimally Altered	c.1910
45213113	1075		ROBINSON AVE	6Z	Victorian Vernacular/transitional Craftsman	Heavily Altered	c.1905
45213115	1057		ROBINSON AVE	5B	Queen Anne Free Classic	Minimally Altered	1908
45213120	1019		ROBINSON AVE	6Z	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	1908

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 12 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45213122	3729		10TH AVE	5D3	Queen Anne Free Classic	Minimally Altered	1910
45213209	3692		VERMONT ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1913
45215114	3816		RICHMOND ST	5D3	Victorian Vernacular	Minimally Altered	c.1905
45215117	1280		ESSEX ST	6Z	Victorian Vernacular	Heavily Altered	1908
45215120	1264		ESSEX ST	5D3	Queen Anne Free Classic	Minimally Altered	1914
45215121	1258		ESSEX ST	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	c.1905
45215122	1250		ESSEX ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1905
45215123	1240		ESSEX ST	5D3	Queen Anne	Minimally Altered	c.1890
45215127	1210		ESSEX ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Unaltered	c.1905
45215205	3809		RICHMOND ST	5B	Queen Anne Free Classic	Unaltered	1907
45215207	3801		RICHMOND ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1905
45215301	3795		RICHMOND ST	6Z	Queen Anne Free Classic	Heavily Altered	1910
45215303	3775		RICHMOND ST	5B	Queen Anne	Heavily Altered	1909
45215306	3755		RICHMOND ST	5D3	Victorian Vernacular w/classical elements	Minimally Altered	c.1900
45215307	3753		RICHMOND ST	5B	Victorian Vernacular/transitional Craftsman	Minimally Altered	c.1905
45215411	1264		ROBINSON AVE	5D3	Victorian Vernacular	Minimally Altered	c.1905
45215413	3772		RICHMOND ST	5B	Queen Anne Free Classic	Minimally Altered	c.1900
45215414	3770		RICHMOND ST	5D3	Queen Anne Free Classic	Minimally Altered	c.1900
45215420	1295		ESSEX ST	6Z	Victorian Vernacular	Heavily Altered	1904
45215421	1285		ESSEX ST	5D3	Victorian Vernacular	Minimally Altered	1908
45215422	1277		ESSEX ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1905
45215426	1253		ESSEX ST	5B	Victorian Vernacular/transitional Craftsman Bungalow	Unaltered	c.1905
45215507	1060		ROBINSON AVE	5B	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1909

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 13 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45215508	1066		ROBINSON AVE	5B	Victorian Vernacular Apartment/Prairie	Minimally Altered	c.1900
45215511	3768		VERMONT ST	5B	Queen Anne Free Classic	Minimally Altered	c.1905
45215512	3774		VERMONT ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	1906
45215513	1073		ESSEX ST	5B	Queen Anne Free Classic	Minimally Altered	1905
45215514	1065		ESSEX ST	6Z	Victorian Vernacular	Heavily Altered	1906
45215517	1031		ESSEX ST	5D3	Victorian Vernacular	Minimally Altered	c.1900
45215521	1003		ESSEX ST	5B	Queen Anne	Unaltered	1904
45215522	3777		10TH AVE	5D3	Victorian Vernacular	Minimally Altered	1908
45215601	1002		ESSEX ST	5D3	Victorian Vernacular	Minimally Altered	1906
45215603	1014		ESSEX ST	5D3	Victorian Vernacular	Minimally Altered	c.1890
45215604	1022		ESSEX ST	5D3	Queen Anne Free Classic	Heavily Altered	c.1905
45215609	1058		ESSEX ST	5D3	Victorian Vernacular	Minimally Altered	c.1905
45215610	1066		ESSEX ST	5D3	Queen Anne Free Classic	Minimally Altered	1910
45215616	1041		UNIVERSITY AVE	5D3	Victorian Wooden False Front	Minimally Altered	1910
45215617	1037		UNIVERSITY AVE	5D3	Victorian Wooden False Front	Heavily Altered	c.1910
45215618	1029		UNIVERSITY AVE	5D3	Victorian Wooden False Front	Minimally Altered	1908
45216102	3749		VERMONT ST	6Z	Victorian Vernacular	Heavily Altered	1911
45216105	1221		ROBINSON AVE	5D3	Queen Anne	Heavily Altered	c.1910
45216112	1277		ROBINSON AVE	5B	Victorian Vernacular	Minimally Altered	c.1900
45216118	1280		PENNSYLVANIA AVE	6Z	Victorian Vernacular	Heavily Altered	1914
45216119	1276		PENNSYLVANIA AVE	6Z	Victorian Vernacular	Heavily Altered	c.1915
45216123	1244		PENNSYLVANIA AVE	5D3	Queen Anne Free Classic	Minimally Altered	1910
45216206	1234		CYPRESS AVE	5D3	Victorian Vernacular	Minimally Altered	c.1900
45216208	1242		CYPRESS AVE	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1916
45216210	1258		CYPRESS AVE	5B	Victorian Vernacular	Minimally Altered	c.1910
45216212	1272		CYPRESS AVE	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1915
45216217	1291		PENNSYLVANIA AVE	5B	Queen Anne Free Classic	Minimally Altered	1915
45216221	1255		PENNSYLVANIA AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1900

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 14 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45216225	1223		PENNSYLVANIA AVE	5D3	Queen Anne Free Classic	Minimally Altered	1915
45216227	1211		PENNSYLVANIA AVE	5B	Queen Anne	Minimally Altered	1910
45216337	1437		PENNSYLVANIA AVE	5D3	Victorian Vernacular	Minimally Altered	1905
45219112	3812		HERBERT ST	5B	Victorian Vernacular/transitional Craftsman Bungalow	Unaltered	1909
45219317	1620		ROBINSON AVE	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1915
45220008	3776		CENTRE ST	6Z	Queen Anne Free Classic	Heavily Altered	c.1905
45220015	3761		CENTRE ST	6L	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	c.1910
45220059	1752		ROBINSON AVE	5D3	Victorian Wooden False Front	Minimally Altered	1910
45221306	1635		ROBINSON AVE	5D3	Victorian Vernacular	Minimally Altered	c.1905
45221315	3712		PARK BLVD	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1900
45221318	1652		PENNSYLVANIA AVE	5D3	Queen Anne	Minimally Altered	1910
45225410	3672		CURLEW ST	5D3	Victorian Vernacular	Heavily Altered	1913
45225420	3617		CURLEW ST	5D3	Victorian Vernacular	Minimally Altered	c.1905
45225440	232	W	BROOKES AVE	5D3	Folk Victorian	Minimally Altered	1905
45225452	3620		FRONT ST	5D3	Queen Anne	Minimally Altered	c.1890
45225454	140		BROOKES AVE	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1918
45225456	122		BROOKES AVE	6Z	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1915
45225474	510		OTSEGO DR	6Z	Victorian Vernacular	Heavily Altered	c.1910
45228107	3645		4TH AVE	6Z	Victorian Vernacular	Heavily Altered	1907
45228109	3621		4TH AVE	5D3	Queen Anne	Heavily Altered	c.1900
45228202	3685		5TH AVE	5D3	Queen Anne Free Classic	Heavily Altered	c.1900
45228203	3681		5TH AVE	6Z	Victorian Vernacular	Heavily Altered	c.1910
45228209	3690		6TH AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1900
45228405	3665		1ST AVE	5D3	Victorian Vernacular	Unaltered	1910
45228411	3600		3RD AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1895
45228501	3695		3RD AVE	5S1	Queen Anne	Minimally Altered	1907

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 15 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45228504	3673		3RD AVE	5D3	Queen Anne Free Classic	Minimally Altered	1916
45228505	3667		3RD AVE	5D3	Victorian Vernacular	Minimally Altered	c.1905
45228508	3643		3RD AVE	6Z	Victorian Vernacular	Heavily Altered	c.1905
45228512	3609		3RD AVE	6Z	Victorian Vernacular	Heavily Altered	c.1910
45228513	312		BROOKES AVE	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	1910
45228515	330		BROOKES AVE	6Z	Victorian Vernacular	Heavily Altered	c.1915
45228517	3612		4TH AVE	5D3	Victorian Vernacular	Minimally Altered	c.1910
45228517	3616		4TH AVE	5B	Victorian Vernacular	Minimally Altered	c.1900
45228519	3642		4TH AVE	5B	Queen Anne Free Classic	Minimally Altered	c.1900
45228524	3684		4TH AVE	5D3	Victorian Vernacular	Minimally Altered	c.1905
45228525	3686		4TH AVE	5D3	Victorian Vernacular	Minimally Altered	c.1905
45228526	329		PENNSYLVANIA AVE	5D3	Queen Anne Free Classic	Heavily Altered	1907
45229106	3645		6TH AVE	6Z	Victorian Vernacular	Heavily Altered	c.1905
45229132			6TH AVE	6Z	Victorian Vernacular	Heavily Altered	c.1905
45233129	3631		ALBERT ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	1918
45233137	3620		HERBERT ST	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	1909
45233142	1402		MYRTLE AVE	5D3	Victorian Vernacular	Minimally Altered	1910
45233143	1412		MYRTLE AVE	5D3	Victorian Vernacular	Unaltered	1909
45233146	1434		MYRTLE AVE	5D3	Victorian Vernacular	Minimally Altered	1904
45233153	3532		HERBERT ST	5D3	Queen Anne Free Classic	Minimally Altered	1913
45233165	1409		BROOKES AVE	6Z	Victorian Vernacular	Heavily Altered	1913
45236314	1614		BROOKES AVE	5D3	Victorian Vernacular	Heavily Altered	c.1915
45236333	1610		MYRTLE AVE	5D3	Victorian Vernacular	Heavily Altered	1908
45239204	227	W	BROOKES AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1905
45239206	3559		ALBATROSS ST	5D3	Queen Anne Free Classic	Minimally Altered	c.1910
45239207	3551		ALBATROSS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1913
45239208	3545		ALBATROSS ST	5D3	Queen Anne Free Classic	Minimally Altered	c.1910
45239210	3525		ALBATROSS ST	5D3	Queen Anne	Minimally Altered	c.1905
45239217	3536		FRONT ST	5S1	Queen Anne Free Classic	Minimally Altered	1898
45239218	3538		FRONT ST	5D3	Queen Anne	Heavily Altered	c.1895

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 16 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45239221	3560		FRONT ST	5D3	Queen Anne Free Classic	Heavily Altered	c.1910
45239223	3576		FRONT ST	7N1	Victorian Vernacular	Heavily Altered	c.1890
45239227	3533		ALBATROSS ST	5D3	Queen Anne	Minimally Altered	1911
45239307	3551		FRONT ST	5S1	Queen Anne Spindlework	Unaltered	1893
45239308	3545		FRONT ST	5D3	Queen Anne Spindlework	Unaltered	c.1895
45239318	3540		1ST AVE	5D3	Queen Anne	Minimally Altered	c.1890
45239709	3554		CURLEW ST	5B	Queen Anne Free Classic	Minimally Altered	c.1900
45240117	119		BROOKES AVE	6Z	Victorian Wooden False Front	Heavily Altered	c.1900
45240119	3576		3RD AVE	5D3	Queen Anne	Minimally Altered	1891
45240120	3586		3RD AVE	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1915
45240121	125		BROOKES AVE	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	c.1910
45240122	3594		3RD AVE	5D3	Queen Anne	Minimally Altered	c.1890
45240224	315		BROOKES AVE	6Z	Queen Anne Free Classic	Heavily Altered	c.1910
45240604	3575		4TH AVE	5D3	Victorian Vernacular	Heavily Altered	1910
45240609	3535		4TH AVE	6Z	Victorian Vernacular	Heavily Altered	c.1905
45240720	3434		6TH AVE	5D3	Queen Anne Free Classic	Heavily Altered	c.1900
45243008	3539		6TH AVE	6Z	Victorian Vernacular	Altered Beyond Recognition	c.1900
45248402	1512		UPAS ST	6Z	Queen Anne Free Classic	Heavily Altered	c.1905
45253701	321		WALNUT AVE	5D3	Queen Anne Spindlework	Minimally Altered	c.1910
45253702	315		WALNUT AVE	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1905
45253703	3402		ALBATROSS ST	5D3	Queen Anne Free Classic	Heavily Altered	c.1910
45253704	336		UPAS ST	5D3	Queen Anne Spindlework	Minimally Altered	c.1895
45253705	3425		ALBATROSS ST	5D3	Queen Anne Free Classic/transitional Craftsman	Unaltered	c.1915
45253717	3330		ALBATROSS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1910
45253724	304		THORN ST	5D3	Queen Anne Free Classic	Minimally Altered	c.1905

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 17 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45253802	3411		FRONT ST	5D3	Queen Anne Spindlework	Minimally Altered	c.1895
45253814	3355		FRONT ST	5S1	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1893
45253815	3333		FRONT ST	5S1	Italianate	Minimally Altered	c.1895
45253830	3320		2ND AVE	5S1	Queen Anne Free Classic	Minimally Altered	1909
45253833	3356		2ND AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1905
45253834	3368		2ND AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1905
45253848	3200		2ND AVE	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	c.1915
45255504	3425		5TH AVE	6Z	Victorian Vernacular	Heavily Altered	c.1905
45255505	3409		5TH AVE	6Z	Victorian Vernacular	Heavily Altered	1915
45255507	3408		6TH AVE	5D3	Queen Anne	Minimally Altered	c.1900
45255509	3424		6TH AVE	6Z	Queen Anne Free Classic	Heavily Altered	c.1905
45255513	3311		4TH AVE	6Z	Victorian Vernacular	Heavily Altered	c.1900
45255515	3330		5TH AVE	5D3	Victorian Vernacular	Heavily Altered	c.1900
45255535	3265		5TH AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1905
45257302	3067		REYNARD WAY	6Z	Victorian Vernacular	Heavily Altered	c.1900
45257726	3100		BRANT ST	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	c.1900
45261105	3040		1ST AVE	5D3	Folk Victorian	Heavily Altered	c.1880
45261206	136		REDWOOD ST	5S1	Queen Anne Free Classic/transitional Craftsman	Unaltered	1898
45262302	3131		5TH AVE	5D3	Queen Anne	Heavily Altered	c.1880
45262602	215		SPRUCE ST	5D3	Queen Anne	Heavily Altered	1904
45262603	3155		2ND AVE	5D3	Folk Victorian	Minimally Altered	c.1905
45262703	3041		2ND AVE	5D3	Folk Victorian	Unaltered	1909
45262705	212		QUINCE ST	5D3	Queen Anne Free Classic	Minimally Altered	c.1905
45265902	2829		ALBATROSS ST	5D3	Queen Anne Free Classic	Unaltered	c.1905
45266203	2941		4TH AVE	5B	Queen Anne	Minimally Altered	1890
45266503	2829		4TH AVE	5D3	Victorian Vernacular	Minimally Altered	c.1910
45266507	2822		5TH AVE	6L	Victorian Vernacular	Heavily Altered	c.1910
45267411	406		NUTMEG ST	5S1	Italianate	Minimally Altered	c.1895
45270719	2630		FRONT ST	6Z	Victorian Vernacular/transitional Craftsman	Minimally Altered	c.1900

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 18 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45270720	2646		FRONT ST	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	c.1905
45271202	2741		4TH AVE	7N1	Queen Anne	Heavily Altered	c.1910
45271504			MAPLE ST	5B	Queen Anne	Heavily Altered	c.1910
45271505	406		MAPLE ST	5S1	Queen Anne	Minimally Altered	1887
53305101	2669		COLUMBIA ST	7N1	Victorian Vernacular	Minimally Altered	1908
53305102	2653		COLUMBIA ST	7N1	Victorian Vernacular	Heavily Altered	c.1895
53305104	2629		COLUMBIA ST	6Z	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	c.1905
53306109	2440		STATE ST	5D3	Queen Anne	Minimally Altered	c.1895
53306205	2430		UNION ST	5D3	Victorian Vernacular	Minimally Altered	1912
53306207	2452		UNION ST	5D3	Queen Anne Free Classic	Heavily Altered	1913
53306208	2470		UNION ST	5S1	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1912
53306304	2431		UNION ST	5D3	Queen Anne Free Classic/Prairie	Heavily Altered	1908
53306306	2415		UNION ST	5D3	Queen Anne Free Classic	Minimally Altered	1912
53306503	2333		STATE ST	6Z	Folk Victorian	Heavily Altered	c.1890
53306510	2330		UNION ST	5D3	Queen Anne Free Classic	Minimally Altered	c.1890
53307409	2440		ALBATROSS ST	5D3	Queen Anne Free Classic	Minimally Altered	1906
53307506	428		KALMIA ST	5D3	Queen Anne	Minimally Altered	c.1895
53308212	2508		1ST AVE	5S1	Queen Anne Spindlework	Unaltered	1887
53308306	2408		1ST AVE	1S	Queen Anne Spindlework	Unaltered	1889
53308307	2410		1ST AVE	5B	Queen Anne	Minimally Altered	1889
53308406	2426		FRONT ST	5D3	Queen Anne Free Classic	Heavily Altered	c.1900
53308408	2452		FRONT ST	5D3	Queen Anne	Heavily Altered	1900
53309102	2537		1ST AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1910
53309303	2445		2ND AVE	5B	Queen Anne Free Classic	Minimally Altered	1903
53309404	2425		1ST AVE	5B	Queen Anne Spindlework	Minimally Altered	1890
53313102	2270		UNION ST	5D3	Victorian Vernacular w/Craftsman elements	Minimally Altered	c.1905
53313105	2230		UNION ST	6Z	Victorian Vernacular	Heavily Altered	c.1905
53313109	533	W	JUNIPER ST	5D3	Queen Anne	Minimally Altered	c.1890

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 19 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
53313110	2252		UNION ST	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	1912
53313204	2233		UNION ST	6Z	Victorian Vernacular	Heavily Altered	1904
53313206	418	W	IVY ST	5D3	Queen Anne Free Classic	Minimally Altered	c.1905
53313207	2214		BRANT ST	5D3	Victorian Vernacular	Minimally Altered	1893
53313211	424		IVY ST	5D3	Queen Anne Spindlework	Heavily Altered	c.1890
53313304	2165		UNION ST	6Z	Queen Anne	Heavily Altered	c.1910
53313306	2141		UNION ST	5D3	Queen Anne Free Classic	Minimally Altered	c.1890
53315104	2329		CURLEW ST	5D3	Queen Anne Free Classic	Minimally Altered	c.1910
53315408	2220		FRONT ST	5B	Queen Anne Free Classic	Minimally Altered	1906
53315502	2247		BRANT ST	5D3	Queen Anne	Heavily Altered	c.1895
53315502	2251		BRANT ST	5D3	Queen Anne	Minimally Altered	1894
53316102	2163		BRANT ST	5S1	Queen Anne Spindlework	Heavily Altered	1890
53316110	2132		ALBATROSS ST	5B	Queen Anne Free Classic	Heavily Altered	1906
53316201	2165		ALBATROSS ST	5B	Queen Anne Free Classic	Minimally Altered	c.1890
53316202	2155		ALBATROSS ST	6Z	Italianate	Heavily Altered	c.1890
53316204	2131		ALBATROSS ST	5B	Queen Anne Free Classic w/Craftsman elements	Minimally Altered	1904
53316210	2126		FRONT ST	5B	Queen Anne	Minimally Altered	1895
53316211	2140		FRONT ST	5B	Queen Anne Free Classic	Minimally Altered	c.1890
53316310	2048		FRONT ST	5D3	Queen Anne	Minimally Altered	c.1885
53316311	2060		FRONT ST	5D3	Queen Anne Free Classic	Minimally Altered	1907
53316312	2068		FRONT ST	5D3	Queen Anne	Minimally Altered	1896
53316402	2052		ALBATROSS ST	5D3	Queen Anne	Heavily Altered	c.1900
53317110	2130		1ST AVE	6Z	Italianate	Heavily Altered	c.1890
53317111	2140		1ST AVE	5B	Queen Anne Free Classic	Heavily Altered	c.1905
53317201	2169		1ST AVE	5S1	Queen Anne Free Classic	Minimally Altered	1902
53317202	2139		1ST AVE	5B	Queen Anne	Minimally Altered	1890
53317203	2131		1ST AVE	5B	Queen Anne	Minimally Altered	c.1890
53317210	2142		2ND AVE	5B	Queen Anne Free Classic	Minimally Altered	c.1890
53317303	2143		2ND AVE	5B	Folk Victorian	Minimally Altered	c.1900

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 20 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
53317304	2133		2ND AVE	5S1	Queen Anne	Minimally Altered	1888
53317311	227		IVY ST	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	c.1895
53317403	2031		2ND AVE	5D3	Folk Victorian	Heavily Altered	1905
53317405	230		GRAPE ST	5B	Queen Anne	Minimally Altered	c.1885
53317406	244		GRAPE ST	5B	Second Empire	Minimally Altered	1900
53317408	2044		3RD AVE	5B	Queen Anne Free Classic	Minimally Altered	c.1910
53317611	2082		1ST AVE	5D3	Queen Anne Free Classic	Minimally Altered	1907
53317611	125		HAWTHORN ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1910
53318102	2343		FRONT ST	5D3	Queen Anne	Heavily Altered	1900
53318110	2372		1ST AVE	5B	Queen Anne Free Classic	Unaltered	c.1910
53318205	110		JUNIPER ST	5B	Queen Anne	Minimally Altered	c.1890
53318207	136		JUNIPER ST	5S1	Queen Anne Spindlework	Unaltered	1887
53318211	2368		2ND AVE	5S1	Queen Anne Free Classic	Minimally Altered	1895
53318304	2341		2ND AVE	5S1	Victorian Vernacular/transitional Craftsman	Minimally Altered	1900
53318305	2325		2ND AVE	5S1	Queen Anne Spindlework	Minimally Altered	1888
53318401	219		JUNIPER ST	5B	Queen Anne Free Classic	Minimally Altered	1911
53318402	2257		2ND AVE	5S1	Queen Anne Free Classic	Minimally Altered	1905
53318406	220		IVY ST	6Z	Folk Victorian	Heavily Altered	1919
53318407	230		IVY ST	5B	Queen Anne	Heavily Altered	c.1885
53318409	2224		3RD AVE	5B	Queen Anne	Minimally Altered	c.1890
53318505	108		IVY ST	5B	Queen Anne Free Classic	Minimally Altered	1905
53318507	2214		2ND AVE	1S	Queen Anne Free Classic	Minimally Altered	1894
53318601	2265		FRONT ST	5B	Queen Anne Free Classic	Minimally Altered	1903
53318602	2257		FRONT ST	5S1	Queen Anne Free Classic/transitional Craftsman	Minimally Altered	1904
53319203	2357		4TH AVE	5D3	Victorian Vernacular	Minimally Altered	c.1900
53319304	2323		5TH AVE	6Z	Victorian Vernacular	Heavily Altered	1906
53319508	2240		5TH AVE	5B	Queen Anne Free Classic	Minimally Altered	1903
53319607	2230		4TH AVE	6Z	Victorian Vernacular	Heavily Altered	1906

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 21 of 22)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
53320606	328		GRAPE ST	5D3	Italianate	Heavily Altered	c.1890
53320611	347		HAWTHORN ST	5D3	Victorian Vernacular	Minimally Altered	c.1900
53320611	347		HAWTHORN ST	5D3	Victorian Vernacular	Minimally Altered	c.1900
53325201	1967		FRONT ST	5B	Queen Anne Free Classic	Minimally Altered	1915
53325204	1929		FRONT ST	5S1	Queen Anne	Minimally Altered	1880
53325205	136		FIR ST	5S1	Queen Anne	Minimally Altered	1887
53325208	1914		1ST AVE	5B	Queen Anne	Minimally Altered	1888
53325210	1930		1ST AVE	5S1	Queen Anne Spindlework	Minimally Altered	1887
53325211	1944		1ST AVE	5B	Queen Anne Free Classic	Heavily Altered	1907
53327201	1767		2ND AVE	5S1	Italianate	Minimally Altered	c.1885
53327203	1755		2ND AVE	5B	Queen Anne Free Classic	Minimally Altered	1904
53328201	1965		2ND AVE	5B	Queen Anne	Minimally Altered	1891
53328202	1945		2ND AVE	5B	Italianate	Minimally Altered	1894
53328206	1916		3RD AVE	5S1	Queen Anne	Minimally Altered	1894
53329204	1927		4TH AVE	6Z	Victorian Vernacular	Heavily Altered	c.1910
53330205	1721		4TH AVE	5B	Italianate	Minimally Altered	c.1880

Figure 3.20: Condensed tabular listing of all resources in the Proposed Victorian Thematic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 22 of 22)

3.0 Proposed Geographic Districts

3.1 Proposed Arnold & Choate's Geographic Historic District

Period of Significance: 1872-1951

Boundaries – Overall

- North of the theoretical continuation of University Avenue.
- South of Barr.
- West of Dove Street.
- East of Randolph Street and Pioneer Park.

See Figure 3.26 for further information and specific boundaries.

Total Structures	313
Potential Historic Resources	255
Non-Contributing Resources	58
Percentage Contributing	81%

Figure 3.21: Arnold & Choate's Data.

Applicable District Criteria

A, C, F (d,i,j)

- **A:** Special elements of the city's, community's, or neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city.

- **F(d):** Development Progression - Neighborhoods or districts illustrating the progressive development of styles and changes in architectural and cultural taste.
- **F(i):** Craftsmanship - Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.
- **F(j):** Building Groupings - Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.

Resource Types

(number of contributing resources)

- Art Moderne (1)
- Colonial Revival (12)
- Craftsman (149)
- Italian Renaissance Revival (2)
- Minimal Traditional (6)
- Mission Revival (8)
- Monterey Revival (1)
- Prairie (13)
- Queen Anne (1)
- Queen Anne Free Classic (5)
- Queen Anne Free Classic/transitional Craftsman (2)
- Ranch (1)
- Spanish Colonial Revival (14)
- Spanish Eclectic (2)
- Tudor Revival (1)
- Vernacular (16)
- Victorian Vernacular (5)
- Victorian Vernacular/transitional Craftsman (16)

Landscape/Hardscape Resources

- Street trees
- Mature horticulture
- Urban canyons

The Proposed Arnold & Choate’s Geographic Historic District contains a total of 313 structures. Of these structures, 255 are potential historic resources. Due to significant alteration, 41 structures are non-contributing, while 17 are out of date range.

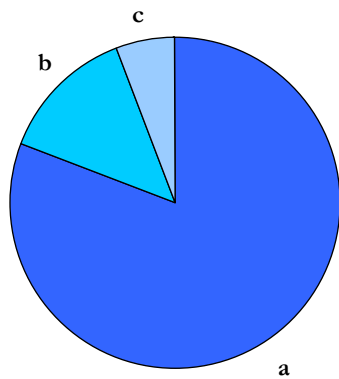


Figure 3.22: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (255)
- b. Non-Contributing: Significant Alteration (41)
- c. Non-Contributing: Out of Date Range (17)

Cyrus Arnold, an attorney and real estate developer, and Daniel Choate, a dry goods merchant, purchased and subdivided the Arnold and Choate’s subdivision in 1872. Their land was originally bounded by University Avenue to the south, Randolph Street on the west, Curlew Street to the east, and Arbor Drive on the north. Although the subdivision has an early date, building did not occur immediately. The neighborhood’s period of significance, consequently, does not begin until 1905, when the earliest resources that retain integrity today were initially constructed.

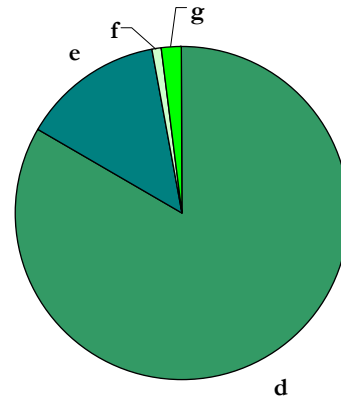


Figure 3.23: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (213)
- e. Multi-Family Residential (35)
- f. Commercial (2)
- g. Institutional/Religious (5)

Arnold and Choate’s, unlike other neighborhoods in Mission Hills, has a rectilinear layout. Clearly, this is a reflection of the age of the subdivision, which predated many of the ideas espoused by the City Beautiful Movement and the Nolen Plan, responsible for producing the curvilinear streets found elsewhere throughout Mission Hills. The rectilinear gridiron pattern used by Arnold and Choate’s was the most profitable means to develop and sell land for residential use. Furthermore, it was a logical extension of the grid pattern established in Horton’s Addition and Middletown.

By 1906, horticulturalist Kate Sessions was a major land owner in the young subdivision. Sessions purchased a large portion of North Florence Heights as well as adjacent blocks in the Arnold and Choate’s subdivision for a nursery site and attendant growing grounds.¹

¹ McPhail, Elizabeth C. *Kate Sessions: Pioneer Horticulturist*. San Diego Historical Society, 1976.

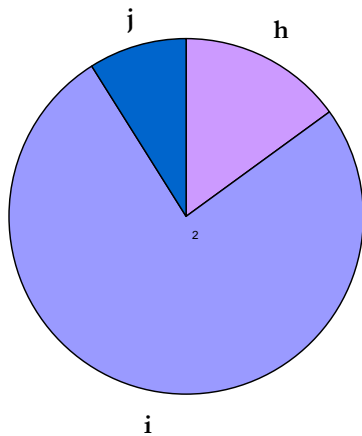


Figure 3.24: Potential Historic Resources by Integrity.

- h. Unaltered (38)
- i. Minimally Altered (194)
- j. Heavily Altered (23)

Development in Arnold and Choate’s was spurred by the extension of the streetcar system in 1908. The line ran east- west along Washington, then north-south on Hawk Street and east-west on Lewis Street. This connection made it possible for residents to reach destinations downtown, and made the area appealing for middle and upper class families. Interest in the area was also kindled by the scenic beauty of the neighborhood. The rectilinear form of the neighborhood was interrupted on the northern and eastern boundaries by deep ravines and canyons. This creates a picturesque and scenic setting that enhances the visual narrative of the area.

The resources evident in the Proposed Arnold and Choate’s Geographic Historic District represent a range of architectural styles from 1900 through 1950. The majority of resources in Arnold and Choates are either Craftsman or Vernacular examples. Additionally, there are strong concentrations of Queen Anne style and Mediterranean influenced

buildings. The various significant building types reflect patterns and changes in architectural styles and changes, as Arnold and Choate’s progressed from an early to a more modern neighborhood.

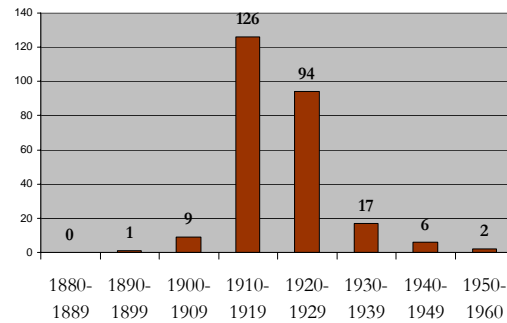


Figure 3.25: Potential Historic Resources by Decade.

The proposed Arnold and Choate’s Historic District qualifies under HRB Criterion A, reflecting special elements of the Uptown Community’s development history, as one of the earliest subdivision in the area to later become the community of Mission Hills and the cultural landscape of its adjacent urban canyon, that provides a distinctive community character with its dramatic natural landscape, native vegetation and distant views, Criterion C for the distinctive architectural styles of Victorian Vernacular/transitional Craftsman, Craftsman, Mission Revival, Spanish Colonial Revival and Prairie resources, and HRB Criterion F(d) for illustrating the progressive development of styles (Victorian to Deconstructivist) and changes in architectural and cultural taste, F(i) for its examples of workmanship, craftsmanship, artistry, or design that are of benefit to the contemporary community as significant reminders of the past, and F(j) for its collection of comfortable middle class dwellings.

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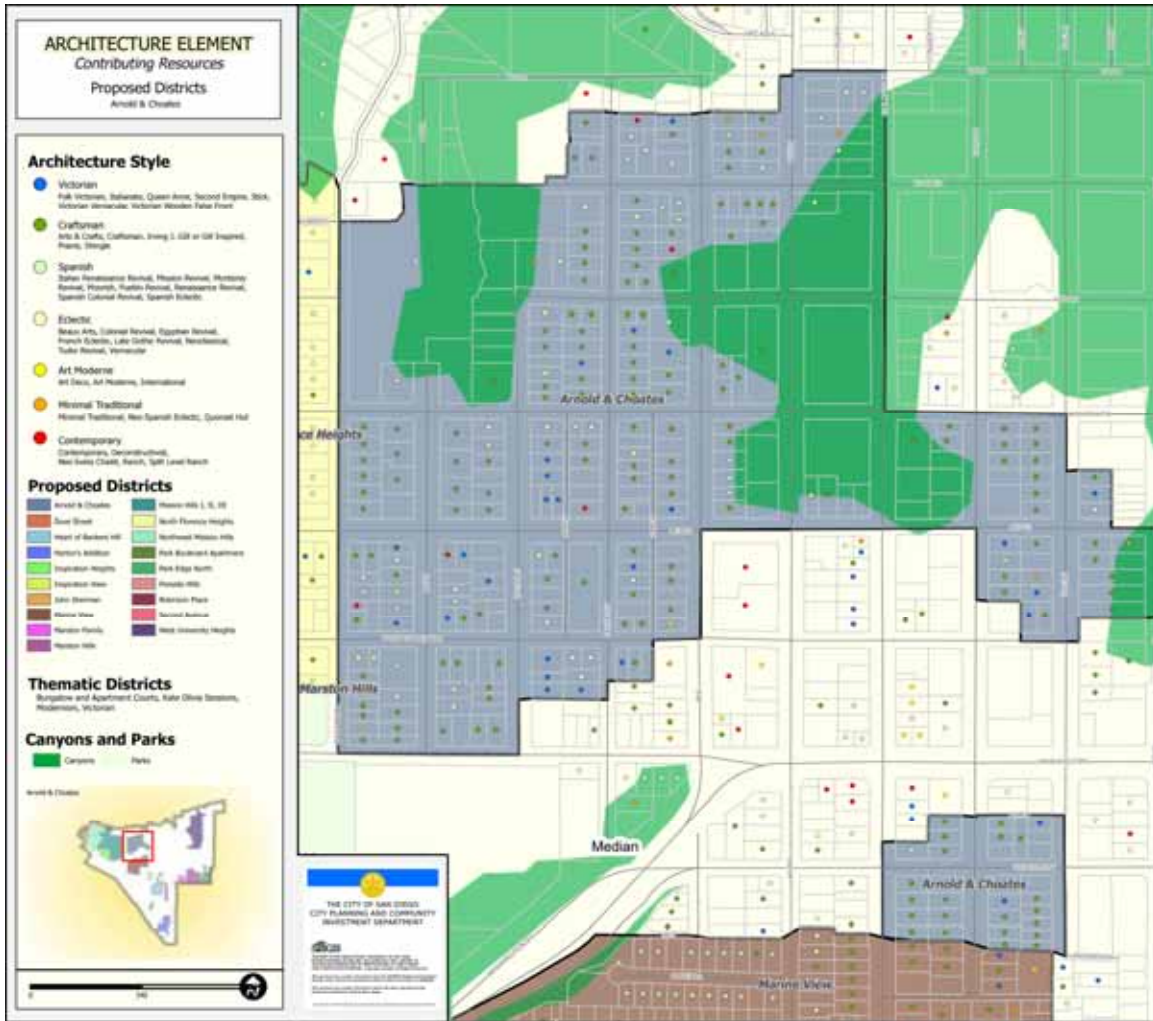


Figure 3.26: Map of Proposed Arnold & Choate's Geographic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44331005	1220		HUNTER ST	5D3	Prairie	Minimally Altered	1922
44331006	1212		HUNTER ST	5D3	Craftsman Bungalow/Prairie	Minimally Altered	c.1920
44331007	4276		JACKDAW ST	5D3	Prairie	Minimally Altered	c.1920
44331010	1224	W	ARBOR DR	5D3	Minimal Traditional	Minimally Altered	1942
44331011	1222	W	ARBOR DR	5D3	Spanish Colonial Revival	Minimally Altered	1925
44331012	1212	W	ARBOR DR	5D3	Craftsman	Minimally Altered	1917
44331013	4214		JACKDAW ST	5D3	Craftsman Bungalow	Heavily Altered	1925
44331014	4220		JACKDAW ST	5D3	Craftsman Bungalow	Minimally Altered	1915
44331015	4230		JACKDAW ST	5D3	Craftsman	Minimally Altered	1919
44331016	4244		JACKDAW ST	5D3	Colonial Revival	Minimally Altered	c.1925
44331031	1415		PLUMOSA WAY	6Z	No Longer Apparent	Altered Beyond Recognition	
44331036	1219		HUNTER ST	6Z			c.1985
44348104	4154		LARK ST	5D3	Italian Renaissance Revival	Minimally Altered	1913
44348109	4195		RANDOLPH ST	5D3	Italian Renaissance Revival	Minimally Altered	c.1905
44348110	4162		INGALLS ST	5D3	Craftsman	Minimally Altered	1928
44348113	4170		INGALLS ST	6Z			1977
44348114	4176		INGALLS ST	6Z			1977
44348115	4182		INGALLS ST	6Z			1978
44348117	4190		INGALLS ST	6Z			1978
44348119	4159		LARK ST	6Z			1986
44348201	1225	W	ARBOR DR	5D3	Vernacular Bungalow	Minimally Altered	1925
44348202	4185		INGALLS ST	5D3	Craftsman Bungalow	Minimally Altered	1914
44348203	4171		INGALLS ST	5D3	Craftsman Bungalow	Unaltered	1910
44348204	4167		INGALLS ST	6Z	Craftsman Bungalow	Altered Beyond Recognition	c.1920
44348205	4165		INGALLS ST	5D3	Vernacular Bungalow w/clipped gable	Unaltered	1921
44348206	4159		INGALLS ST	5D3	Craftsman Bungalow	Minimally Altered	c.1920
44348207	4151		INGALLS ST	5D3	Craftsman Bungalow	Minimally Altered	1921
44348208	4152		JACKDAW ST	5D3	Craftsman Bungalow	Heavily Altered	c.1925
44348209	4160		JACKDAW ST	5D3	Craftsman Bungalow	Minimally Altered	1920
44348210	4170		JACKDAW ST	5D3	Queen Anne Free Classic/transitional Craftsman	Minimally Altered	1910
44348211	4176		JACKDAW ST	5D3	Craftsman Bungalow	Minimally Altered	1921
44348212	4186		JACKDAW ST	5D3	Craftsman Bungalow	Minimally Altered	1914
44348213	1211	W	ARBOR DR	5D3	Craftsman Bungalow	Minimally Altered	1914
44348214	1201	W	ARBOR DR	5D3	Craftsman	Unaltered	1914
44348301	4141		LARK ST	5D3	Prairie	Minimally Altered	1917

Figure 3.27: Condensed tabular listing of all resources in the Proposed Arnold & Choate's Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 10)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44348302	4127		LARK ST	5D3	Prairie	Minimally Altered	c.1920
44348303	4119		LARK ST	5D3	Craftsman/Prairie	Minimally Altered	1913
44348304	4105		LARK ST	5D3	Craftsman Bungalow w/gull wing	Minimally Altered	1919
44348305	4104		INGALLS ST	5D3	Craftsman Bungalow	Minimally Altered	1918
44348306	4112		INGALLS ST	5D3	Craftsman Bungalow	Minimally Altered	1919
44348307	4120		INGALLS ST	6Z	No Longer Apparent	Altered Beyond Recognition	1928
44348308	4128		INGALLS ST	5D3	Craftsman Bungalow	Minimally Altered	1923
44348309	4140		INGALLS ST	5D3	Vernacular	Minimally Altered	1920
44348310	4142		INGALLS ST	5D3	Colonial Revival	Unaltered	1948
44348401	4145		RANDOLPH ST	5D3	Prairie	Minimally Altered	c.1915
44348402	4135		RANDOLPH ST	5D3	Craftsman Bungalow	Minimally Altered	1919
44348403	4127		RANDOLPH ST	5D3	Craftsman Bungalow	Heavily Altered	1920
44348404	4121		RANDOLPH ST	5D3	Craftsman Bungalow w/gull wing	Minimally Altered	1920
44348405	4111		RANDOLPH ST	5D3	Craftsman Bungalow w/gull wing	Minimally Altered	1924
44348406	4101		RANDOLPH ST	5D3	Craftsman Bungalow w/gull wing	Minimally Altered	c.1920
44348407	4106		LARK ST	6Z	No Longer Apparent	Altered Beyond Recognition	1930
44348410	4144		LARK ST	5D3	Prairie	Minimally Altered	1925
44348411	4130		LARK ST	5D3	Prairie	Minimally Altered	c.1925
44348413	4118		LARK ST	5D3	Prairie	Minimally Altered	c.1920
44368101	1427	W	LEWIS ST	5D3	Craftsman Bungalow	Minimally Altered	1922
44368102	1421	W	LEWIS ST	5D3	Craftsman Bungalow	Minimally Altered	1922
44368103	4077		RANDOLPH ST	5D3	Vernacular Bungalow	Minimally Altered	1922
44368106	4061		RANDOLPH ST	7N1	Deconstructivist	Unaltered	c.1990
44368107	1420		FORT STOCKTON DR	6Z	Craftsman Bungalow	Heavily Altered	1916
44368108	1430		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1913
44368109	4054		LARK ST	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	1911
44368110	4064		LARK ST	5D3	Spanish Colonial Revival	Minimally Altered	1927
44368111	4068		LARK ST	5D3	Spanish Eclectic	Minimally Altered	1925
44368112	4076		LARK ST	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44368113	4084		LARK ST	5D3	Vernacular Bungalow	Minimally Altered	1923
44368114	4096		LARK ST	5D3	Queen Anne Free Classic/transitional Craftsman Bungalow	Minimally Altered	1912
44368115	4069		RANDOLPH ST	5D3	Mission Revival	Minimally Altered	c.1925
44368201	4085		LARK ST	5D3	Contemporary	Unaltered	c.1955

Figure 3.27: Condensed tabular listing of all resources in the Proposed Arnold & Choate's Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 2 of 10)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44368201	1327	W	LEWIS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	c.1915
44368202	1319	W	LEWIS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1917
44368203	4077		LARK ST	6Z	Vernacular Bungalow	Heavily Altered	1921
44368204	4067		LARK ST	5D3	Colonial Revival w/Dutch gambrel roof	Minimally Altered	1925
44368205	4065		LARK ST	5D3	Colonial Revival	Minimally Altered	1925
44368206	1330		FORT STOCKTON DR	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1912
44368207	1320		FORT STOCKTON DR	5D3	Craftsman Bungalow	Heavily Altered	1914
44368208	1318		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1916
44368209	1302		FORT STOCKTON DR	6Z	Craftsman	Heavily Altered	1912
44368210	4060		INGALLS ST	6Z	No Longer Apparent	Altered Beyond Recognition	c.1915
44368211	4068		INGALLS ST	6Z	Victorian Vernacular/transitional Craftsman	Heavily Altered	c.1910
44368212	4074		INGALLS ST	5D3	Victorian Vernacular/transitional Craftsman	Heavily Altered	1910
44368213	4082		INGALLS ST	6Z	Vernacular Bungalow	Heavily Altered	1920
44368214	1303	W	LEWIS ST	6Z			1961
44368301	1223		FORT STOCKTON DR	5D3	Craftsman Bungalow	Heavily Altered	1912
44368301	1225		FORT STOCKTON DR	5D3	Victorian Vernacular	Minimally Altered	1912
44368301	1227		FORT STOCKTON DR	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	1912
44368302	4033		INGALLS ST	5D3	Queen Anne	Minimally Altered	c.1890
44368303	4027		INGALLS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1905
44368311	4028		JACKDAW ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1912
44368312	4036		JACKDAW ST	5D3	Vernacular Bungalow	Unaltered	1925
44368313	1215		FORT STOCKTON DR	5D3	Colonial Revival	Minimally Altered	1925
44368314	4046		JACKDAW ST	5D3	Colonial Revival	Minimally Altered	1930
44368401	1329		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1915

Figure 3.27: Condensed tabular listing of all resources in the Proposed Arnold & Choate's Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 3 of 10)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44368402	1321		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1927
44368403	1319		FORT STOCKTON DR	6Z	No Longer Apparent	Altered Beyond Recognition	1912
44368404	4027		LARK ST	5D3	Vernacular Bungalow	Minimally Altered	1922
44368405	4021		LARK ST	5D3	Colonial Revival	Minimally Altered	1922
44368406	1330		WASHINGTON PL	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44368407	1320		WASHINGTON PL	6Z	No Longer Apparent	Altered Beyond Recognition	1912
44368408	1314		WASHINGTON PL	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44368409	1302		WASHINGTON PL	5S1	Craftsman Bungalow	Minimally Altered	c.1915
44368410	4020		INGALLS ST	6Z	Vernacular Bungalow	Heavily Altered	1920
44368411	4024		INGALLS ST	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44368412	4028		INGALLS ST	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44368413	1309		FORT STOCKTON DR	6Z	No Longer Apparent	Altered Beyond Recognition	1912
44368414	1301		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44368501	1431		FORT STOCKTON DR	5D3	Vernacular Bungalow	Minimally Altered	1921
44368502	1417		FORT STOCKTON DR	5D3	Vernacular Bungalow w/clipped gable	Minimally Altered	1925
44368503	4035		RANDOLPH ST	5D3	Craftsman Bungalow	Minimally Altered	1929
44368504	4027		RANDOLPH ST	5D3	Vernacular	Minimally Altered	c.1925
44368504	4029		RANDOLPH ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1910
44368506	4017		RANDOLPH ST	5D3	Craftsman Bungalow	Minimally Altered	1922
44368507	4009		RANDOLPH ST	6Z	Craftsman Bungalow	Heavily Altered	1922
44368508	4001		RANDOLPH ST	5D3	Craftsman Bungalow	Minimally Altered	c.1920
44368509	4004		LARK ST	5D3	Craftsman Bungalow	Minimally Altered	1924
44368510	4010		LARK ST	5D3	Craftsman Bungalow	Minimally Altered	c.1910
44368511	4016		LARK ST	5D3	Craftsman Bungalow	Unaltered	1920
44368512	4024		LARK ST	5D3	Colonial Revival	Unaltered	c.1935
44368513	4044		LARK ST	5D3	Mission Revival	Minimally Altered	c.1920
44368514	4021		RANDOLPH ST	5D3	Craftsman Bungalow	Minimally Altered	1923
44426102	4269		JACKDAW ST	5D3	Spanish Colonial Revival	Minimally Altered	1923
44426104	1160		HUNTER ST	5D3	Spanish Colonial Revival	Minimally Altered	1926
44426105	1120		HUNTER ST	5D3	Vernacular Bungalow w/clipped gable	Minimally Altered	1932
44426106	1102		HUNTER ST	5D3	Colonial Revival	Unaltered	1940

Figure 3.27: Condensed tabular listing of all resources in the Proposed Arnold & Choate's Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 4 of 10)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44426107	4268		IBIS ST	6Z	No Longer Apparent	Altered Beyond Recognition	1940
44426108	4270		IBIS ST	5D3	Craftsman Bungalow	Minimally Altered	1919
44426109	4276		IBIS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	c.1900
44426112	4277		JACKDAW ST	5D3	Ranch	Minimally Altered	1940
44426202	4277		IBIS ST	5D3	Minimal Traditional	Unaltered	1937
44426203	4269		IBIS ST	5D3	Mission Revival	Minimally Altered	1928
44426204	4261		IBIS ST	5D3	Craftsman Bungalow	Minimally Altered	1911
44426205	4251		IBIS ST	5D3	Craftsman Bungalow	Minimally Altered	1911
44426206	4254		HAWK ST	5D3	Spanish Colonial Revival	Unaltered	1925
44426207	4258		HAWK ST	5D3	Craftsman Bungalow	Minimally Altered	1917
44426208	4268		HAWK ST	5D3	Minimal Traditional	Unaltered	1950
44426209	4276		HAWK ST	5D3	Craftsman Bungalow	Minimally Altered	1913
44426301	1031		HUNTER ST	5D3	Craftsman Bungalow	Minimally Altered	1915
44426302	1025		HUNTER ST	6Z	Craftsman Bungalow	Heavily Altered	1965
44426303	1015		HUNTER ST	5D3	Craftsman Bungalow	Minimally Altered	1915
44426304	1009		HUNTER ST	5D3	Craftsman Bungalow	Unaltered	1915
44426305	1003		HUNTER ST	5D3	Craftsman Bungalow	Unaltered	1930
44426306	4234		HAWK ST	5D3	Craftsman Bungalow	Minimally Altered	1916
44426307	4226		HAWK ST	6Z	Craftsman Bungalow	Heavily Altered	1921
44426309	4227		IBIS ST	5D3	Craftsman Bungalow	Minimally Altered	1915
44426310	4233		IBIS ST	6Z	No Longer Apparent	Altered Beyond Recognition	1956
44426401	4243		JACKDAW ST	5D3	Craftsman Bungalow	Minimally Altered	1923
44426402	4235		JACKDAW ST	5D3	Colonial Revival	Minimally Altered	1930
44426403	4227		JACKDAW ST	5D3	Craftsman Bungalow	Unaltered	1922
44426404	4221		JACKDAW ST	5D3	Prairie	Minimally Altered	1923
44426405	4211		JACKDAW ST	5D3	Craftsman Bungalow	Minimally Altered	1925
44426406	4201		JACKDAW ST	5D3	Craftsman Bungalow	Minimally Altered	1915
44426407	1126	W	ARBOR DR	5D3	Craftsman Bungalow	Minimally Altered	1913
44426408	1102	W	ARBOR DR	5D3	Craftsman Bungalow	Minimally Altered	1917
44426409	4220		IBIS ST	6Z	Ranch	Minimally Altered	1951
44426410	4230		IBIS ST	5D3	Craftsman Bungalow	Unaltered	1923
44426411	1115		HUNTER ST	5D3	Spanish Colonial Revival	Minimally Altered	1925
44426412	4236		IBIS ST	5D3	Mission Revival	Minimally Altered	1926
44426413	1101		HUNTER ST	5D3	Spanish Colonial Revival	Minimally Altered	1925
44427101	4295		HAWK ST	6Z			2004
44427102	4285		HAWK ST	6Z	Craftsman Bungalow	Heavily Altered	1925
44427103	4279		HAWK ST	5D3	Mission Revival	Minimally Altered	1932

Figure 3.27: Condensed tabular listing of all resources in the Proposed Arnold & Choate's Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 5 of 10)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44427104	4269		HAWK ST	5D3	Minimal Traditional	Minimally Altered	c.1935
44427105	4263		HAWK ST	5D3	Spanish Colonial Revival	Unaltered	1927
44427106	4255		HAWK ST	6Z	No Longer Apparent	Altered Beyond Recognition	1940
44427109	911		BARR AVE	5D3	Tudor Revival	Minimally Altered	1927
44427110	905		BARR AVE	5D3	Spanish Colonial Revival	Minimally Altered	1936
44427401	931		HUNTER ST	5D3	Mission Revival	Unaltered	1924
44438101	4141		INGALLS ST	5D3	Prairie	Unaltered	c.1920
44438101	1219	W	MONTECITO WAY	5D3	Vernacular	Unaltered	c.1935
44438102	4133		INGALLS ST	5D3	Craftsman Bungalow	Heavily Altered	1919
44438103	4129		INGALLS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1905
44438104	4121		INGALLS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1905
44438105	1228	W	LEWIS ST	6Z	Victorian Vernacular	Heavily Altered	1911
44438106	1224	W	LEWIS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	1910
44438107	1218	W	LEWIS ST	5D3	Victorian Vernacular	Minimally Altered	c.1910
44438108	1210	W	LEWIS ST	5D3	Contemporary	Minimally Altered	c.1955
44438109	4112		JACKDAW ST	6Z	Craftsman Bungalow	Heavily Altered	1912
44438110	4116		JACKDAW ST	6Z	Craftsman Bungalow	Heavily Altered	c.1910
44438111	4130		JACKDAW ST	5D3	Craftsman Bungalow	Unaltered	1912
44438112	4138		JACKDAW ST	5D3	Craftsman Bungalow	Minimally Altered	c.1910
44438113	4146		JACKDAW ST	5D3	Vernacular Bungalow	Minimally Altered	1914
44438114	1209	W	MONTECITO WAY	5D3	Mission Revival	Minimally Altered	1925
44438201	4141		JACKDAW ST	5D3	Craftsman Bungalow	Heavily Altered	c.1915
44438202	4139		JACKDAW ST	6Z	Craftsman Bungalow	Heavily Altered	c.1920
44438203	4133		JACKDAW ST	5D3	Colonial Revival	Minimally Altered	c.1940
44438204	4125		JACKDAW ST	5D3	Craftsman Bungalow	Minimally Altered	1917
44438205	4121		JACKDAW ST	5D3	Craftsman Bungalow	Heavily Altered	1912
44438206	4115		JACKDAW ST	6Z	Craftsman Bungalow	Heavily Altered	1917
44438207	1128	W	LEWIS ST	5D3	Craftsman Bungalow	Minimally Altered	1915
44438208	1120	W	LEWIS ST	6Z	Craftsman Bungalow	Heavily Altered	1920
44438209	4102		IBIS ST	5D3	Victorian Vernacular	Minimally Altered	c.1905
44438210	4114		IBIS ST	5D3	Craftsman Bungalow	Minimally Altered	1914
44438211	4124		IBIS ST	5D3	Craftsman Bungalow	Heavily Altered	1914
44438212	4128		IBIS ST	5D3	Craftsman Bungalow	Minimally Altered	1925
44438213	4136		IBIS ST	6Z	No Longer Apparent	Altered Beyond Recognition	1914

Figure 3.27: Condensed tabular listing of all resources in the Proposed Arnold & Choate's Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 6 of 10)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
4443821401	1115	W	MONTECITO WAY	5D3	Craftsman Bungalow	Minimally Altered	1916
4443821402	4144		IBIS ST	5D3	Craftsman Bungalow	Minimally Altered	1922
44438301	4095		JACKDAW ST	5D3	Craftsman	Minimally Altered	1912
44438302	4085		JACKDAW ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Unaltered	c.1910
44438303	4073		JACKDAW ST	5D3	Vernacular Bungalow w/clipped gable	Minimally Altered	c.1930
44438304	4069		JACKDAW ST	5D3	Craftsman Bungalow	Minimally Altered	1912
44438305	4061		JACKDAW ST	6Z	Craftsman Bungalow	Heavily Altered	c.1920
44438306	1130		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1912
44438307	1116		FORT STOCKTON DR	5D3	Craftsman Bungalow	Unaltered	1917
44438309	4066		IBIS ST	5D3	Craftsman Bungalow	Minimally Altered	1916
44438310	4070		IBIS ST	6Z	Craftsman Bungalow	Heavily Altered	1918
44438311	4078		IBIS ST	5D3	Craftsman Bungalow	Minimally Altered	1918
44438312	4086		IBIS ST	5D3	Craftsman Bungalow	Minimally Altered	1912
44438313	4096		IBIS ST	6Z	Craftsman Bungalow	Heavily Altered	c.1910
44438314	1112		FORT STOCKTON DR	5D3	Art Moderne	Minimally Altered	c.1935
44438401	1231	W	LEWIS ST	5D3	Vernacular Bungalow	Heavily Altered	1914
44438402	1219	W	LEWIS ST	5D3	Craftsman Bungalow	Minimally Altered	1910
44438403	4087		INGALLS ST	5D3	Craftsman Bungalow	Heavily Altered	1914
44438404	4069		INGALLS ST	6Z	Vernacular Bungalow	Heavily Altered	1922
44438405	4061		INGALLS ST	5D3	Craftsman Bungalow	Minimally Altered	c.1905
44438406	1228		FORT STOCKTON DR	5D3	Vernacular Bungalow	Minimally Altered	c.1910
44438411	1211	W	LEWIS ST	5D3	Craftsman Bungalow	Minimally Altered	c.1910
44438411	1200		FORT STOCKTON DR	5D3	Mission Revival/Craftsman	Minimally Altered	1921
44439101	4195		JACKDAW ST	5D3	Craftsman Bungalow/Colonial Revival	Unaltered	1923
44439102	1119	W	ARBOR DR	5D3	Craftsman Bungalow/Colonial Revival	Unaltered	1922
44439103	4185		JACKDAW ST	5D3	Queen Anne Free Classic	Unaltered	c.1905
44439104	4181		JACKDAW ST	5D3	Craftsman Bungalow	Unaltered	1914
44439105	4167		JACKDAW ST	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44439106	4165		JACKDAW ST	5D3	Craftsman Bungalow	Unaltered	1914
44439107	1124	W	MONTECITO WAY	5D3	Craftsman Bungalow	Minimally Altered	1914
44439108	4152		IBIS ST	5D3	Craftsman Bungalow	Minimally Altered	1918

Figure 3.27: Condensed tabular listing of all resources in the Proposed Arnold & Choate's Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 7 of 10)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44439109	4164		IBIS ST	5D3	Craftsman Bungalow w/Classical elements	Minimally Altered	c.1915
44439112	1111	W	ARBOR DR	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44439113	4176		IBIS ST	5D3	Queen Anne Free Classic/Contemporary	Minimally Altered	c.1900
44439201	4179		IBIS ST	6Z	Ranch	Heavily Altered	1960
44439202	4171		IBIS ST	5D3	Craftsman/Swiss Chalet Bungalow	Minimally Altered	1912
44439203	1030	W	MONTECITO WAY	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44439204	1020	W	MONTECITO WAY	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44439205	1004	W	MONTECITO WAY	5D3	Craftsman Bungalow	Heavily Altered	1916
44439402	936	W	LEWIS ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44439403	920	W	LEWIS ST	5D3	Craftsman Bungalow	Minimally Altered	1925
44439421			LEWIS ST	6Z			c.2005
44439422	906	W	LEWIS ST	6Z			c.2005
44439501	4145		IBIS ST	5D3	Craftsman Bungalow	Minimally Altered	1914
44439502	4135		IBIS ST	5D3	Craftsman Bungalow	Minimally Altered	1914
44439503	4125		IBIS ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44439504	4117		IBIS ST	5D3	Spanish Colonial Revival	Minimally Altered	1926
44439505	4109		IBIS ST	5D3	Spanish Colonial Revival	Unaltered	1926
44439506	1028	W	LEWIS ST	5D3	Craftsman Bungalow	Minimally Altered	1920
44439507	1010	W	LEWIS ST	6Z	Craftsman Bungalow	Heavily Altered	c.1920
44439512	1011	W	MONTECITO WAY	6Z	Ranch	Altered Beyond Recognition	1960
44440501	1129		FORT STOCKTON DR	5D3	Victorian Vernacular	Minimally Altered	1912
44440502	1125		FORT STOCKTON DR	5D3	Craftsman Bungalow	Unaltered	c.1910
44440503	1119		FORT STOCKTON DR	6Z			c.2005
44441201	725	W	LEWIS ST	5D3	Queen Anne Free Classic	Minimally Altered	c.1910
44441202	4083		FALCON ST	5D3	Monterey Revival	Minimally Altered	c.1950
44441203	4079		FALCON ST	5D3	Craftsman Bungalow	Minimally Altered	1914
44441204	4067		FALCON ST	5D3	Craftsman Bungalow	Heavily Altered	1916
44441207	710		FORT STOCKTON DR	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1914
44441208	704		FORT STOCKTON DR	5D3	Craftsman Bungalow	Unaltered	1914

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44441209	4070		EAGLE ST	5D3	Queen Anne Free Classic	Unaltered	1914
44441210	4074		EAGLE ST	5D3	Minimal Traditional	Minimally Altered	1941
44441211	4084		EAGLE ST	6Z	Craftsman Bungalow/Minimal Traditional	Heavily Altered	c.1915
44441212	4094		EAGLE ST	5D3	Prairie/Early Modern	Minimally Altered	c.1920
44442301	4145		FALCON ST	5D3	Craftsman Bungalow	Minimally Altered	c.1920
44442302	4135		FALCON ST	5D3	Craftsman Bungalow	Heavily Altered	c.1920
44442303	4129		FALCON ST	5D3	Craftsman/Victorian Era Bungalow	Unaltered	1914
44442304	4117		FALCON ST	6Z	Craftsman Bungalow	Heavily Altered	c.1920
44442305	720	W	LEWIS ST	6Z			c.1960
44442306	4104		EAGLE ST	5D3	Craftsman Bungalow	Minimally Altered	1926
44442307	4112		EAGLE ST	5D3	Prairie	Minimally Altered	1922
44442308	4120		EAGLE ST	5D3	Craftsman Bungalow	Minimally Altered	1918
44442309	4130		EAGLE ST	5D3	Craftsman Bungalow	Minimally Altered	1918
44442310	4138		EAGLE ST	5D3	Craftsman Bungalow	Minimally Altered	1913
44442311	4144		EAGLE ST	5D3	Craftsman Bungalow	Heavily Altered	1925
44442401	821	W	MONTECITO WAY	5D3	Craftsman Bungalow	Minimally Altered	1914
44442406	4126		FALCON ST	6Z	Minimal Traditional	Heavily Altered	1954
44442407	4136		FALCON ST	5D3	Prairie	Minimally Altered	1920
44442408	4146		FALCON ST	5D3	Craftsman Bungalow	Minimally Altered	1921
44445301	4093		EAGLE ST	5D3	Craftsman Bungalow	Minimally Altered	1920
44445302	4085		EAGLE ST	5D3	Craftsman Bungalow	Minimally Altered	c.1920
44445303	613	W	LEWIS ST	5D3	Minimal Traditional	Minimally Altered	1938
44445305	4079		EAGLE ST	5D3	Craftsman Bungalow	Minimally Altered	1919
44445306	4071		EAGLE ST	5D3	Craftsman Bungalow	Minimally Altered	1920
44445307	4063		EAGLE ST	5D3	Craftsman Bungalow	Minimally Altered	1919
44446028	4117		EAGLE ST	5D3	Craftsman Bungalow	Unaltered	1912
44446029	4111		EAGLE ST	5D3	Queen Anne Free Classic	Unaltered	1913
44446030	4105		EAGLE ST	5D3	Colonial Revival w/Dutch gambrel roof	Minimally Altered	1924
44461205	3951		GOLDFINCH ST	5D3	Spanish Eclectic	Unaltered	1930
44461206	3952		FALCON ST	5D3	Craftsman Bungalow	Minimally Altered	1920
44461206	820	W	UNIVERSITY AVE	5D3	Craftsman Bungalow	Minimally Altered	1920
44461207	3962		FALCON ST	5D3	Craftsman Bungalow	Unaltered	1918
44461208	3966		FALCON ST	5D3	Craftsman Bungalow	Minimally Altered	1913
44461301	3933		GOLDFINCH ST	5D3	Craftsman Bungalow	Minimally Altered	c.1920
44461302	3921		GOLDFINCH ST	5D3	Craftsman Bungalow	Minimally Altered	c.1915

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44461303	3911		GOLDFINCH ST	5D3	Craftsman Bungalow	Minimally Altered	1912
44461304	3907		GOLDFINCH ST	5D3	Craftsman Bungalow	Minimally Altered	1912
44461305	3906		FALCON ST	5D3	Craftsman Bungalow	Minimally Altered	1915
44461306	3914		FALCON ST	5D3	Craftsman Bungalow	Minimally Altered	1928
44461307	3924		FALCON ST	5D3	Craftsman Bungalow	Minimally Altered	1922
44461308	3934		FALCON ST	5D3	Craftsman Bungalow	Minimally Altered	1922
44462106	3972		EAGLE ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1912
44462107	3964		EAGLE ST	6Z	Vernacular Bungalow	Heavily Altered	1915
44462108	3952		EAGLE ST	6Z	No Longer Apparent	Altered Beyond Recognition	1917
44462109 01	720	W	UNIVERSITY AVE	6Z			1979
44462109 02	720	W	UNIVERSITY AVE	6Z			1979
44462109 03	718	W	UNIVERSITY AVE	5D3	Craftsman Bungalow	Heavily Altered	c.1920
44462110	3967		FALCON ST	5D3	Craftsman Bungalow	Unaltered	1910
44462111	3959		FALCON ST	5D3	Craftsman Bungalow	Minimally Altered	1910
44462112	3955		FALCON ST	6Z	Craftsman Bungalow	Heavily Altered	1910
44462601	3931		FALCON ST	5D3	Craftsman Bungalow	Minimally Altered	1918
44462602	3925		FALCON ST	5D3	Victorian Vernacular	Minimally Altered	1911
44462603	3915		FALCON ST	5D3	Craftsman Bungalow	Minimally Altered	1911
44462604	3911		FALCON ST	5D3	Craftsman Bungalow	Heavily Altered	1910
44462605	3903		FALCON ST	5D3	Craftsman Bungalow	Unaltered	c.1915
44462606	3906		EAGLE ST	5D3	Craftsman Bungalow	Minimally Altered	1917
44462607	3910		EAGLE ST	5D3	Craftsman Bungalow	Minimally Altered	1913
44462608	3914		EAGLE ST	5D3	Craftsman Bungalow	Minimally Altered	1913
44462609	3920		EAGLE ST	5D3	Craftsman Bungalow	Heavily Altered	c.1920
44462610	3926		EAGLE ST	5D3	Craftsman Bungalow	Minimally Altered	1912
44462611 01	3934		EAGLE ST	6Z			1990
44462611 02	727	W	UNIVERSITY AVE	6Z			1990
44462611 03	737		UNIVERSITY AVE	6Z			1990
44462611 04	747		UNIVERSITY AVE	6Z			1990
44462611 05	757	W	UNIVERSITY AVE	6Z			1990

Figure 3.27: Condensed tabular listing of all resources in the Proposed Arnold & Choate's Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 10 of 10)

3.2 Proposed Dove Street Geographic Historic District

Period of Significance: 1928-1948

Boundaries – Overall

- North of Arroyo Drive.
- South of West Palm Street.
- West of North Arroyo Drive.
- East of Reynard Way.

See Figure 3.33 for further information and specific boundaries.

Total Structures	31
Potential Historic Resources	23
Non-Contributing Resources	8
Percentage Contributing	74%

Figure 3.28: Dove Street Data.

Applicable District Criteria

A, C, F (j)

- **A:** Special elements of the city’s, community’s, or neighborhood’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city.
 - **F(j):** Building Groupings - Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other

significant structures, which may or may not be of a similar period or design style.

Resource Types

(number of contributing resources)

- Colonial Revival (1)
- Minimal Traditional (4)
- Spanish Colonial Revival (18)

Landscape/Hardscape Resources

- Eroded vertical sandstone bluffs
- Urban canyons
- Public ROW staircases
- Mature horticulture
- Viewsheds
- Retaining walls

The Proposed Dove Street Geographic Historic District contains a total of 31 structures. 23 of these structures are potential historic resources. Seven structures are non-contributing due to significant alteration, while one additional structure is out of date range.

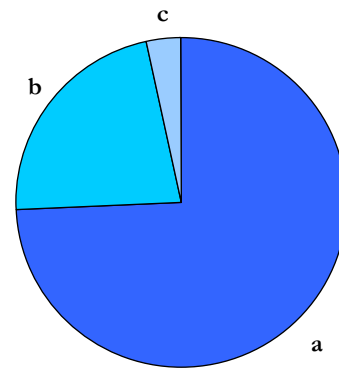


Figure 3.29: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (23)
- b. Non-Contributing: Significant Alteration (7)
- c. Non-Contributing: Out of Date Range (1)

The proposed Dove Street Geographic Historic District represents the heart of the Reynard Hills Subdivision. Located at the foot of Reynard Way and State Street in East Middletown, Reynard Hills was platted as a re-subdivision of Middletown in 1928. The area was late to develop due to steep canyons, rocky terrain, and varied topography. Accordingly, Dove Street’s and Reynard Hill’s most significant architectural examples are more modern than some found in other Uptown tracts. Styles from 1928 to ca. 1960 include Spanish Colonial Revival, Craftsman, Minimal Traditional, and Contemporary.

and Spanish Colonial Revival residences. By the 1930s, builders Phil Bartlett and E.A. Sutton advertised the “serenity, inspiring vistas, and dwelling-distinction...in San Diego’s residential diadem.”³ In 1938, the A.L. and A.E. Dennstedt Building Company used the “Miracle Talking Home” as a promotional device to generate interest in the subdivision and the new Minimal Traditional houses built in the tract. The Talking Home had “Ceilings [that] Speak, Tile Walls [that] Talk, Windows [that] Sing.”⁴ By 1950, the majority of the homes in the tract were Minimal Traditional.

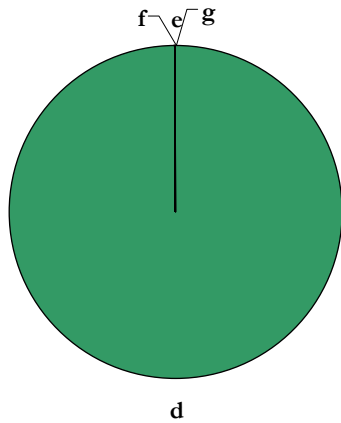


Figure 3.30: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (23)
- e. Multi-Family Residential (0)
- f. Commercial (0)
- g. Institutional/Religious (0)

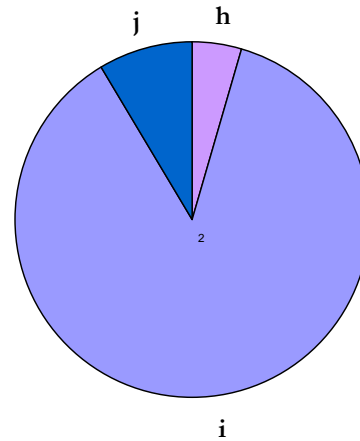


Figure 3.31: Potential Historic Resources by Integrity.

- h. Unaltered (1)
- i. Minimally Altered (20)
- j. Heavily Altered (2)

As early as 1928, the *San Diego Union* noted the massive construction project occurring in the subdivision. The *Union* discussed the ambitious \$200,000 job underway to develop the “heart of the city.”² Developer J.A. Strack aimed to create a tract that harmoniously matched the surrounding architecture. Consequently, many of the original buildings were Mediterranean influenced

The buildings in the proposed Dove Street Geographic Historic District reflect a specific period and architectural style, as well as innovations in planning philosophy. The development of Contemporary, Eclectic, and Minimal Traditional houses on a steep topography represent changes to the built environment that began in the late 1920s.

² *San Diego Union Newspaper*, 4 August 1928.

³ *Ibid.*, 12 January 1931.

⁴ *Ibid.*, 15 January 1938.

Overall, the proposed Dove Street Geographic Historic District has a collection of several building types that are important to the visual feel and quality of Uptown.

The proposed Dove Street Historic District qualifies under HRB Criterion A, reflecting special elements of the Uptown Community’s development history with its unique European hill-town character resulting from its steep terrain and sensitive terracing, Criterion C for its collection of Spanish Colonial Revival resources, and HRB Criterion F(j) for its collection of comfortable middle class

dwelling that nestle into the canyon landscape, creating a unique sense of time and place.

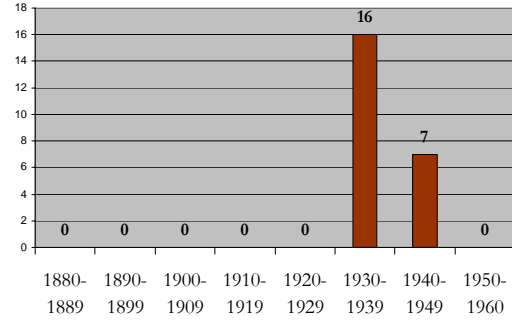


Figure 3.32: Potential Historic Resources by Decade.

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Figure 3.33: Map of Proposed Dove Street Geographic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45267107	2730		DOVE ST	5D3	Spanish Colonial Revival	Minimally Altered	1932
45267108	2718		DOVE ST	6Z	Spanish Colonial Revival	Heavily Altered	1941
45267109	2708		DOVE ST	5D3	Spanish Colonial Revival	Minimally Altered	1932
45267121	2696		DOVE ST	6Z	Colonial Revival	Heavily Altered	1936
45267122	2690		DOVE ST	5D3	Colonial Revival	Minimally Altered	1938
45267204	2767		EAGLE ST	5D3	Spanish Colonial Revival	Minimally Altered	1938
45267205	2755		EAGLE ST	5D3	Spanish Colonial Revival	Heavily Altered	1938
45267206	2754		DOVE ST	5D3	Spanish Colonial Revival	Minimally Altered	1938
45267207	2766		DOVE ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1940
45267208	2808		DOVE ST	5D3	Spanish Colonial Revival	Minimally Altered	1938
45267209	2820		DOVE ST	5S1	Spanish Colonial Revival	Minimally Altered	1938
45267210	2828		DOVE ST	6Z	No Longer Apparent	Altered Beyond Recognition	1960
45267214	2842		DOVE ST	5D3	Spanish Colonial Revival	Minimally Altered	1948
45267223	2868		DOVE ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1940
45267225	2854		DOVE ST	5D3	Spanish Colonial Revival	Minimally Altered	1932
45267227	2854		DOVE ST	5D3	Spanish Colonial Revival	Minimally Altered	1932
45267228	2868		DOVE ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1940
45267301	2829		DOVE ST	5D3	Spanish Colonial Revival	Minimally Altered	1932
45267302	2821		DOVE ST	6Z	Spanish Colonial Revival	Heavily Altered	1938
45267303	2809		DOVE ST	5D3	Spanish Colonial Revival	Unaltered	1939
45267304	2781		DOVE ST	5D3	Minimal Traditional	Heavily Altered	1940
45267305	2767		DOVE ST	6Z	Neo-Spanish Eclectic	Heavily Altered	1960
45267306	2757		DOVE ST	5D3	Spanish Colonial Revival	Minimally Altered	1938
45267307	2745		DOVE ST	5D3	Minimal Traditional	Minimally Altered	1942
45267308	2727		DOVE ST	5D3	Spanish Colonial Revival	Minimally Altered	1936
45267309	2715		DOVE ST	6Z	No Longer Apparent	Altered Beyond Recognition	1937
45267310	2707		DOVE ST	6Z	Spanish Colonial Revival	Heavily Altered	1937

Figure 3.34: Condensed tabular listing of all resources in the Proposed Dove Street Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 2)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45267311	2703		DOVE ST	5D3	Minimal Traditional	Minimally Altered	1937
45267312	2689		DOVE ST	5D3	Spanish Colonial Revival	Minimally Altered	1937
45267315	2853		DOVE ST	6Z			1966
45267316	2841		DOVE ST	5D3	Minimal Traditional	Minimally Altered	1948

Figure 3.34: Condensed tabular listing of all resources in the Proposed Dove Street Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 2 of 2)

3.3 Proposed Heart of Bankers Hill Geographic Historic District

Period of Significance: 1870-1940

Boundaries – Overall

- North of Redwood Street.
- South of Pennsylvania Avenue.
- West of First Avenue.
- East of Dove Street.

See Attached Map for Further Information and Specific Boundaries

Total Structures	125
Potential Historic Resources	89
Non-Contributing Resources	36
Percentage Contributing	71%

Figure 3.35: Heart of Bankers Hill Data.

Applicable District Criteria

A, C, D, F (d,i,j,k)

- **A:** Special elements of the city’s, community’s, or neighborhood’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **D:** Notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city.
 - **F(d):** Development Progression - Neighborhoods or districts

illustrating the progressive development of styles and changes in architectural and cultural taste.

- **F(i):** Craftsmanship - Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.
- **F(j):** Building Groupings - Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.
- **F(k):** Landmark Supportive - District of quality buildings or sites, often made up of individual landmark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment.

Resource Types

(number of contributing resources)

- Art Moderne (1)
- Arts & Crafts (1)
- Colonial Revival (8)
- Craftsman (16)
- Folk Victorian (1)
- Irving J. Gill or Gill Inspired (7)
- Italian Renaissance Revival (5)
- Italianate (1)
- Mission Revival (1)
- Prairie (7)
- Pueblo Revival (1)
- Queen Anne (3)
- Queen Anne Free Classic (5)

- Queen Anne Free Classic/transitional Craftsman (1)
- Queen Anne Spindlework (3)
- Spanish Colonial Revival (16)
- Tudor Revival (4)
- Vernacular (1)
- Victorian Vernacular/Transitional Craftsman (7)

Landscape/Hardscape Features

- Bridges: Spruce Street
- Palm street trees
- Retaining walls
- Staircases
- Mature horticulture
- Urban canyons

The Proposed Heart of Bankers Hill Geographic Historic District contains a total of 125 structures. Of these structures, 89 are potential historic resources. 6 structures are non-contributing due to significant alteration, while 30 are out of date range.

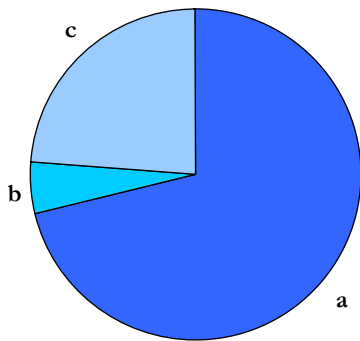


Figure 3.36: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (89)
- b. Non-Contributing: Significant Alteration (6)
- c. Non-Contributing: Out of Date Range (30)

Historically, the Heart of Bankers Hill is part of Horton’s Addition. In 1869, the area west of Balboa Park between Walnut and Ash Streets to the north and south, and Curlew and Dove Streets to the west, was laid out as the northern portion of

Alonzo Horton's subdivision. The first residential districts in Uptown were established here during the financial boom of the 1880s.¹

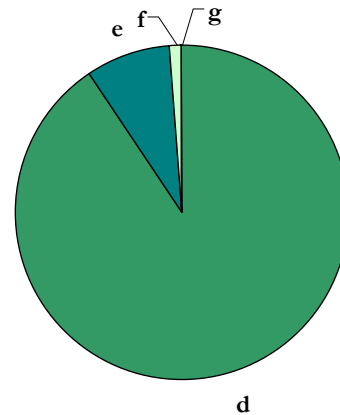


Figure 3.37: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (80)
- e. Multi-Family Residential (8)
- f. Commercial (1)
- g. Institutional/Religious (0)

The introduction of streetcar service allowed linear development to occur as far as two miles north of downtown in the 1880s. In 1885, Third, Fourth, Fifth, Date, Cedar, and Elm Streets were graded, and Fifth was paved as far north as Ivy Street. The Florence Hotel, located at Third and Fir, was the first building in the area. The San Diego Streetcar Company operated horse or mule drawn street cars on tracks up Fifth to the hotel. By 1887, the Fourth Street streetcar line extended from the harbor all the way north to the proposed college site in University Heights, at the present day intersection of Normal Street, Park Boulevard, and El Cajon Boulevard.² Residential development sprouted up along the new transportation corridors.

¹ City of San Diego, “Uptown Historic Context...,” 18.

² Ford 1978, cited in City of San Diego, “Uptown Historic Context...,” 18-19.

In the 1880s, a prestigious neighborhood with commanding views of San Diego Bay and of downtown was established south of Laurel Street. The affluent area became known as Bankers Hill due to the high concentration of wealthy residents involved in banking, real estate, and law.³ During the years surrounding the 1915-1916 Panama-California Exposition in Balboa Park, the upper middle class and wealthy families of Bankers Hill began to move further northward and established a new upscale neighborhood between Maple and Brant Streets. The term Bankers Hill moved with them. The area south of Laurel became known as Uptown. In the 1920s and 30s, these same families migrated to Mission Hills.⁴

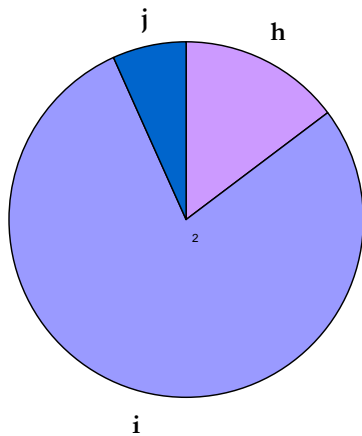


Figure 3.38: Potential Historic Resources by Integrity.

- h. Unaltered (13)
- i. Minimally Altered (70)
- j. Heavily Altered (6)

The proposed district features a range of historic architectural styles dating from 1880 through the mid-1930s. Styles include Victorian, Craftsman, Italian Renaissance, Prairie, Spanish Colonial Revival and Tudor Revival. Spanish Colonial Revival homes were strongly

³ City of San Diego, “Greater Mid-City Historic & Architectural Survey” (1995).

⁴ City of San Diego, “Uptown Historic Context.,” 31.

influenced by the Exposition architecture. Noted San Diego architects such as Irving J. Gill, William Sterling Hebbard, Richard Requa, Henry Lord Gay, Louis J. Gill, Frank B. Meade, Carleton Winslow, Sr., and Charles and Edward Quayle designed several of the large, single-family residences in Bankers Hill.

Besides its high-style architecture and wealthy clientele, Bankers Hill desirability was further enhanced by its canyon hugging topography that created jaw dropping views. The canyon landscape also eliminated through-traffic, hence producing a defacto “gated” community with quiet streets, elegant homes and stately landscaping that together create a strong sense of time and place.

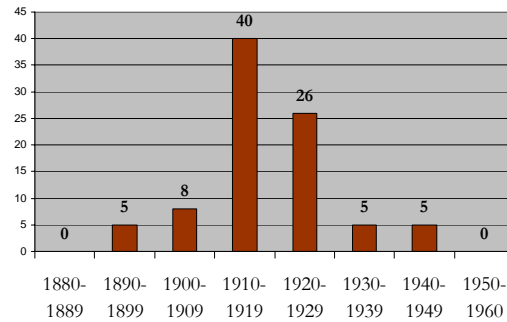


Figure 3.39: Potential Historic Resources by Decade.

The historical development of Bankers Hill is illustrated by the concentration of well-maintained resources located within the proposed geographic historic district. The buildings, as well as the streets, alleys, bridges, canyons, and lots on which they are located, unite the area both historically and aesthetically.

The proposed Heart of Bankers Hill Geographic Historic District qualifies under HRB Criterion A, reflecting special elements of the Uptown Community’s development history and the cultural landscape influence of being located

adjacent to an urban canyon, Criterion C for the Victorian, Craftsman, Italian Renaissance, Prairie, Spanish Colonial Revival and Tudor Revival architecture, Criterion D for several homes designed or built by architects or builders of note and HRB Criterion F(d) for its illustration of the progressive changes in real estate development, planning practices and cultural taste, F(i) for its examples of

workmanship, craftsmanship, artistry, or design which today would be economically infeasible or difficult to reproduce, F(j) for its collection of residences built for the prominent citizens from the first half of the twentieth century and F(k) for its district of quality buildings made up of individual landmark structures supported by other structures of somewhat lesser importance.

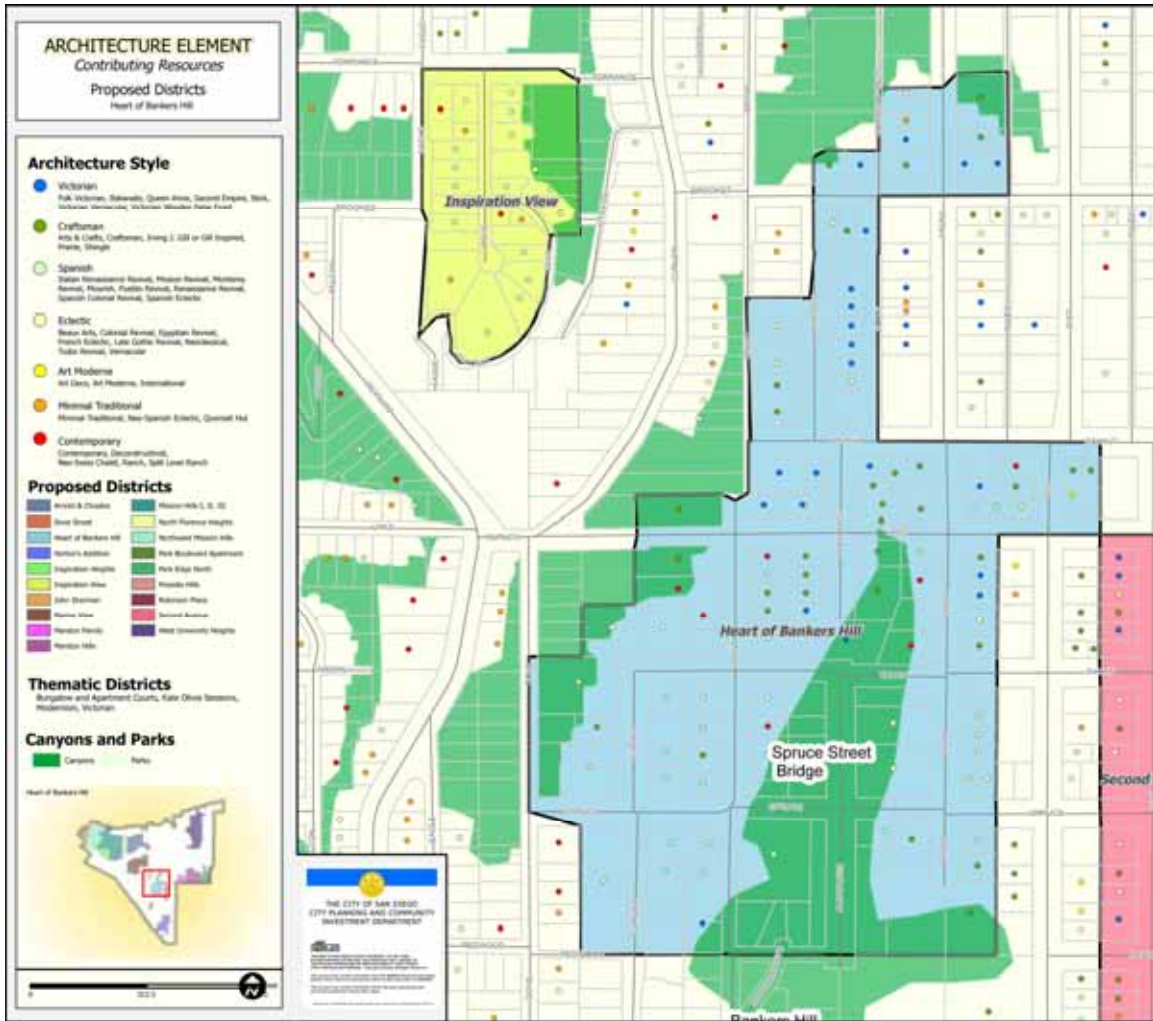


Figure 3.40: Map of Proposed Heart of Bankers Hill Geographic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45225439	244	W	BROOKES AVE	5S1	Craftsman	Minimally Altered	1921
45225440	232	W	BROOKES AVE	5D3	Folk Victorian	Minimally Altered	1905
45225449	3644		FRONT ST	6Z	Vernacular Bungalow	Minimally Altered	1937
45225450	3636		FRONT ST	6Z			1977
45225451	3628		FRONT ST	6Z	Minimal Traditional	Minimally Altered	1955
45225452	3620		FRONT ST	5D3	Queen Anne	Minimally Altered	c.1890
45225453	3606		FRONT ST	5D3	Craftsman	Minimally Altered	c.1910
45225454	140		BROOKES AVE	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1918
45225455	126		BROOKES AVE	6Z			1963
45225456	122		BROOKES AVE	6Z	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1915
45225457	3619		FRONT ST	5D3	Prairie	Unaltered	1913
45225458	3629		FRONT ST	5D3	Craftsman	Unaltered	c.1915
45239103	3536		ALBATROSS ST	6Z	No Longer Apparent	Altered Beyond Recognition	1913
45239104	3530		ALBATROSS ST	5S3	Colonial Revival	Unaltered	1960
45239105	3514		ALBATROSS ST	5D3	Prairie	Minimally Altered	c.1910
45239106	3506		ALBATROSS ST	5B	Irving J. Gill or Gill Inspired	Unaltered	1909
45239114	3544		ALBATROSS ST	5D3	Tudor Revival	Unaltered	c.1910
45239115	3550		ALBATROSS ST	6Z			1985
45239201	243	W	BROOKES AVE	6Z	Vernacular Bungalow/Colonial Revival	Unaltered	1925
45239203	237	W	BROOKES AVE	6Z	Craftsman Bungalow	Minimally Altered	c.1910
45239204	227	W	BROOKES AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1905
45239205	3565		ALBATROSS ST	6Z			c.1970
45239206	3559		ALBATROSS ST	5D3	Queen Anne Free Classic	Minimally Altered	c.1910
45239207	3551		ALBATROSS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1913
45239208	3545		ALBATROSS ST	5D3	Queen Anne Free Classic	Minimally Altered	c.1910
45239210	3525		ALBATROSS ST	5D3	Queen Anne	Minimally Altered	c.1905
45239211	3517		ALBATROSS ST	5D3	Vernacular Bungalow	Minimally Altered	1940
45239226	230	W	WALNUT AVE	6Z			1970

Figure 3.41: Condensed tabular listing of all resources in the Proposed Bankers Hill Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 5)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45239227	3533		ALBATROSS ST	5D3	Queen Anne	Minimally Altered	1911
45249302	410		UPAS ST	5S1	Craftsman	Minimally Altered	1926
45249407	3306		CURLEW ST	6Z			1975
45249408	502		THORN ST	5D3	Tudor Revival	Minimally Altered	c.1940
45249411	3344		BRANT ST	5D3	Ranch	Minimally Altered	1955
45249412	434	W	THORN ST	5D3	Colonial Revival	Minimally Altered	c.1925
45249413	408	W	THORN ST	6Z			1988
45249414	3330		BRANT ST	5D3	Contemporary	Minimally Altered	c.1950
45249415	3370		BRANT ST	5D3	Prairie	Heavily Altered	1920
45249416	3264		CURLEW ST	5D3	Spanish Colonial Revival	Unaltered	c.1910
45249418	3233		DOVE ST	6Z	Ranch	Heavily Altered	1958
45249419	3226		CURLEW ST	5D3	Italian Renaissance Revival	Minimally Altered	c.1910
45249420	3240		CURLEW ST	5S1	Craftsman	Minimally Altered	c.1910
45249421	435	W	THORN ST	5D3	Italian Renaissance Revival	Minimally Altered	1927
45249422	3245		CURLEW ST	6Z	Ranch	Heavily Altered	1956
45249423	3223		CURLEW ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1925
45249424	430	W	SPRUCE ST	5S1	Spanish Colonial Revival	Minimally Altered	c.1920
45249425	3212		BRANT ST	5D3	Spanish Colonial Revival	Minimally Altered	1924
45249426	3226		BRANT ST	5D3	Prairie	Unaltered	c.1920
45249427	3248		BRANT ST	5D3	Italian Renaissance Revival	Minimally Altered	c.1925
45249428	3268		BRANT ST	5D3	Tudor Revival	Minimally Altered	c.1925
45253701	321		WALNUT AVE	5D3	Queen Anne Spindlework	Minimally Altered	c.1910
45253702	315		WALNUT AVE	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1905
45253703	3402		ALBATROSS ST	5D3	Queen Anne Free Classic	Heavily Altered	c.1910
45253704	336		UPAS ST	5D3	Queen Anne Spindlework	Minimally Altered	c.1895
45253705	3425		ALBATROSS ST	5D3	Queen Anne Free Classic/transitional Craftsman	Unaltered	c.1915
45253706	211	W	WALNUT AVE	5D3	Craftsman Bungalow	Minimally Altered	c.1910
45253707	205	W	WALNUT AVE	5D3	Craftsman	Heavily Altered	c.1925
45253708	3416		FRONT ST	6Z	No Longer Apparent	Altered Beyond Recognition	1960
45253709	3404		FRONT ST	5B	Irving J. Gill or Gill Inspired	Minimally Altered	c.1915

Figure 3.41: Condensed tabular listing of all resources in the Proposed Bankers Hill Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 2 of 5)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45253710	3407		ALBATROSS ST	5S1	Irving J. Gill or Gill Inspired	Minimally Altered	1912
45253711	3415		ALBATROSS ST	5S1	Irving J. Gill or Gill Inspired	Minimally Altered	1912
45253712	3417		ALBATROSS ST	5D3	Craftsman	Minimally Altered	1914
45253713	335		UPAS ST	5D3	Contemporary	Unaltered	1949
45253714	3370		ALBATROSS ST	5D3	Craftsman	Minimally Altered	c.1910
45253715	3356		ALBATROSS ST	5D3	Craftsman Bungalow	Minimally Altered	1917
45253716	3342		ALBATROSS ST	5D3	Craftsman Bungalow	Minimally Altered	1908
45253717	3330		ALBATROSS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1910
45253718	3353		ALBATROSS ST	5S1	Irving J. Gill or Gill Inspired	Minimally Altered	1912
45253719	3367		ALBATROSS ST	5S1	Irving J. Gill or Gill Inspired	Minimally Altered	1912
45253720	3372		FRONT ST	5D3	Spanish Colonial Revival	Minimally Altered	1925
45253721	3350		FRONT ST	7N1	Contemporary	Minimally Altered	1960
45253722	3328		FRONT ST	6Z			1983
45253723	3312		FRONT ST	5D3	Ranch	Minimally Altered	1953
45253724	304		THORN ST	5D3	Queen Anne Free Classic	Minimally Altered	c.1905
45253725	320		THORN ST	6Z			1961
45253726	338	W	THORN ST	5D3	Colonial Revival	Minimally Altered	c.1920
45253727	3329		BRANT ST	5D3	Craftsman Bungalow	Minimally Altered	1913
45253728	3341		BRANT ST	5S1	Prairie	Minimally Altered	1916
45253729	3353		BRANT ST	5D3	Italian Renaissance Revival	Minimally Altered	c.1915
45253730	335		THORN ST	5D3	Colonial Revival	Minimally Altered	c.1920
45253731	3245		BRANT ST	5D3	Contemporary	Minimally Altered	1960
45253732	3233		BRANT ST	5D3	Tudor Revival	Minimally Altered	1915
45253733	3209		BRANT ST	6Z			1981
45253736	311		THORN ST	6Z			1961
45253738	220	W	SPRUCE ST	5D3	Colonial Revival	Minimally Altered	c.1940
45253739	3262		FRONT ST	6Z			2002
45253740	3252		FRONT ST	5D3	Colonial Revival	Unaltered	1939
45253801	117		WALNUT AVE	6Z			c.1965
45253802	3411		FRONT ST	5D3	Queen Anne Spindlework	Minimally Altered	c.1895
45253803	142		UPAS ST	5D3	Spanish Colonial Revival	Minimally Altered	1926

Figure 3.41: Condensed tabular listing of all resources in the Proposed Bankers Hill Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 3 of 5)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45253804	120		UPAS ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1925
45253805	102		UPAS ST	5D3	Spanish Colonial Revival	Minimally Altered	1926
45253806	3420		1ST AVE	5D3	Craftsman Bungalow	Heavily Altered	c.1915
45253807	107		WALNUT AVE	6Z	Contemporary	Minimally Altered	c.1955
45253808	3433		1ST AVE	5D3	Irving J. Gill or Gill Inspired	Unaltered	c.1920
45253809	115		WALNUT AVE	5D3	Prairie	Minimally Altered	1920
45253811	120		UPAS ST	6Z			2001
45253812	3401		1ST AVE	5D3	Art Moderne	Minimally Altered	1940
45253812	3407		1ST AVE	6Z	Spanish Colonial Revival	Heavily Altered	1940
45253813	3365		FRONT ST	5D3	Arts & Crafts	Minimally Altered	1912
45253814	3355		FRONT ST	5S1	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1893
45253815	3333		FRONT ST	5S1	Italianate	Minimally Altered	c.1895
45253816	3325		FRONT ST	5D3	Colonial Revival	Unaltered	1937
45253817	140		THORN ST	5D3	Prairie	Minimally Altered	c.1910
45253835	3265		FRONT ST	6Z	Vernacular Bungalow	Heavily Altered	1925
45253836	3255		FRONT ST	5D3	Spanish Colonial Revival	Unaltered	1928
45253837	3245		FRONT ST	5D3	Colonial Revival	Minimally Altered	1939
45253838	3231		FRONT ST	5D3	Pueblo Revival	Minimally Altered	1925
45253839	148	W	SPRUCE ST	5D3	Spanish Colonial Revival	Heavily Altered	1923
45253840	126	W	SPRUCE ST	5D3	Colonial Revival	Minimally Altered	1924
45257506	3170		CURLEW ST	5D3	Italian Renaissance Revival	Unaltered	c.1910
45257701	435		SPRUCE ST	1S	Spanish Colonial Revival	Minimally Altered	c.1915
45257702	3141		CURLEW ST	1S	Spanish Colonial Revival	Minimally Altered	1914
45257704			BRANT ST	6Z			
45257726	3100		BRANT ST	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	c.1900
45257727	3130		BRANT ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
45257728	407	W	SPRUCE ST	5D3	Spanish Colonial Revival	Unaltered	1940
45261101	135		SPRUCE ST	5S1	Spanish Colonial Revival	Heavily Altered	c.1920
45261102	3147		FRONT ST	5S1	Craftsman	Minimally Altered	c.1910
45261113	3133		FRONT ST	5D3	Craftsman	Minimally Altered	c.1910
45261115	231		SPRUCE ST	5D3	Mission Revival	Minimally Altered	1920

Figure 3.41: Condensed tabular listing of all resources in the Proposed Bankers Hill Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 4 of 5)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45261117	3162		FRONT ST	5D3	Craftsman	Minimally Altered	c.1910
45261120 01	3100		FRONT ST	6Z			1985
45261120 02	3100		FRONT ST	6Z			1985
45261120 03	3100		FRONT ST	6Z			1985
45261120 04	3100		FRONT ST	6Z			1985
45261601	3145		BRANT ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
45261615	3105		BRANT ST	6Z			1985

Figure 3.41: Condensed tabular listing of all resources in the Proposed Bankers Hill Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 5 of 5)

3.4 Proposed Horton’s Addition Geographic Historic District

periods or styles in the history and development of the city.

Period of Significance: 1871-1940

Boundaries – Overall

- North of Grape Street.
- South of Laurel Street.
- West of 4th Avenue.
- East of Brant Street.

See Figure 3.47 for further information and specific boundaries.

Total Structures	143
Potential Historic Resources	105
Non-Contributing Resources	38
Percentage Contributing	73%

Figure 3.42: Horton’s Addition Data.

Applicable District Criteria

A, C, D, F (c,d,i,j,k)

- **A:** Special elements of the city’s, community’s, or neighborhood’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **D:** Notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city.
- **F(c):** Rare Past - A district which was once representative of common existence during a specific historic era but is now rare or unusual. Such as: an example of architecture, artistry, or design once common, now rare, or a function or use once common, now rare.
- **F(d):** Development Progression - Neighborhoods or districts illustrating the progressive development of styles and changes in architectural and cultural taste.
- **F(i):** Craftsmanship - Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.
- **F(j):** Building Groupings - Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.
- **F(k):** Landmark Supportive - District of quality buildings or sites, often made up of individual landmark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment.

Resource Types

(number of contributing resources)

- Art Moderne (4)
- Arts & Crafts (1)
- Colonial Revival (3)
- Craftsman (11)
- Folk Victorian (2)
- Irving J. Gill or Gill Inspired (4)
- Minimal Traditional (4)
- Mission Revival (16)
- Monterey Revival (1)
- Neoclassical (1)
- Prairie (7)
- Queen Anne (9)
- Queen Anne Free Classic (17)
- Queen Anne Free Classic/transitional Craftsman (1)
- Queen Anne Spindlework (4)
- Second Empire (1)
- Shingle (1)
- Spanish Colonial Revival (10)
- Spanish Eclectic (3)
- Vernacular (4)
- Victorian Vernacular/transitional Craftsman (1)

Landscape/Hardscape Resources

- Mature horticulture
- Retaining walls
- Palm trees
- Sidewalk stamps

The Proposed Horton's Addition Geographic Historic District contains a total of 143 structures. 105 of these structures are potential historic resources. 18 structures are non-contributing due to significant alteration, while 20 are out of date range.

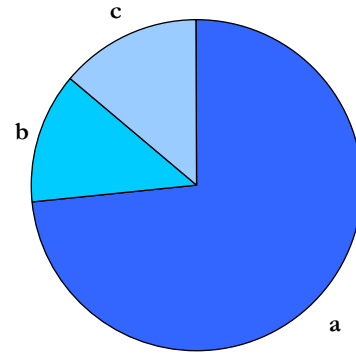


Figure 3.43: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (105)
- b. Non-Contributing: Significant Alteration (18)
- c. Non-Contributing: Out of Date Range (20)

The area west of Balboa Park between Ash and Walnut Street on the north and south and Curlew and Dove Streets on the west was laid out in 1871 as the northern portion of Alonzo Horton's subdivision. During the boom of the 1880s the first residential districts in the southern portion of the Uptown area west of City (Balboa) Park were established. This included the area bounded by Ash to the south, Balboa Park to the east, Walnut to the north and present-day I-5 to the west. Prior to the boom of the late '80s, the only structure standing in this area was the Florence Hotel, located at the corner of Third and Fir. Built in 1883, the Florence was one of the earliest attempts to draw prospective buyers north of Ash Street. While first regarded as being located "in the sticks" when it opened in 1884, it became the showplace of San Diego during the 1880s, attracting many residents to the neighborhood and stimulating real estate development in the surrounding area.

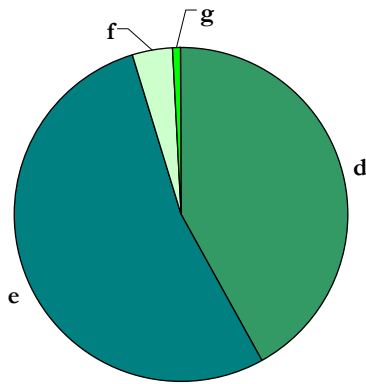


Figure 3.44: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (44)
- e. Multi-Family Residential (56)
- f. Commercial (4)
- g. Institutional/Religious (1)

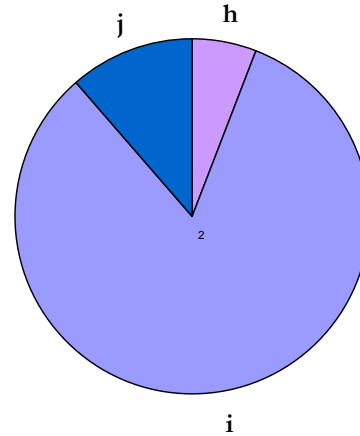


Figure 3.45: Potential Historic Resources by Integrity.

- h. Unaltered (6)
- i. Minimally Altered (87)
- j. Heavily Altered (12)

The great influx of population saw the boundaries of urban development move north of Ash Street. In 1885 Third, Fourth, Fifth, Date, Cedar, and Elm Streets were graded. Fifth Street was paved as far north as Ivy Street. To accommodate the Florence Hotel, the San Diego Streetcar Company operated horse or mule drawn street cars on tracks up Fifth to Fir. By 1887, the Fourth Street streetcar line extended from the harbor north to its terminus at the proposed college site in University Heights (the present day intersection of Normal Street, Park Boulevard, and El Cajon Boulevard). This allowed low density, linear development to occur as far as two miles from downtown by the 1880s.⁵

Scenic views of downtown and the harbor lured many of early San Diego’s prominent citizens to Uptown to build attractive and substantial residences designed by well-known local architects. A significant concentration of these late 19th century and early 20th century homes have been identified within the Proposed Horton’s Addition Geographic Historic District, where many notable examples span a range of periods and styles including Queen Anne, Craftsman, Prairie, Neoclassical, Colonial Revival, Mission Revival, Spanish Colonial Revival and Modern. The eclectic character of this area represents the evolution of architecture in San Diego. As the original wealthy residents moved northward, the area redeveloped with more intensive multi-family residential, institutional and commercial uses that today intermingle with the earlier Victorians. Later building stock from the 1910s-1940s was also designed by some of the city’s more notable architects including Irving Gill and William Hebbard.

⁵ “Community Plan” (1988) and “Cultural Resource Inventory” (1993), cited in City of San Diego, “Uptown Historic Context..,” 18-19.

The district has an eclectic urban character, with a rare, well-preserved assortment of architectural styles and building types that illustrate the transition from Victorian suburb to 20th century city, making it one of the most historically significant neighborhoods in Uptown.

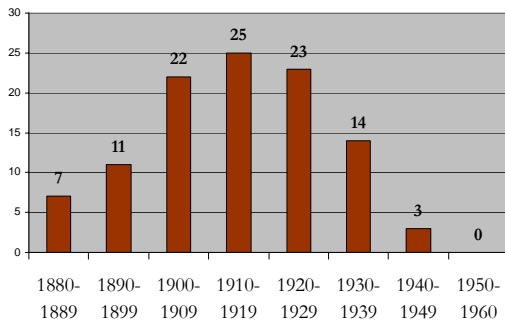


Figure 3.46: Potential Historic Resources by Decade.

Because modern development has diminished pre-1900 homes in the Uptown Study Area, any properties associated with the Proposed Horton’s Addition Geographic Historic District built prior to 1900 should be considered significant even if integrity is marginal. Only if the building has been altered to the point that its Victorian period origins cannot be recognized, would it not be

considered an important resource.⁶

The proposed Horton’s Addition Geographic Historic District qualifies under HRB Criterion A, reflecting special elements of the Uptown Community’s development history, specifically the most influential subdivision that shaped modern day San Diego, Criterion C for the wide range of styles Queen Anne, Craftsman, Mission Revival, Prairie, and Spanish Colonial Revival architecture, Criterion D for several buildings designed or built by architects or builders of note and HRB Criterion F(c) for its rare past, as district which was once representative of the common existence as a streetcar suburb of quality Victorian era homes, F(d) for its illustration of the progressive changes in real estate development, planning practices and cultural taste in the 1880-1940 period, F(i) for its examples of workmanship, craftsmanship, artistry, or design which today would be economically infeasible or difficult to reproduce, F(j) for its collection of residences built for the prominent citizens from the first half of the twentieth century and F(k) for its district of quality buildings made up of individual landmark structures supported by other structures of somewhat lesser importance.

⁶ City of San Diego, “Uptown Historic Context.,” 11.

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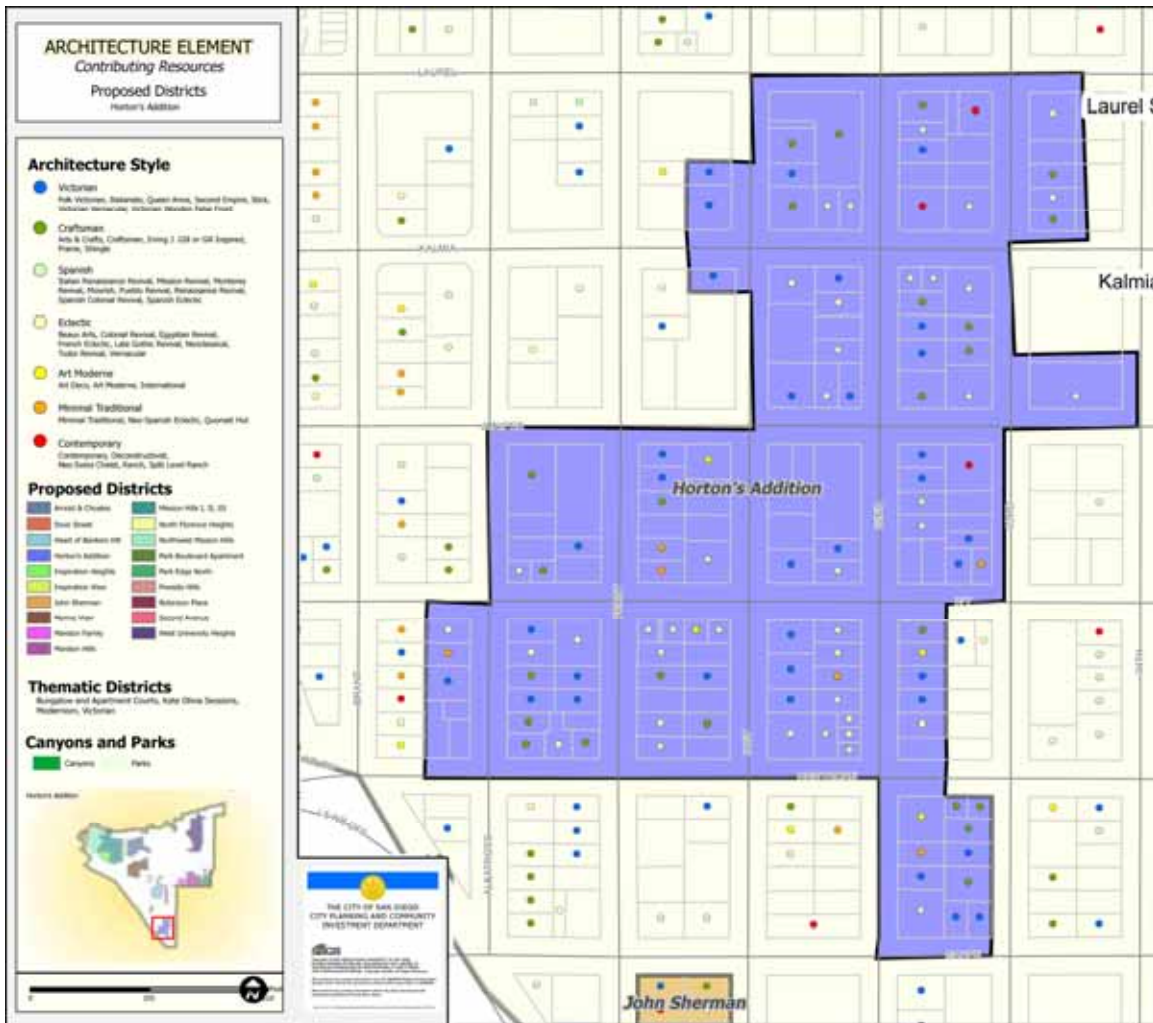


Figure 3.47: Map of Proposed Horton's Addition Geographic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
53308306	2408		1ST AVE	1S	Queen Anne Spindlework	Unaltered	1889
53308307	2410		1ST AVE	5B	Queen Anne	Minimally Altered	1889
53309301	205		LAUREL ST	5B	Irving J. Gill or Gill Inspired	Unaltered	1911
53309302	2455		2ND AVE	5B	Spanish Colonial Revival	Minimally Altered	1910
53309303	2445		2ND AVE	5B	Queen Anne Free Classic	Minimally Altered	1903
53309304	2437		2ND AVE	6Z	Craftsman	Heavily Altered	1906
53309305	2411		2ND AVE	5B	Contemporary	Unaltered	c.1960
53309306	236		KALMIA ST	5B	Spanish Colonial Revival	Minimally Altered	1926
53309307	2430		3RD AVE	6Z	Craftsman	Heavily Altered	1907
53309308	2440		3RD AVE	6Z	No Longer Apparent	Altered Beyond Recognition	c.1915
53309310	239		LAUREL ST	5B	Contemporary	Minimally Altered	1946
53309310	2454		3RD AVE	5B	Contemporary	Minimally Altered	c.1950
53309403	2451		1ST AVE	5B	Prairie	Minimally Altered	1917
53309404	2425		1ST AVE	5B	Queen Anne Spindlework	Minimally Altered	1890
53309405	114		KALMIA ST	5B	Shingle w/Dutch gambrel roof	Minimally Altered	c.1900
53309407	2408		2ND AVE	5B	Mission Revival	Heavily Altered	1912
53309411	2442		2ND AVE	5S1	Irving J. Gill or Gill Inspired	Unaltered	1910
53309412	128		KALMIA ST	5B	Mission Revival	Minimally Altered	1921
53310601	305		LAUREL ST	5B	Spanish Eclectic	Minimally Altered	1925
53310603	2425		3RD AVE	5B	Craftsman	Heavily Altered	1910
53310604	2409		3RD AVE	5B	Mission Revival Apartment Court	Unaltered	1927
53310605	304		KALMIA ST	5B	Craftsman	Heavily Altered	c.1910
53315403	2231		ALBATROSS ST	6Z	Prairie	Heavily Altered	1911
53315404	2219		ALBATROSS ST	6Z	Vernacular Bungalow	Unknown	1920
53315405	244		IVY ST	5B	Mission Revival	Minimally Altered	1924
53315406	232		IVY ST	5B	Craftsman Bungalow	Minimally Altered	1911
53315407	202		IVY ST	6Z	No Longer Apparent	Altered Beyond Recognition	1906
53315408	2220		FRONT ST	5B	Queen Anne Free Classic	Minimally Altered	1906
53315413	233		JUNIPER ST	5B	Prairie	Minimally Altered	1911
53316107	310		HAWTHORN ST	6Z	No Longer Apparent	Altered Beyond Recognition	1959
53316108	304		HAWTHORN ST	6Z	No Longer Apparent	Altered Beyond Recognition	1915

Figure 3.48: Condensed tabular listing of all resources in the Proposed Horton's Addition Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 6)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
53316109	2126		ALBATROSS ST	6Z	Minimal Traditional	Heavily Altered	1937
53316110	2132		ALBATROSS ST	5B	Queen Anne Free Classic	Heavily Altered	1906
53316111	2148		ALBATROSS ST	5B	Minimal Traditional	Minimally Altered	c.1935
53316112	2164		ALBATROSS ST	5B	Colonial Revival	Minimally Altered	1939
53316201	2165		ALBATROSS ST	5B	Queen Anne Free Classic	Minimally Altered	c.1890
53316202	2149		ALBATROSS ST	5B	Colonial Revival	Minimally Altered	c.1935
53316202	2155		ALBATROSS ST	6Z	Italianate	Heavily Altered	c.1890
53316203	2141		ALBATROSS ST	5B	Craftsman Bungalow	Minimally Altered	1911
53316204	2131		ALBATROSS ST	5B	Queen Anne Free Classic w/Craftsman elements	Minimally Altered	1904
53316205	2119		ALBATROSS ST	5B	Irving J. Gill or Gill Inspired	Minimally Altered	1908
53316206	220		HAWTHORN ST	5B	Irving J. Gill or Gill Inspired	Heavily Altered	1911
53316207	212		HAWTHORN ST	5B	Vernacular Bungalow	Minimally Altered	1911
53316208	2104		FRONT ST	5B	Prairie	Heavily Altered	1911
53316209	2124		FRONT ST	6Z	Vernacular Bungalow	Heavily Altered	1930
53316210	2126		FRONT ST	5B	Queen Anne	Minimally Altered	1895
53316211	2140		FRONT ST	5B	Queen Anne Free Classic	Minimally Altered	c.1890
53316212	2172		FRONT ST	5B	Neoclassical	Minimally Altered	1912
53317101	141		IVY ST	5B	Mission Revival	Minimally Altered	1922
53317102	127		IVY ST	5B	Mission Revival	Minimally Altered	1922
53317103	2149		FRONT ST	5B	Monterey Revival	Minimally Altered	1946
53317104	2141		FRONT ST	5D3	Craftsman Bungalow w/half timbering	Heavily Altered	1906
53317105	2127		FRONT ST	6Z			1980
53317106	2117		FRONT ST	5B	Spanish Colonial Revival	Minimally Altered	1929
53317107	134		HAWTHORN ST	5D3	Mission Revival	Heavily Altered	c.1925
53317108	2100		1ST AVE	6Z	No Longer Apparent	Altered Beyond Recognition	c.1900
53317109	2120		1ST AVE	5B	Craftsman/Colonial Revival	Minimally Altered	1911
53317110	2130		1ST AVE	6Z	Italianate	Heavily Altered	c.1890
53317111	2140		1ST AVE	5B	Queen Anne Free Classic	Heavily Altered	c.1905

Figure 3.48: Condensed tabular listing of all resources in the Proposed Horton’s Addition Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 2 of 6)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
53317112	2150		1ST AVE	6Z			1973
53317113	115	W	IVY ST	5B	Art Moderne	Minimally Altered	1936
53317114	2170		1ST AVE	5B	Mission Revival	Minimally Altered	c.1915
53317201	2169		1ST AVE	5S1	Queen Anne Free Classic	Minimally Altered	1902
53317202	2139		1ST AVE	5B	Queen Anne	Minimally Altered	1890
53317203	2131		1ST AVE	5B	Queen Anne	Minimally Altered	c.1890
53317204	2121		1ST AVE	1S	Colonial Revival w/Dutch gambrel roof	Minimally Altered	1900
53317205	126		HAWTHORN ST	5B	Mission Revival	Minimally Altered	1925
53317206	140		HAWTHORN ST	5B	Mission Revival	Minimally Altered	1924
53317207	2114		2ND AVE	5B	Vernacular Bungalow	Minimally Altered	1923
53317208	2120		2ND AVE	5B	Vernacular Bungalow	Minimally Altered	1923
53317209	2128		2ND AVE	5B	Spanish Colonial Revival	Minimally Altered	1931
53317210	2142		2ND AVE	5B	Queen Anne Free Classic	Minimally Altered	c.1890
53317210	2142		2ND AVE	5B	Minimal Traditional	Minimally Altered	c.1935
53317211	2154		2ND AVE	5B	Monterey Revival	Minimally Altered	1937
53317212	2164		2ND AVE	5B	Mission Revival	Minimally Altered	1926
53317301	2165		2ND AVE	5B	Prairie	Minimally Altered	1910
53317302	2149		2ND AVE	5B	Art Moderne	Minimally Altered	c.1940
53317303	2143		2ND AVE	5B	Folk Victorian	Minimally Altered	c.1900
53317304	2133		2ND AVE	5S1	Queen Anne	Minimally Altered	1888
53317305	2115		2ND AVE	5B	Colonial Revival	Minimally Altered	1948
53317313 01	2108		3RD AVE	6Z			c.1965
53317313 02	2108		3RD AVE	6Z			c.1965
53317313 03	2109		2ND AVE	6Z			c.1965
53317313 04	2109		2ND AVE	6Z			c.1965
53317313 05	2109		2ND AVE	6Z			c.1965
53317313 06	2108		3RD AVE	6Z			c.1965
53317402	2037		2ND AVE	5S3	Minimal Traditional	Minimally Altered	1953
53317403	2031		2ND AVE	5D3	Folk Victorian	Heavily Altered	1905
53317405	230		GRAPE ST	5B	Queen Anne	Minimally Altered	c.1885
53317406	244		GRAPE ST	5B	Second Empire	Minimally Altered	1900
53317407	2028		3RD AVE	5B	Craftsman	Minimally Altered	1915
53317408	2044		3RD AVE	5B	Queen Anne Free Classic	Minimally Altered	c.1910

Figure 3.48: Condensed tabular listing of all resources in the Proposed Horton's Addition Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 3 of 6)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
53317409	2048		3RD AVE	5B	Craftsman w/Mission	Minimally Altered	1920
53317410	233		HAWTHORN ST	5S1	Prairie	Minimally Altered	c.1900
53317411	2070		3RD AVE	5S1	Prairie	Minimally Altered	1912
53317414	2059		2ND AVE	5B	Art Moderne/Minimal Traditional Bungalow Court	Minimally Altered	1940
53317415	2003		2ND AVE	5B	Spanish Colonial Revival	Minimally Altered	1930
53318110	2372		1ST AVE	5B	Queen Anne Free Classic	Unaltered	c.1910
53318201	2365		1ST AVE	5B	Colonial Revival	Minimally Altered	1946
53318205	110		JUNIPER ST	5B	Queen Anne	Minimally Altered	c.1890
53318206	122		JUNIPER ST	5B	Spanish Colonial Revival Apartment Court	Minimally Altered	1937
53318207	136		JUNIPER ST	5S1	Queen Anne Spindlework	Unaltered	1887
53318208	2328		2ND AVE	5B	Mission Revival	Minimally Altered	1924
53318209			2ND AVE	6Z			
53318210	2350		2ND AVE	5B	Vernacular Bungalow Court	Minimally Altered	1922
53318211	2368		2ND AVE	5S1	Queen Anne Free Classic	Minimally Altered	1895
53318213	2333		1ST AVE	6Z			1966
53318301	201		KALMIA ST	5B	Mission Revival	Minimally Altered	1925
53318302	219		KALMIA ST	5B	Spanish Colonial Revival	Minimally Altered	1926
53318303	2355		2ND AVE	5S1	Craftsman	Minimally Altered	1909
53318304	2341		2ND AVE	5S1	Victorian Vernacular/transitional Craftsman	Minimally Altered	1900
53318305	2325		2ND AVE	5S1	Queen Anne Spindlework	Minimally Altered	1888
53318306	210		JUNIPER ST	5B	Prairie	Minimally Altered	1913
53318307	2304		JUNIPER ST	5B	Spanish Eclectic	Minimally Altered	c.1930
53318307	228		JUNIPER ST	5B	Spanish Eclectic	Minimally Altered	c.1930
53318308	2330		3RD AVE	5S1	Craftsman w/Colonial Revival elements	Minimally Altered	1913
53318309	2346		3RD AVE	5B	Craftsman	Heavily Altered	1909
53318310	2350		3RD AVE	5B	Mission Revival Apartment Court	Minimally Altered	1928
53318401	219		JUNIPER ST	5B	Queen Anne Free Classic	Minimally Altered	1911
53318402	2257		2ND AVE	5S1	Queen Anne Free Classic	Minimally Altered	1905
53318403	2245		2ND AVE	5B	Spanish Colonial Revival	Minimally Altered	1923

Figure 3.48: Condensed tabular listing of all resources in the Proposed Horton's Addition Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 4 of 6)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
53318404	2229		2ND AVE	5B	Mission Revival	Minimally Altered	1913
53318405	2201		2ND AVE	6Z	Minimal Traditional	Heavily Altered	c.1945
53318406	220		IVY ST	6Z	Folk Victorian	Heavily Altered	1919
53318407	230		IVY ST	5B	Queen Anne	Heavily Altered	c.1885
53318408	2210		3RD AVE	5B	Minimal Traditional	Minimally Altered	1940
53318409	2224		3RD AVE	5B	Queen Anne	Minimally Altered	c.1890
53318410	2234		3RD AVE	6Z			2000
53318411	2246		3RD AVE	6Z			c.2000
53318412	2250		3RD AVE	5B	Contemporary	Minimally Altered	1956
53318503			1ST AVE	6Z			c.1965
53318504 01	2233		1ST AVE	6Z			c.1965
53318504 02	2233		1ST AVE	6Z			c.1965
53318505	108		IVY ST	5B	Queen Anne Free Classic	Minimally Altered	1905
53318506	130		IVY ST	5B	Spanish Colonial Revival	Minimally Altered	c.1930
53318507	2214		2ND AVE	1S	Queen Anne Free Classic	Minimally Altered	1894
53318511	2261		1ST AVE	6Z	No Longer Apparent	Altered Beyond Recognition	1913
53318512	121		JUNIPER ST	6Z	Contemporary	Heavily Altered	1960
53318513 01	2244		2ND AVE	6Z			1969
53318513 02	2244		2ND AVE	6Z			1969
53318513 03	2244		2ND AVE	6Z			1969
53318513 04	2244		2ND AVE	6Z			1969
53318513 05	2244		2ND AVE	6Z			1969
53318513 06	2244		2ND AVE	6Z			1969
53318513 07	2244		2ND AVE	6Z			1969
53318513 08	2244		2ND AVE	6Z			1969
53318513 09	2244		2ND AVE	6Z			1969
53318513 10	2244		2ND AVE	6Z			1969
53318513 11	2244		2ND AVE	6Z			1969
53318513 12	2244		2ND AVE	6Z			1969

Figure 3.48: Condensed tabular listing of all resources in the Proposed Horton’s Addition Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 5 of 6)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
5331851313	2244		2ND AVE	6Z			1969
5331851314	2244		2ND AVE	6Z			1969
5331851315	2244		2ND AVE	6Z			1969
5331851316	2244		2ND AVE	6Z			1969
5331851317	2244		2ND AVE	6Z			1969
5331851318	2244		2ND AVE	6Z			1969
5331851319	2244		2ND AVE	6Z			1969
5331851320	2244		2ND AVE	6Z			1969
5331851321	2244		2ND AVE	6Z			1969
5331851322	2244		2ND AVE	6Z			1969
5331851323	2244		2ND AVE	6Z			1969
5331851324	2244		2ND AVE	6Z			1969
5331851325	2244		2ND AVE	6Z			1969
5331851326	2244		2ND AVE	6Z			1969
5331851327	2244		2ND AVE	6Z			1969
5331851328	2244		2ND AVE	6Z			1969
5331851329	2244		2ND AVE	6Z			1969
53318601	2265		FRONT ST	5B	Queen Anne Free Classic	Minimally Altered	1903
53318602	2257		FRONT ST	5S1	Queen Anne Free Classic/transitional Craftsman	Minimally Altered	1904
53318603	2243		FRONT ST	5S1	Arts & Crafts	Minimally Altered	1905
53318604	2233		FRONT ST	6Z	No Longer Apparent	Altered Beyond Recognition	1905
53318605	2215		FRONT ST	5S1	Minimal Traditional	Minimally Altered	1937
53318606	110		IVY ST	5B	Minimal Traditional	Minimally Altered	c.1950
53318607	2210		1ST AVE	5B	Mission Revival	Minimally Altered	c.1925
53318608	2228		1ST AVE	6Z			1995
53318611	2258		1ST AVE	5B	Art Moderne	Minimally Altered	1937
53319102	326		JUNIPER ST	5S1	Spanish Colonial Revival	Minimally Altered	1923

Figure 3.48: Condensed tabular listing of all resources in the Proposed Horton’s Addition Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 6 of 6)

3.5 Proposed Inspiration Heights Geographic Historic District

Period of Significance: 1887, 1909-1942

Boundaries – Overall

- North of Puterbaugh Street and the northern edge of the Middletown Addition.
- South of Sunset Boulevard.
- West of Saint James Place.
- East of Coutts Street.

See Figure 3.54 for further information and specific boundaries

Total Structures	84
Potential Historic Resources	69
Non-Contributing Resources	15
Percentage Contributing	82%

Figure 3.49: Inspiration Heights Data.

Applicable District Criteria

A, C, F (e,i,j,k)

- **A:** Special elements of the city’s, community’s, or neighborhood’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city.
 - **F(e):** Consistent Plan - Districts illustrating the development of coherent or consistent planning

and design, or innovations in planning philosophy.

- **F(i):** Craftsmanship - Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.
- **F(j):** Building Groupings - Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.
- **F(k):** Landmark Supportive - District of quality buildings or sites, often made up of individual landmark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment.

Resource Types

(number of contributing resources)

- Beaux Arts (1)
- Colonial Revival (5)
- Craftsman (14)
- Italian Renaissance Revival (6)
- Minimal Traditional (1)
- Mission Revival (12)
- Monterey Revival (1)
- Moorish (1)
- Prairie (12)
- Spanish Colonial Revival (12)
- Tudor Revival (1)
- Vernacular (3)

Landscape/Hardscape Resources

- Neighborhood monuments
- Low front yard walls
- Queen Palm (predominant) street trees
- Mature horticulture
- Urban canyons
- Viewsheds

The Proposed Inspiration Heights Geographic Historic District contains a total of 84 structures. 69 of these structures are potential historic resources. Six structures are non-contributing due to significant alteration, while nine are out of date range.

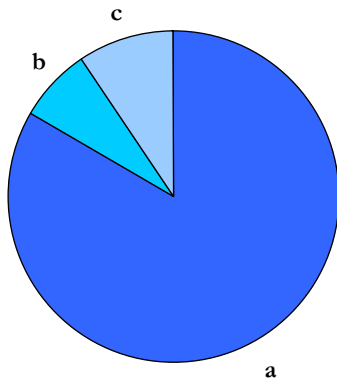


Figure 3.50: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (69)
- b. Non-Contributing: Significant Alteration (6)
- c. Non-Contributing: Out of Date Range (9)

The Inspiration Heights subdivision was a resubdivision of Johnston Heights and was the first part of the Mission Hills area where property was purchased. In February 1869, Captain Henry James Johnston purchased sixty five acres of Pueblo Lot No. 1121 for \$16.25. Johnston was the captain of the *Orizaba*, a steamship belonging to the Pacific Coast Steamship Company that ferried between San Francisco and San Diego. The *Orizaba* brought many travelers and residents to San Diego for the first time between 1865 and 1887.

Allegedly, Johnston purchased the land after a difficult and trying voyage south from San Francisco. Seeking refuge and solace, Johnston hired a horse and traveled to the hillside area above Old Town to the point he used for navigational bearing. He found the area inspiring and made the land purchase shortly thereafter. A month later, Johnston chose to sell half of his land to his first mate, Ormsby Hite.

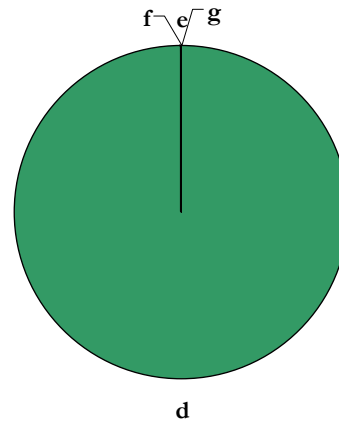


Figure 3.51: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (69)
- e. Multi-Family Residential (0)
- f. Commercial (0)
- g. Institutional/Religious (0)

Johnston passed in 1878, before he had the opportunity to develop the site. In 1887, his widow Ellen Johnston deeded the property to her daughter Sarah Johnston (Cox) Miller for “love, affection and \$1.” Miller named the property Johnston Heights after her father and built a home on the southern edge of the hilltop. She named her Victorian home the *Villa Orizaba*, and used the ship’s railing and salon sideboard on the interior of the home. In 1907, The *Villa Orizaba* stood alone in Johnston Heights.

Two years later, Captain Johnston’s grandson, Henry Leverett changed the

street grading, some street names, and the subdivision’s name. Johnston Heights was renamed Inspiration Heights and the main thoroughfare was renamed Sunset Boulevard (from Johnston Heights). Leverett worked with a syndicate known as the Inspiration Heights Company, composed of Charles Gordon, C.H. Swallows, N.M. Goodwin, and Percy Goodwin, to develop over sixty acres north of the *Villa Orziaba*. In 1910, 1913, and 1917, the subdivision was expanded to its current boundaries.

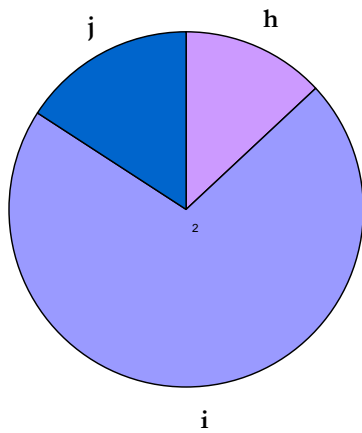


Figure 3.52: Potential Historic Resources by Integrity.

- h. Unaltered (9)
- i. Minimally Altered (49)
- j. Heavily Altered (11)

The architecture of Inspiration Heights was consistent with the other styles in the Mission Hills area. Many of the houses and improvements were speculative ventures. Some of the builders who contributed to the visual feel and significance of Inspiration Heights were Morris Irvin, Nathan Rigdon, Richard Requa, Emmor Brook Weaver, and Marvin Melhorn. Many of the resources were in the Craftsman, Prairie, Spanish Colonial Revival, Mission Revival, and Minimal Traditional styles. These buildings exhibit high levels of

craftsmanship, integrity, and successfully convey a specific period and feel.

Additionally, Inspiration Heights was advertised by the Inspiration Heights Company as a streetcar and automobile suburb. They claimed the city’s center could be reached in twelve minutes by automobile or in twenty minutes by frequent street cars. The drawings in the advertisements show cars traveling on long winding streets. A brochure from 1909 discusses “the wide palm-lined streets [that] wind in and out following the swelling contour.” It also mentions how the subdivision is void of the “hideous rigidity and angularity of ordinary city blocks.”

The layout was obviously inspired by the 1908 Nolen Plan and the canyon-edge topography. The traditional street grid is here interrupted by a canyon that becomes an open space focal point for the district. The rolling topography, associated with the canyon landscape, influences the curvilinear streets and provides variety in lot shape and size that give the district its distinctive character.

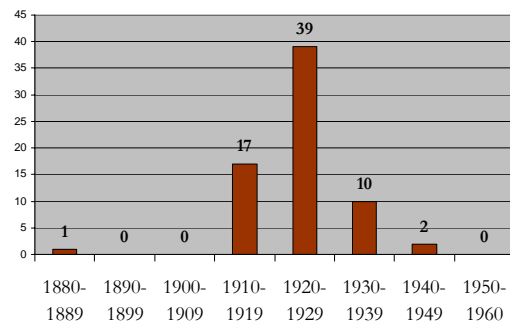


Figure 3.53: Potential Historic Resources by Decade.

Similar to Mission Hills, the Inspiration Heights Company advertised the suburb as exclusive and restrictive. There were deed restrictions that prevented hotels,

apartments, poultry, and commercial buildings on each lot. It was “planned and protected for particular people...who want the best.”

The proposed Inspiration Heights Geographic Historic District qualifies under HRB Criterion A, reflecting special elements of the Uptown Community’s development history, the re- subdivision of Johnston Heights that artfully incorporated the urban canyon it surrounds, Criterion C for the wide range of styles, including Craftsman, Mission Revival, Prairie, and Spanish Colonial Revival architecture, Criterion D for its

several homes designed or built by architects or builders of note and HRB Criterion F(e) for demonstrating innovative early 20th century planning philosophy, F(i) for its examples of workmanship, craftsmanship, artistry, or design which today would be economically infeasible or difficult to reproduce, F(j) for its collection of residences built for the prominent citizens from the first half of the twentieth century and F(k) for its district of quality buildings made up of individual landmark structures supported by other structures of somewhat lesser importance.

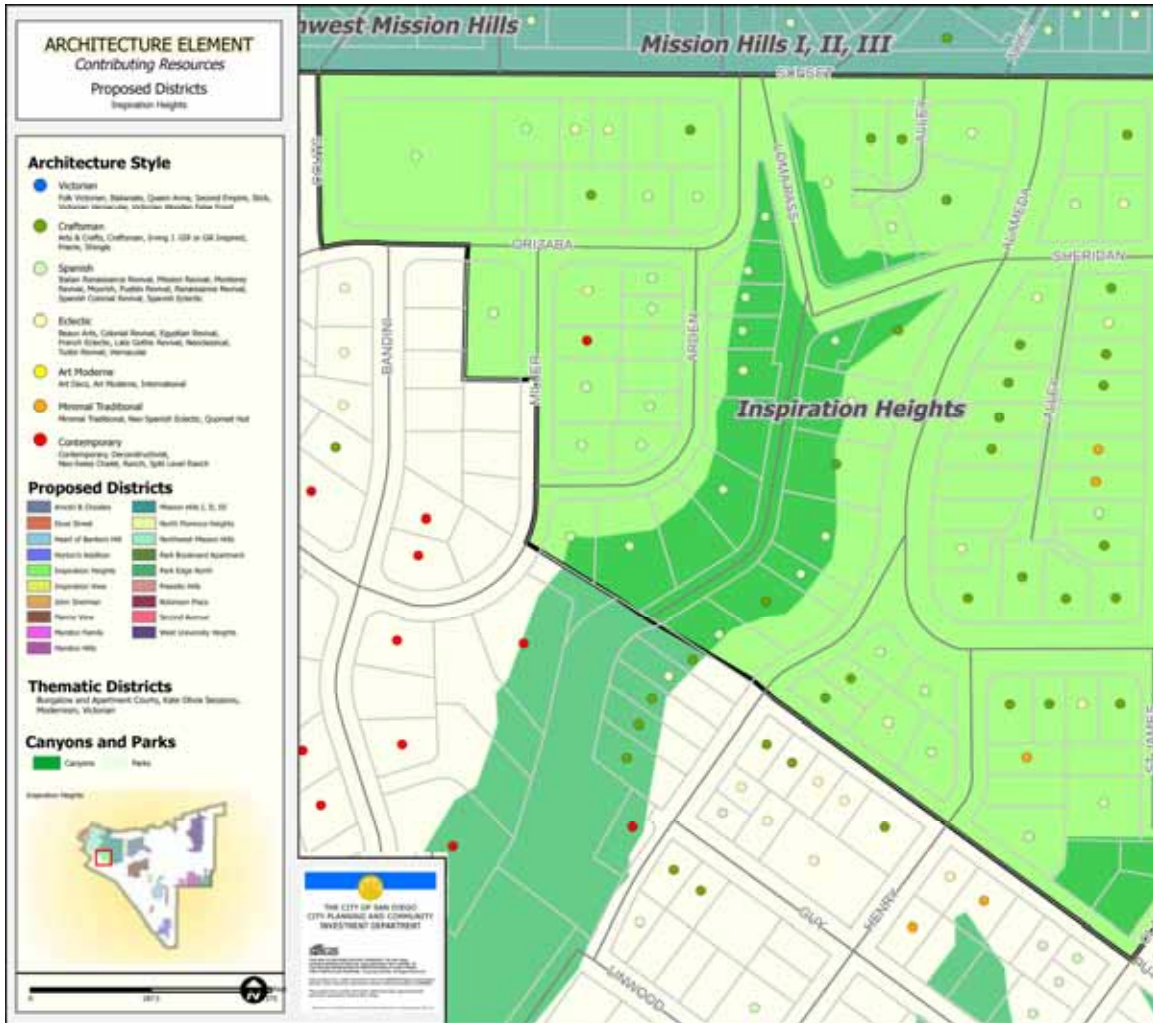


Figure 3.54: Map of Proposed Inspiration Heights Geographic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44355201	2055		SUNSET BLVD	5D3	Italian Renaissance Revival	Unaltered	c.1915
44355204	2037		SUNSET BLVD	5D3	Colonial Revival	Minimally Altered	1942
44355205	2027		SUNSET BLVD	5D3	Colonial Revival	Minimally Altered	1941
44355206	2019		SUNSET BLVD	6Z			1990
44355207	2003		SUNSET BLVD	5D3	Prairie	Heavily Altered	c.1915
44355208	2006		ORIZABA ST	5D3	Spanish Colonial Revival	Minimally Altered	1935
44355209	2020		ORIZABA ST	5S1	Spanish Colonial Revival	Unaltered	1928
44355210	2036		ORIZABA ST	5S1	Prairie	Minimally Altered	1887
44355213	2040		ORIZABA ST	6Z			2000
44355214	2031		SUNSET BLVD	5D3	Italian Renaissance Revival	Minimally Altered	1925
44356208	4146		MILLER ST	5D3	Spanish Colonial Revival	Minimally Altered	1928
44356301	4196		ARDEN WAY	5D3	Spanish Colonial Revival	Minimally Altered	1927
44356302	4188		ARDEN WAY	5D3	Spanish Colonial Revival	Minimally Altered	1928
44356303	4184		ARDEN WAY	6Z	No Longer Apparent	Altered Beyond Recognition	1928
44356304	4182		ARDEN WAY	6Z	No Longer Apparent	Altered Beyond Recognition	1955
44356305	4176		ARDEN WAY	5D3	Mission Revival	Minimally Altered	1927
44356306	4126		ARDEN WAY	5D3	Moorish	Minimally Altered	c.1925
44356307	4115		MILLER ST	5D3	Mission Revival	Minimally Altered	1927
44356308	4145		MILLER ST	5D3	Spanish Colonial Revival	Unaltered	1927
44356309	4149		MILLER ST	5D3	Contemporary	Minimally Altered	1955
44356310	4165		MILLER ST	5S3	Colonial Revival	Minimally Altered	1947
44357003	4193		ARDEN WAY	5D3	Mission Revival	Minimally Altered	1926
44357004	4185		ARDEN WAY	5D3	Mission Revival	Minimally Altered	c.1925
44357005	4181		ARDEN WAY	5D3	Mission Revival	Minimally Altered	1926
44357006	4175		ARDEN WAY	5D3	Tudor Revival	Minimally Altered	1924
44357007	4157		ARDEN WAY	6Z			2002
44357008	4139		ARDEN WAY	5D3	Spanish Colonial Revival	Minimally Altered	1928
44357009	4135		ARDEN WAY	6Z			1983
44357010	4115		ARDEN WAY	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44357011	4107		ARDEN WAY	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44357012	4195		ARDEN WAY	5D3	Mission Revival	Minimally Altered	1926
44358001	1975		SUNSET BLVD	5D3	Italian Renaissance Revival	Heavily Altered	1930

Figure 3.55: Condensed tabular listing of all resources in the Proposed Inspiration Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 3)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44358002	1965		SUNSET BLVD	5D3	Craftsman/Prairie	Unaltered	1918
44358003	1955		SUNSET BLVD	5D3	Craftsman	Unaltered	1920
44358004	1945		SUNSET BLVD	5S1	Colonial Revival	Unaltered	1920
44358007	4106		ALAMEDA DR	5D3	Prairie	Minimally Altered	c.1920
44358008	1946		SHERIDAN AVE	5D3	Mission Revival	Minimally Altered	1937
44359101	4060		ALAMEDA DR	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44359102	1965		SHERIDAN AVE	5D3	Mission Revival	Minimally Altered	1932
44359103	4040		ALAMEDA DR	5D3	Mission Revival/Prairie	Unaltered	c.1915
44359104	4030		ALAMEDA DR	5D3	Craftsman	Heavily Altered	c.1915
44359105	4010		ALAMEDA DR	5D3	Italian Renaissance Revival	Heavily Altered	c.1915
44359106	3960		ALAMEDA PL	5D3	Mission Revival	Minimally Altered	1925
44359107	3950		ALAMEDA PL	5D3	Craftsman/Prairie	Unaltered	1916
44359108	3940		ALAMEDA PL	5D3	Spanish Colonial Revival	Minimally Altered	1928
44359201	3956		ALAMEDA DR	5D3	Mission Revival	Heavily Altered	c.1920
44359202	3944		ALAMEDA DR	5D3	Italian Renaissance Revival	Unaltered	1922
44359203	1960		ALAMEDA TER	5D3	Spanish Colonial Revival	Minimally Altered	c.1925
44359206	3949		ALAMEDA PL	5D3	Prairie	Minimally Altered	c.1920
44359207	3941		ALAMEDA PL	5D3	Craftsman	Minimally Altered	1914
44359208	1980		ALAMEDA TER	5D3	Beaux Arts	Minimally Altered	1926
44359301	3902		ALAMEDA DR	5D3	Prairie	Minimally Altered	1920
44359302	3920		ALAMEDA DR	5D3	Vernacular Bungalow w/gull wing	Minimally Altered	1921
44359304	3912		ST JAMES PL	5D3	Monterey Revival	Minimally Altered	1931
44359306	4007		HENRY ST	6Z	Spanish Colonial Revival	Heavily Altered	1932
44359307	4017		HENRY ST	5S3	Minimal Traditional	Minimally Altered	1956
44359308	3942		ALAMEDA DR	5D3	Craftsman Bungalow	Heavily Altered	c.1915
44359309	3928		ALAMEDA DR	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44359310	4001		HENRY ST	5D3	Italian Renaissance Revival	Minimally Altered	c.1915
44360101	4075		ALAMEDA DR	5D3	Colonial Revival	Minimally Altered	1920
44360102	4069		ALAMEDA DR	5D3	Craftsman	Heavily Altered	c.1920
44360103	4053		ALAMEDA DR	5D3	Craftsman	Heavily Altered	1922
44360104	4051		ALAMEDA DR	5D3	Craftsman	Heavily Altered	c.1920
44360105	4037		ALAMEDA DR	5D3	Prairie	Heavily Altered	1920
44360106	4033		ALAMEDA DR	6Z	Craftsman	Heavily Altered	1917
44360107	4031		ALAMEDA DR	6Z	Vernacular Bungalow	Heavily Altered	c.1920
44360108	4021		ALAMEDA DR	5D3	Vernacular Bungalow	Minimally Altered	1921

Figure 3.55: Condensed tabular listing of all resources in the Proposed Inspiration Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 2 of 3)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44360109	3945		ALAMEDA DR	5D3	Prairie	Minimally Altered	c.1920
44360110	3929		ALAMEDA DR	5D3	Craftsman	Heavily Altered	1925
44360111	3917		ALAMEDA DR	5D3	Prairie	Minimally Altered	1917
44360112	4002		ST JAMES PL	5D3	Prairie	Minimally Altered	c.1915
44360113	4024		ST JAMES PL	5D3	Prairie	Minimally Altered	1923
44360114	4028		ST JAMES PL	5D3	Mission Revival	Minimally Altered	1925
44360115	4034		ST JAMES PL	5D3	Minimal Traditional	Minimally Altered	1937
44360116	4040		ST JAMES PL	6Z	Minimal Traditional	Minimally Altered	1951
44360117	4050		ST JAMES PL	6Z			1961
44360118	4056		ST JAMES PL	5D3	Craftsman	Minimally Altered	c.1915
44360119	4064		ST JAMES PL	5D3	Prairie	Minimally Altered	c.1920
44360120	4072		ST JAMES PL	5D3	Vernacular Bungalow w/gull wing	Minimally Altered	1924
44360121	4082		ST JAMES PL	5D3	Prairie	Minimally Altered	1913
44360201	1915		SUNSET BLVD	6Z	Craftsman	Heavily Altered	c.1915
44360202	1905		SUNSET BLVD	5D3	Craftsman	Minimally Altered	c.1915
44360203	4102		ST JAMES PL	5D3	Colonial Revival	Minimally Altered	1930
44360204	4105		ALAMEDA DR	5D3	Spanish Colonial Revival w/Moorish elements	Minimally Altered	1930

Figure 3.55: Condensed tabular listing of all resources in the Proposed Inspiration Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 3 of 3)

3.6 Proposed Inspiration View Geographic Historic District

Period of Significance: 1925-1936

Boundaries – Overall

- North of Walnut Avenue.
- South of Torrance Street.
- West of Ostego Drive.
- East of Eagle.
- District includes Dove Court and Bear Drive.

See Figure 3.61 for further information and specific boundaries.

Total Structures	24
Potential Historic Resources	16
Non-Contributing Resources	8
Percentage Contributing	67%

Figure 3.56: Inspiration View Data.

Applicable District Criteria

A, C, F (b,e,i,j,k)

- **A:** Special elements of the city’s, community’s, or neighborhood’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city.
 - **F(b):** Traditional Activity: An area or district associated with traditional activity, such as a central market, educational and

transportation facilities, wharves, or warehousing. Such an area may also be remarkable for the particular architectural styles or method of construction associated with its original or traditional activity. Often a traditional activity has significantly shaped the history of the community, which it served in adding to its historic significance. If the traditional function exists in the present, it serves to illustrate the similarities and difference between past and present.

- **F(e):** Consistent Plan - Districts illustrating the development of coherent or consistent planning and design, or innovations in planning philosophy.
- **F(i):** Craftsmanship - Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.
- **F(j):** Building Groupings - Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.
- **F(k):** Landmark Supportive - District of quality buildings or sites, often made up of individual landmark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each

historic site because of the total historic environment.

Resource Types

(number of contributing resources)

- Colonial Revival (1)
- Spanish Colonial Revival (12)
- Spanish Eclectic (2)
- Tudor Revival (1)

Landscape/Hardscape Resources

- Neighborhood monuments
- Queen Palm street trees
- Front yard low walls
- Topography/viewsheds

The Proposed Inspiration View Geographic Historic District contains a total of 24 structures. Of these structures, 16 are potential historic resources. Zero structures are non-contributing due to significant alteration, while eight are out of date range.

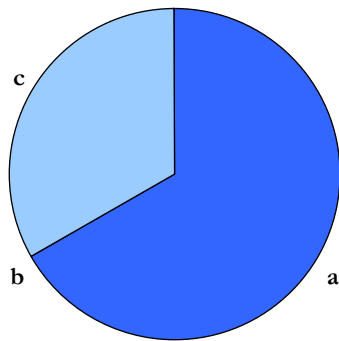


Figure 3.57: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (16)
- b. Non-Contributing: Significant Alteration (0)
- c. Non-Contributing: Out of Date Range (8)

The Inspiration View Historic Geographic District is a small enclave of 16 residences built between 1925 and 1936. The subdivision is framed by steep canyons on its east and west sides, possibly deriving its name from the scenic beauty that surrounds it. Aesthetically and historically,

the neighborhood shares much in common with its more upscale counterparts, Marston Hills and Mission Hills.

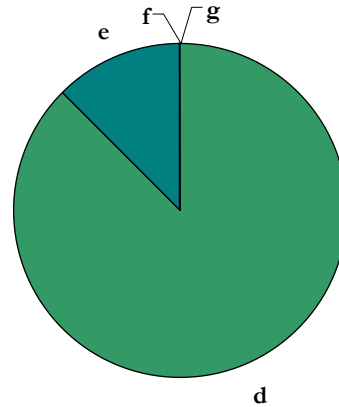


Figure 3.58: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (14)
- e. Multi-Family Residential (2)
- f. Commercial (0)
- g. Institutional/Religious (0)

The area north of Walnut Street, which is now encompassed by present-day Hillcrest, was subdivided along trolley lines that were extended north and east of the city to University Heights in the late 1880s. Inspiration View, in the far southwest corner of Hillcrest, was subdivided in 1925, several decades later. The late development of the neighborhood was likely due to its irregular topography and physical isolation between two canyons. The street design of Inspiration View was not influenced by the streetcar, but by the 1908 Nolen Plan⁷

⁷ City of San Diego, "Uptown Historic Context..," 64-65. "During the first decade of the 20th century George Marston became an advocate of the cultural development, moral uplifting, and beautification of San Diego. He was an outspoken Progressive who believed in the latest concepts of city planning (Henessey 1986). In 1907 Marston hired one of the founding leaders of modern city planning, John Nolen, to develop a plan for San Diego. His 1908 plan had five major elements: a public plaza and civic center, bay front

and the rise of the automobile. The automobile led to significant changes in the feel and visual appearance of San Diego. While all earlier Hillcrest subdivisions have linear and rectangular street layouts, Inspiration View has curvilinear streets and a cul-de-sac.

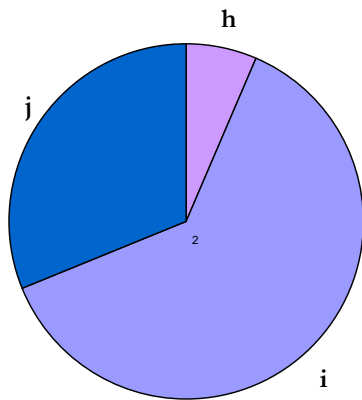


Figure 3.59: Potential Historic Resources by Integrity.

- h. Unaltered (1)
- i. Minimally Altered (10)
- j. Heavily Altered (5)

The majority of contributing resources in Inspiration View are Spanish Colonial Revival examples which have retained a significant amount of integrity. The Spanish style stucco house was born in San Diego after the Panama-Pacific Exposition of 1915. By the 1920s, Mediterranean influenced architecture had

development, small open spaces, a formal system of streets and boulevards, and a park system. Although never formally adopted by the city, many elements of Nolen's Plan were used by Marston and other developers in the subdivisions they designed in the following two decades (Henessey 1986; Gehl 2003). Many of Nolen's concepts had their basis in the City Beautiful Movement of the late 19th century with roads designed to follow the natural topography, and natural features such as knolls or depressions shaped into cul-de-sacs. Deep ravines were often left undisturbed for the purpose of recreation and scenic enjoyment (Ames and Flint 2002).”

come to dominate fashionable new subdivisions such as Marston Hills and Mission Hills.⁸ The houses of Inspiration View, which may have been modeled after homes in these more prestigious areas, are one to two-stories with irregular shapes and forms. Like the Spanish Colonial Revival residences, common-era Colonial Revival and Tudor style homes also exhibit excellent craftsmanship, materials, and fabric. The notable inclusion of attached garages in the subdivision reflects the historical shift from public mass transit to private automobile use. The continuity between the various residences in the Proposed Inspiration View Geographic Historic District creates a visual narrative and connection to the past.

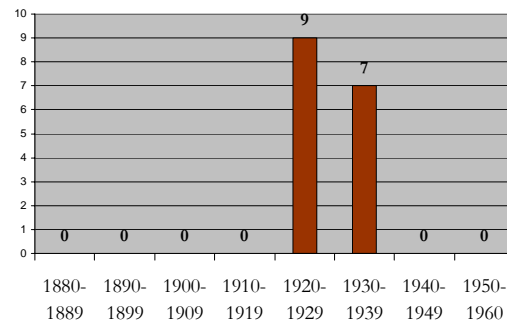


Figure 3.60: Potential Historic Resources by Decade.

The proposed Inspiration View Geographic Historic District qualifies under HRB Criterion A, reflecting special elements of the Uptown Community’s development history, as a real estate venture emulating larger successful subdivisions such as Marston Hills and surrounded by an urban canyon that provides a special sense of place, Criterion C for its collection of Spanish Colonial Revival resources, and HRB Criterion F(e) illustrating early 20th century planning

⁸ City of San Diego, “Uptown Historic Context.,” 33.

philosophy, F(i) for its examples of workmanship, craftsmanship, artistry, or design which today would be economically infeasible or difficult to reproduce, F(j) for its collection of

residences built for the prominent citizens from the first half of the twentieth century and F(k) for its district of quality buildings made up of individual landmark structures supported by other structures of somewhat lesser importance.

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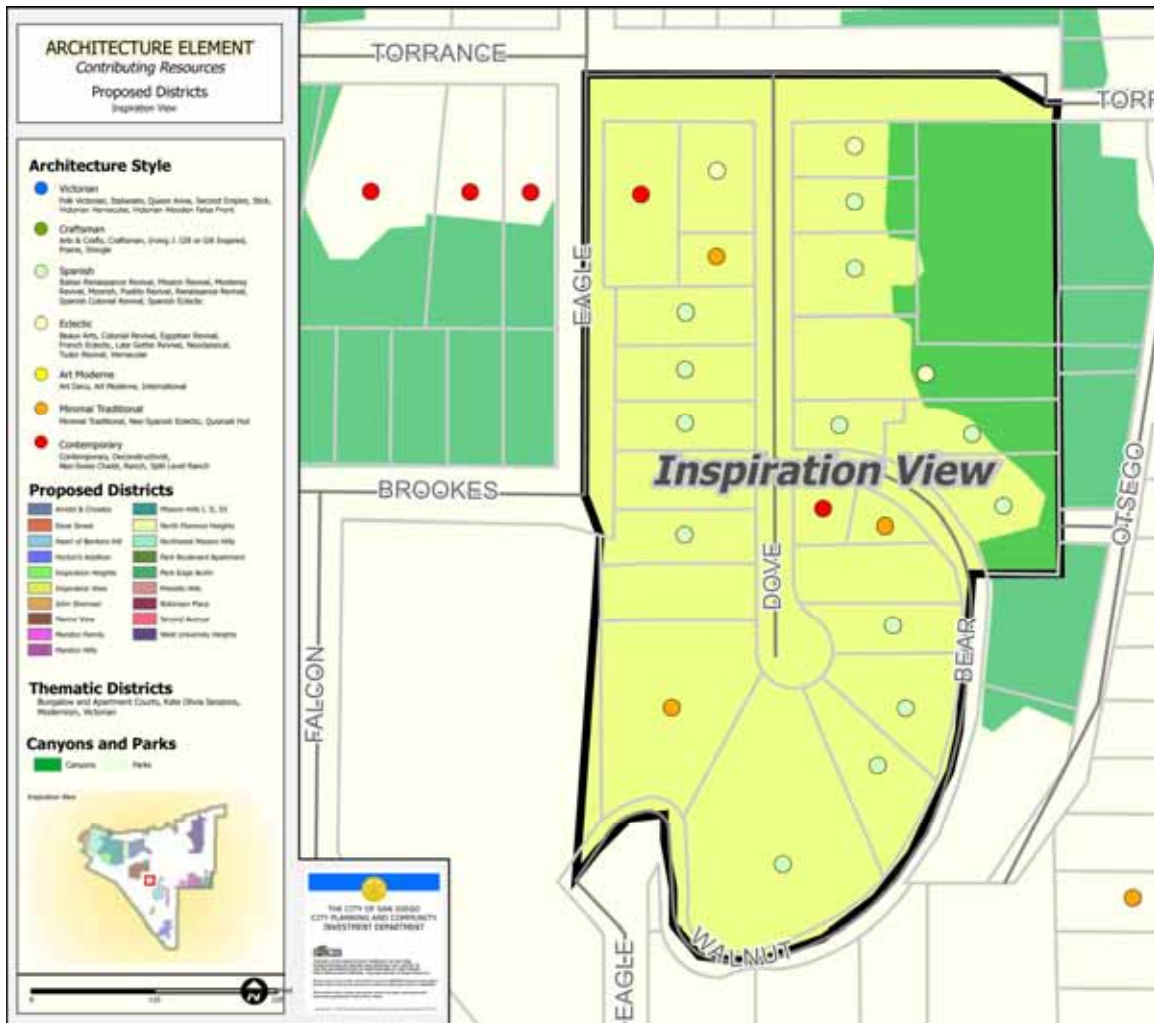


Figure 3.61: Map of Proposed Inspiration View Geographic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45129101	655		TORRANCE ST	5D3	Contemporary	Minimally Altered	1949
45129102	649		TORRANCE ST	5S3	Colonial Revival	Minimally Altered	1959
45129103	3626		DOVE CT	5S3	Minimal Traditional	Minimally Altered	1958
45129104	3622		DOVE CT	5D3	Spanish Colonial Revival	Minimally Altered	1927
45129105	3616		DOVE CT	5D3	Spanish Colonial Revival	Heavily Altered	1928
45129106	3604		DOVE CT	5D3	Spanish Colonial Revival	Heavily Altered	1927
45129201	3637		DOVE CT	5D3	Colonial Revival	Unaltered	1936
45129202	3633		DOVE CT	5D3	Spanish Colonial Revival	Heavily Altered	1935
45129203	3627		DOVE CT	5D3	Spanish Colonial Revival	Heavily Altered	1929
45129204	3605		DOVE CT	5D3	Spanish Eclectic/Monterey Revival	Minimally Altered	c.1925
45129205	3621		DOVE CT	5D3	Tudor Revival	Minimally Altered	1927
45140001	3550		DOVE CT	5D3	Spanish Colonial Revival	Heavily Altered	1927
45140002	3540		DOVE CT	5D3	Spanish Colonial Revival	Minimally Altered	1927
45140003	3532		DOVE CT	6Z			1965
45140004	3520		DOVE CT	5S3	Minimal Traditional	Unaltered	1952
45140006	3510		DOVE CT	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
45140007	3509		DOVE CT	5D3	Spanish Colonial Revival	Minimally Altered	1931
45140008	3519		DOVE CT	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
45140009	3529		DOVE CT	5D3	Spanish Colonial Revival	Minimally Altered	1929
45140010	3539		DOVE CT	6Z			1966
45140011	3545		DOVE CT	5D3	Ranch	Minimally Altered	1954
45140012	3550		BEAR DR	5S3	Minimal Traditional	Minimally Altered	1954
45140013	3553		BEAR DR	5D3	Spanish Colonial Revival	Minimally Altered	1931
45140014	3543		BEAR DR	5D3	Spanish Eclectic	Minimally Altered	1931

Figure 3.62: Condensed tabular listing of all resources in the Proposed Inspiration View Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 1)

3.7 Proposed John Sherman Geographic Historic District

Period of Significance: 1880-1915

Boundaries – 1 block

- North of Fir Street.
- South of Grape Street.
- West of 1st Avenue.
- East of Front Street.

See Figure 3.68 for further information and specific boundaries

Total Structures	12
Potential Historic Resources	9
Non-Contributing Resources	3
Percentage Contributing	75%

Figure 3.63: John Sherman Data.

**Applicable District Criteria
C, D, F(c,i,j,k)**

- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **D:** Notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city.
 - **F(c):** Rare Past - A district which was once representative of common existence during a specific historic era but is now rare or unusual. Such as: an example of architecture, artistry, or design once common, now

rare, or a function or use once common, now rare.

- **F(i):** Craftsmanship - Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.
- **F(j):** Building Groupings - Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.
- **F(k):** Landmark Supportive - District of quality buildings or sites, often made up of individual landmark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment.

Resource Types

(number of contributing resources)

- Colonial Revival (1)
- Mission Revival (1)
- Prairie (1)
- Queen Anne (3)
- Queen Anne Free Classic (2)
- Queen Anne Spindework (1)

Landscape/Hardscape Resources

- Street trees
- Retaining walls

The Proposed John Sherman Geographic Historic District contains a total of 12 structures. Nine of these structures are

potential historic resources. Three structures are out of date range and are non-contributing.

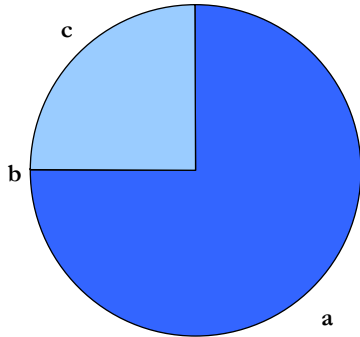


Figure 3.64: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (9)
- b. Non-Contributing: Significant Alteration (0)
- c. Non-Contributing: Out of Date Range (3)

The district is characterized by small scale single family residences built from 1880-1915, mostly in Victorian era styles.

The area west of Balboa Park between Ash and Walnut Street on the south and north, and Curlew, Dove, Ibis and Hawk Streets on the west was laid out in 1869 as the northern portion of the Horton's Addition subdivision. The street layout is an extension of the grid Horton developed for downtown with blocks measuring around 250 by 300 feet, and lot sizes of 25 by 125 feet. The West Park Neighborhoods first developed during the financial boom of the 1880s. As a result, a number of single and two story Victorian period homes can still be found in the neighborhood.⁹

Prior to the boom, the only structure standing in this area was the Florence Hotel, located at the corner of Third and Fir. Built in 1883, the Florence was one of the earliest attempts to draw prospective

⁹ City of San Diego, "Uptown Historic Context.," 52.

buyers north of Ash Street. While first regarded as being located "in the sticks" when it opened in 1884, it became the showplace of San Diego during the 1880s, attracting many residents to the neighborhood and stimulating real estate development in the surrounding area.¹⁰ Horse drawn rail cars and local railroad lines known as "motor roads" or "steam motors" made northward expansion possible.

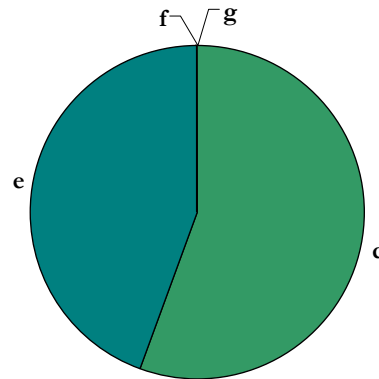


Figure 3.65: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (5)
- e. Multi-Family Residential (4)
- f. Commercial (0)
- g. Institutional/Religious (0)

Residential buildings dating from the late 19th century are scattered throughout the neighborhoods west of Balboa Park. Many are large multistory Victorian style homes constructed by wealthy homeowners during the period, while others are smaller, more humble versions of the same types. Italianate, Queen Anne, and other more vernacular styles dating from the late 19th century can be found in the study area. Planing mill machinery developed after the Civil War made mass production of ornate door frames, moldings, sash window units, and

¹⁰ "Community Plan" (1988) and "Cultural Resource Inventory" (1993), cited in City of San Diego, "Uptown Historic Context.," 18-19.

porch ornamentations possible. Even the most modest dwellings could be embellished with gingerbread trim. These Victorian styles gave particular emphasis to the silhouette and surface texture of the exterior. Many houses were adorned with gables, dormers, towers, turrets, high chimneys, and tall steeply pitched roofs. Exterior walls were usually of wood, but occasionally of masonry. They were covered with rich patterned finishes, from sunburst-shaped clapboards to fish scale shingles. A large porch with lavish spindle work was often located on the first floor.¹¹

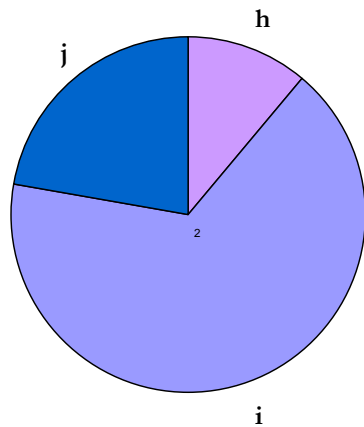


Figure 3.66: Potential Historic Resources by Integrity.

- h. Unaltered (1)
- i. Minimally Altered (6)
- j. Heavily Altered (2)

The proposed John Sherman Geographic Historic District is a single block within the West Park Neighborhoods bounded by Fir, Front and Grape Streets, and by First Avenue. It contains a rare concentration of ten well-preserved, historically significant properties dating to the earliest period of residential development in Uptown. Built between 1880 and 1911, the structures exemplify a variety of architectural styles from Queen

¹¹ Gleye et al. (1981), cited in City of San Diego, “Uptown Historic Context..,” 59.

Anne to Colonial Revival, Contemporary, and Prairie. Five of the nine historical residences were constructed in the Queen Anne style by noted San Diego builder John Sherman. Sherman’s houses were equipped with all the modern conveniences of the late 1880s; at the time, however, they were considered modest tract homes.¹²

Modern development has diminished the supply of pre-1918 homes in the Uptown Study Area especially in the West Park Neighborhoods and along the public transportation corridor to University Heights. Due to their relative scarcity, any properties associated with development in the area prior to 1900 should be considered a significant resource even if their integrity is marginal. Only if the building has been altered to the point that its Victorian period origins cannot be recognized, would it not be considered an important resource.¹³

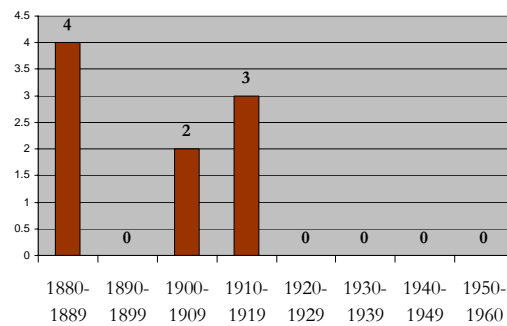


Figure 3.67: Potential Historic Resources by Decade.

The proposed John Sherman Geographic Historic District qualifies under HRB Criterion C for its Victorian era architecture, Criterion D for several homes designed or built by architects or

¹² City of San Diego, “Uptown Cultural Resource Inventory” (September 1993), 63.

¹³ City of San Diego, “Uptown Historic Context..,” 11.

builders of note, and HRB Criterion F(c) for its rare past, as a district which was once representative of the common existence as a streetcar suburb, F(i) for its examples of Victorian Era workmanship, craftsmanship, artistry, or design which today would be economically infeasible or difficult to reproduce, F(j) for its

collection of residences built for the prominent citizens from the first half of the twentieth century and F(k) for its district of quality buildings made up of individual landmark structures supported by other structures of somewhat lesser importance.

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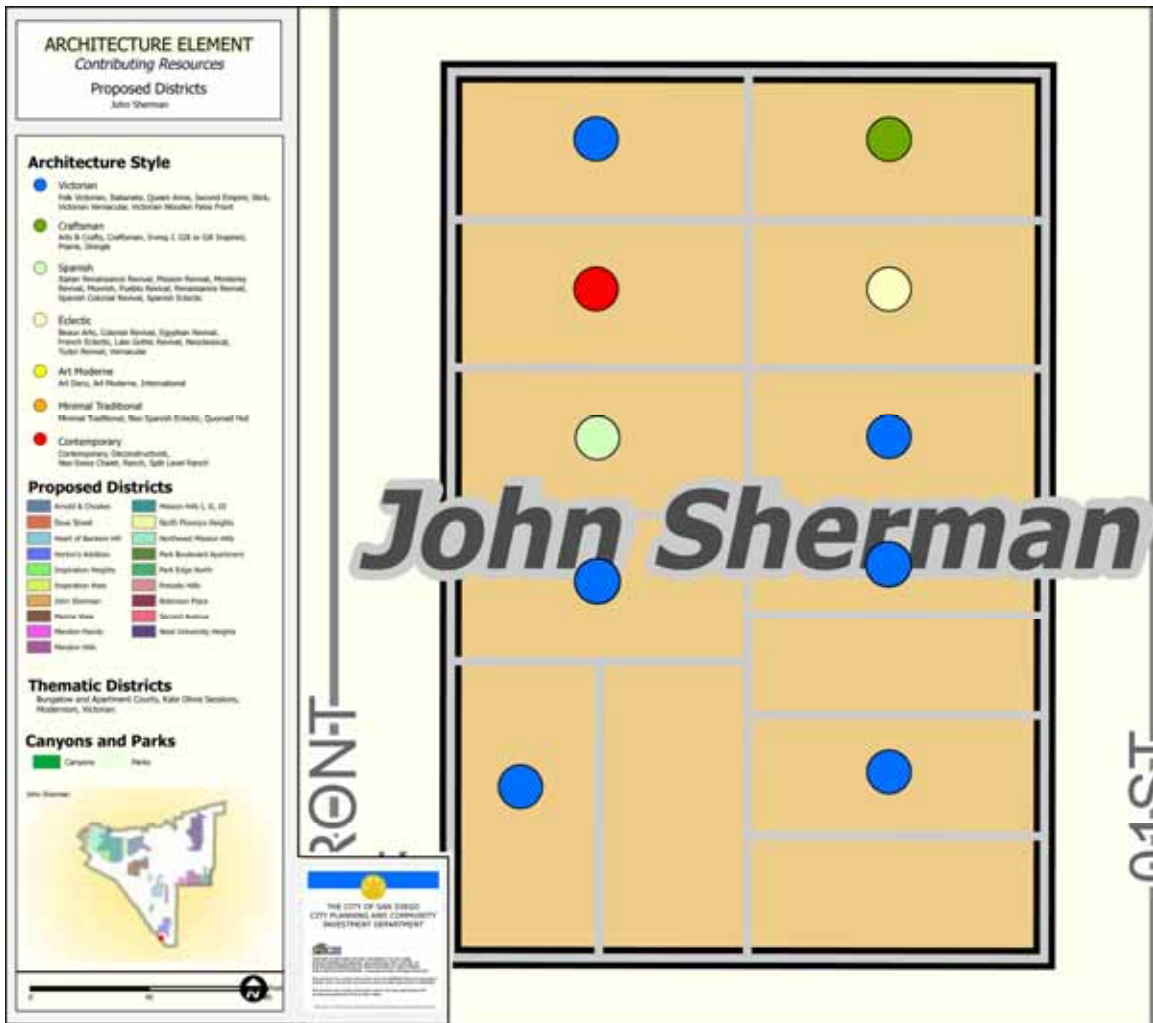


Figure 3.68: Map of Proposed John Sherman Geographic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
53325201	1967		FRONT ST	5B	Queen Anne Free Classic	Minimally Altered	1915
53325202	1951		FRONT ST	5D3	Contemporary	Minimally Altered	1957
53325203	1939		FRONT ST	5B	Mission Revival	Heavily Altered	1909
53325204	1929		FRONT ST	5S1	Queen Anne	Minimally Altered	1880
53325205	136		FIR ST	5S1	Queen Anne	Minimally Altered	1887
53325206	126		FIR ST	6Z			1980
53325206 01	130	W	FIR ST	6Z			2001
53325206 02	126		FIR ST	6Z			2001
53325208	1914		1ST AVE	5B	Queen Anne	Minimally Altered	1888
53325210	1930		1ST AVE	5S1	Queen Anne Spindlework	Minimally Altered	1887
53325211	1944		1ST AVE	5B	Queen Anne Free Classic	Heavily Altered	1907
53325212			1ST AVE	5B	Colonial Revival	Unaltered	c.1915
53325213	1968		1ST AVE	5B	Prairie	Minimally Altered	1911

Figure 3.69: Condensed tabular listing of all resources in the Proposed John Sherman Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 1)

3.8 Proposed Marine View Geographic Historic District

Period of Significance: 1891-1950

Boundaries – Overall

- North of Brookes Avenue.
- South of University Avenue.
- West of Eagle Street.

East of Winder Street and Wellborn Street. *Figure 3.75 for further information and specific boundaries.*

Total Structures	340
Potential Historic Resources	231
Non-Contributing Resources	109
Percentage Contributing	68%

Figure 3.70: Marine View Data.

Applicable District Criteria

A, C, F (d,j)

- **A:** Special elements of the city’s, community’s, or neighborhood’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city.
 - **F(d):** Development Progression - Neighborhoods or districts illustrating the progressive development of styles and changes in architectural and cultural taste.

- **F(j):** Building Groupings - Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.

Resource Types

(number of contributing resources)

- Art Moderne (2)
- Colonial Revival (7)
- Craftsman (95)
- Folk Victorian (1)
- Minimal Traditional (6)
- Mission Revival (22)
- Neo-Spanish Eclectic (1)
- Prairie (1)
- Pueblo Revival (1)
- Queen Anne Free Classic (1)
- Queen Anne Spindlework (1)
- Spanish Colonial Revival (28)
- Spanish Eclectic (19)
- Tudor Revival (8)
- Vernacular (22)
- Victorian Vernacular (1)
- Victorian Vernacular/transitional Craftsman (15)

Landscape/Hardscape Resources

- Low front yard walls
- Street trees
- Mature horticulture
- Staircases
- Retaining walls
- Private canyon views

The Proposed Marine View Geographic Historic District contains a total of 340 structures. Of these structures, 231 are potential historic resources, while 83 structures are non-contributing due to significant alteration and 26 are out of date range.

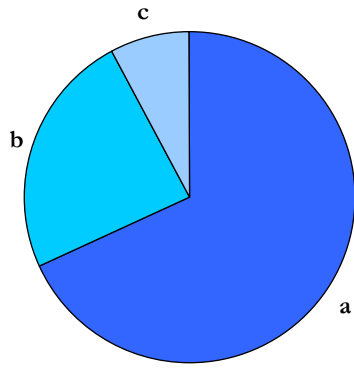


Figure 3.71: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (231)
- b. Non-Contributing: Significant Alteration (83)
- c. Non-Contributing: Out of Date Range (26)

The proposed district is characterized by small scale single family residences from 1900-1940, with pattern book and/or prefabricated construction, mostly in the Craftsman and Spanish Eclectic styles. The district is located on rolling terrain situated between Washington Street Canyon to the northwest and Upper Reynard Canyon to the southeast. The area’s major development activity during the teens and twenties was obviously dependent upon widespread use of the motor car.

The district’s character is defined by its peculiar subdivision history that provides surprising streetscape variety to the fairly uniform and small scale architectural palette. Between 1905 and 1955, the original Victorian subdivision grid from the Boom of the Eighties was revised 15 times, showing small scale, incremental interventions that resulted in lot reorientation, division and consolidation; alleys converted to main streets and cul de sacs; and broad new streets with curving alignments that complimented the rolling topography and irregular canyon edges. This small area is a laboratory of planning and development practices from the early part of the twentieth century, as executed

by small scale developers and individuals of modest means, who are obviously attempting to replicate the more professionally executed aesthetics of George Marston’s Mission Hills based on Nolen’s planning principles. Their end product is a mosaic of miniature neighborhoods divided by disrupted street patterns and rolling topography, yet unified by architectural style, scale, materials and workmanship.

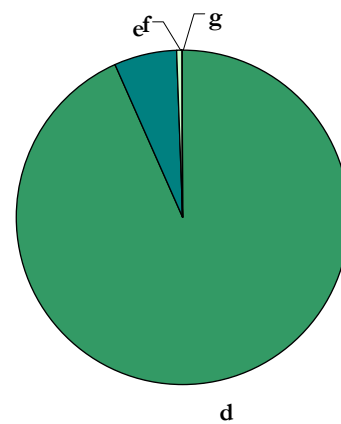


Figure 3.72: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (217)
- e. Multi-Family Residential (13)
- f. Commercial (1)
- g. Institutional/Religious (0)

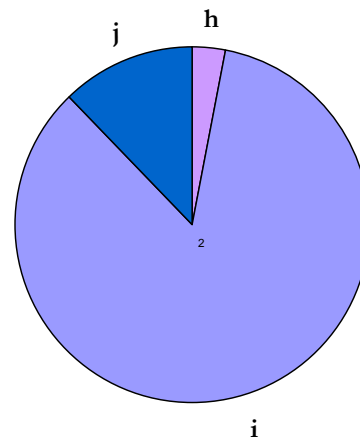


Figure 3.73: Potential Historic Resources by Integrity.

- h. Unaltered (7)
- i. Minimally Altered (196)
- j. Heavily Altered (28)

The proposed Marine View Geographic Historic District qualifies under HRB Criterion A, reflecting special elements of the Uptown Community’s development history, specifically its adjacent urban canyon cultural landscape that provides a strong sense of place, Criterion C for its Craftsman and Spanish Eclectic vernacular architecture and HRB Criterion F(d) for its illustration of the progressive changes in real estate development, planning practices and cultural taste, and F(j) for its collection of modest working class dwellings from the first half of the twentieth century.

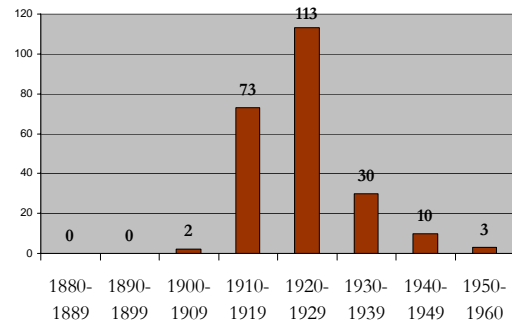


Figure 3.74: Potential Historic Resources by Decade.

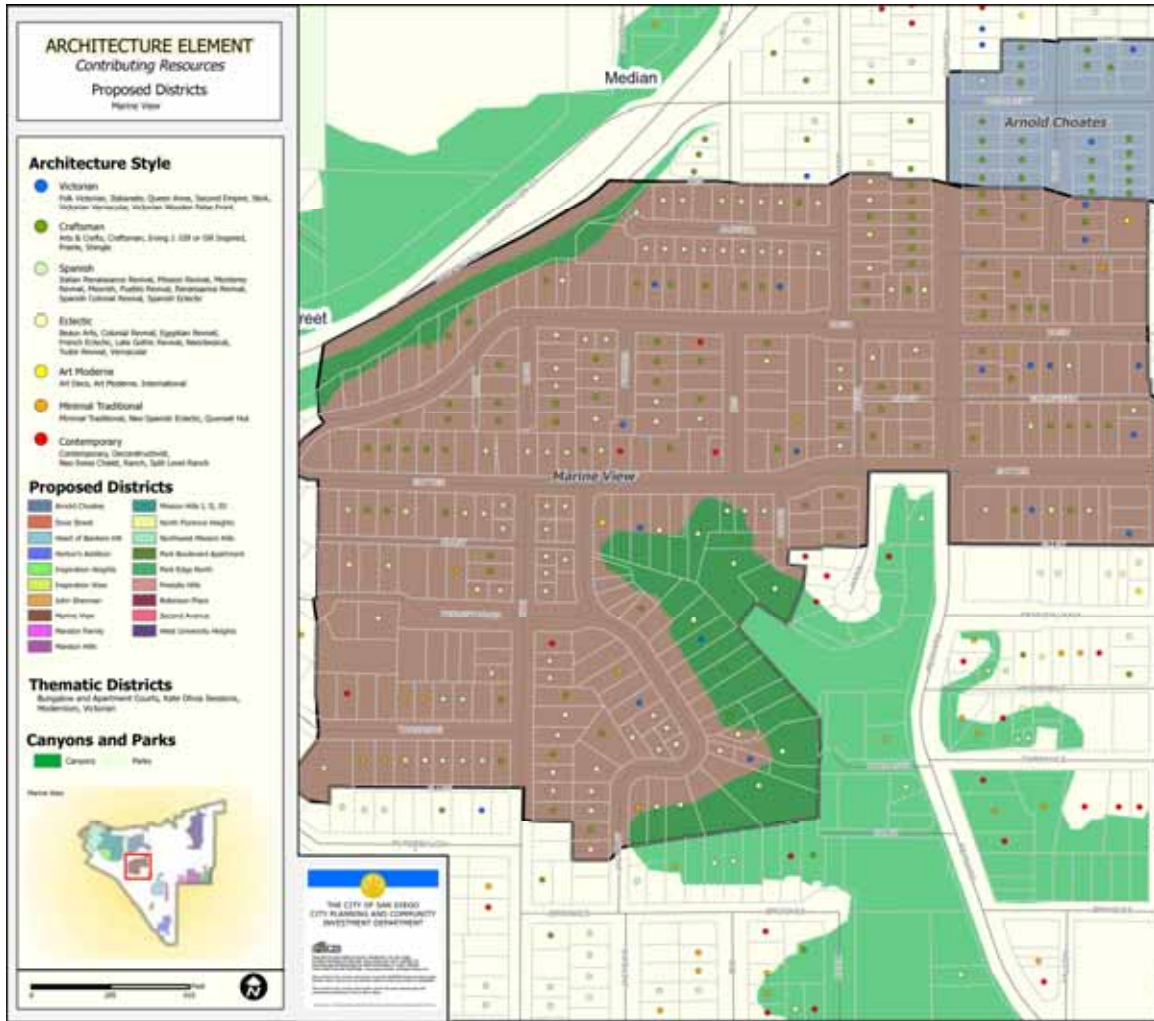


Figure 3.75: Map of Proposed Marine View Geographic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44461404	3907		HAWK ST	5D3	Colonial Revival w/clipped gable	Minimally Altered	1919
44461405	3904		GOLDFINCH ST	5D3	Craftsman Bungalow	Minimally Altered	1913
45103201	1432		BUSH ST	6Z	Craftsman Bungalow	Heavily Altered	1913
45103202	1420		BUSH ST	6Z			1993
45103203	1416		BUSH ST	6Z			1965
45103204	1412		BUSH ST	6Z	Craftsman Bungalow	Heavily Altered	1913
45103205	1404		BUSH ST	6Z	No Longer Apparent	Altered Beyond Recognition	1948
45103206	1336		BUSH ST	5D3	Craftsman Bungalow	Minimally Altered	1918
45103207	1332		BUSH ST	5D3	Craftsman Bungalow	Minimally Altered	1923
45103208	1318		BUSH ST	5D3	Craftsman Bungalow	Minimally Altered	1917
45103209	1314		BUSH ST	6Z	Vernacular Bungalow	Heavily Altered	1927
45103210	1306		BUSH ST	6Z	Vernacular Bungalow w/clipped gable	Heavily Altered	1920
45103211	1238		BUSH ST	6Z	Craftsman Bungalow	Heavily Altered	1927
45103212	1232		BUSH ST	5D3	Craftsman Bungalow	Heavily Altered	1917
45103213	1224		BUSH ST	5D3	Vernacular Bungalow	Heavily Altered	1925
45103301	3768		LARK ST	5D3	Craftsman Bungalow w/Oriental elements	Minimally Altered	1913
45103302	1331		BUSH ST	6Z			1984
45103303	3777		LARK ST	5D3	Craftsman Bungalow	Minimally Altered	1913
45103305	3754		DANA PL	5D3	Craftsman Bungalow	Minimally Altered	1913
45103306	3760		DANA PL	5D3	Craftsman Bungalow	Minimally Altered	c.1910
45103307	3766		DANA PL	6Z	Craftsman Bungalow	Heavily Altered	1920
45103308	3782		DANA PL	5D3	Craftsman Bungalow	Minimally Altered	1913
45103309	3786		DANA PL	6Z	Craftsman Bungalow	Heavily Altered	1913
45103310	3769		LARK ST	5D3	Craftsman Bungalow	Minimally Altered	1913
45103401	3795		DANA PL	5D3	Vernacular Bungalow w/clipped gable	Minimally Altered	1918
45103402	3781		DANA PL	6Z	Craftsman Bungalow	Heavily Altered	1928
45103403	3775		DANA PL	5S3	Vernacular Bungalow w/clipped gable	Minimally Altered	1953
45103404	3771		DANA PL	5D3	Mission Revival	Minimally Altered	1923
45103405	3763		DANA PL	5D3	Craftsman Bungalow	Minimally Altered	1913
45103406	3755		DANA PL	5D3	Craftsman Bungalow	Minimally Altered	1913
45104102	1210		BUSH ST	6Z	Craftsman Bungalow	Heavily Altered	1920
45104103	1204		BUSH ST	6Z	Craftsman Bungalow	Heavily Altered	1929
45104104	1148		BUSH ST	5D3	Craftsman Bungalow	Heavily Altered	1924
45104105	1136		BUSH ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	1913
45104106	1132		BUSH ST	5D3	Craftsman Bungalow	Heavily Altered	1920
45104109	1216		BUSH ST	6Z	Craftsman Bungalow	Heavily Altered	1920

Figure 3.76: Condensed tabular listing of all resources in the Proposed Marine View Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 11)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45104201	1233		BUSH ST	5D3	Mission Revival	Minimally Altered	1924
45104202	3786		PIONEER PL	5D3	Mission Revival	Minimally Altered	1924
45104203	3776		PIONEER PL	5D3	Craftsman Bungalow	Minimally Altered	1919
45104204	3772		PIONEER PL	5D3	Vernacular Bungalow w/clipped gable	Minimally Altered	c.1920
45104205	3764		PIONEER PL	5D3	Craftsman Bungalow	Minimally Altered	1921
45104206	3756		PIONEER PL	5D3	Tudor Revival	Minimally Altered	1931
45104207	3750		PIONEER PL	5D3	Queen Anne Spindlework	Minimally Altered	1910
45104208	3759		PIONEER PL	5D3	Vernacular	Heavily Altered	1920
45104209	3765		PIONEER PL	5D3	Spanish Colonial Revival	Minimally Altered	1930
45104210	3775		PIONEER PL	5D3	Craftsman Bungalow	Minimally Altered	1920
45104211	3783		PIONEER PL	5D3	Craftsman Bungalow	Minimally Altered	c.1905
45104212	1135		BUSH ST	5D3	Craftsman Bungalow	Minimally Altered	1919
45105002	1012		SUTTER ST	5D3	Minimal Traditional	Minimally Altered	1950
45105003	1003		BUSH ST	6Z			1982
45105003	1005		BUSH ST	6Z	Vernacular Bungalow	Heavily Altered	1982
45105004	1011		BUSH ST	6Z			1980
45105005	3799		IBIS ST	5D3	Craftsman Bungalow	Minimally Altered	1913
45105006	3785		IBIS ST	5D3	Tudor Revival	Heavily Altered	1925
45105007	3781		IBIS ST	6Z	No Longer Apparent	Altered Beyond Recognition	1924
45105008	3775		IBIS ST	6Z	Craftsman Bungalow	Heavily Altered	c.1915
45105011	3764		IBIS ST	5D3	Mission Revival	Minimally Altered	c.1920
45105012	3772		IBIS ST	5D3	Craftsman Bungalow	Minimally Altered	1920
45105013	3780		IBIS ST	6Z	Craftsman Bungalow	Heavily Altered	1915
45105014	3788		IBIS ST	5D3	Craftsman Bungalow	Minimally Altered	1925
45105015	1117		BUSH ST	5D3	Ranch	Minimally Altered	1952
45105016	1002		BUSH ST	6Z	Craftsman Bungalow	Heavily Altered	c.1920
45105017	1012		BUSH ST	6Z	No Longer Apparent	Altered Beyond Recognition	1913
45105018	1016		BUSH ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1913
45105019	1026		BUSH ST	5D3	Craftsman Bungalow	Heavily Altered	1912
45105020	1036		BUSH ST	5D3	Craftsman Bungalow	Minimally Altered	1930
45105021	1104		BUSH ST	6Z	No Longer Apparent	Altered Beyond Recognition	1935
45105022	1112		BUSH ST	5D3	Craftsman Bungalow	Minimally Altered	1918
45105023	1120		BUSH ST	6Z	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	c.1905
45105024	3767		IBIS ST	6Z	No Longer Apparent	Altered Beyond Recognition	c.1920

Figure 3.76: Condensed tabular listing of all resources in the Proposed Marine View Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 2 of 11)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45106001	1002		ALBERTA PL	5D3	Spanish Colonial Revival	Heavily Altered	c.1920
45106002	1012		ALBERTA PL	5D3	Craftsman Bungalow	Heavily Altered	1923
45106003	1020		ALBERTA PL	5D3	Spanish Eclectic	Minimally Altered	1923
45106004	1030		ALBERTA PL	5D3	Spanish Colonial Revival	Heavily Altered	1939
45106005	1032		ALBERTA PL	5D3	Spanish Eclectic	Minimally Altered	1929
45106006	1042		ALBERTA PL	5D3	Spanish Colonial Revival	Unaltered	1927
45106007	1104		ALBERTA PL	6Z	Spanish Eclectic	Heavily Altered	1927
45106008	1114		ALBERTA PL	5D3	Spanish Colonial Revival	Minimally Altered	1929
45106009	1122		ALBERTA PL	5D3	Spanish Colonial Revival	Minimally Altered	1928
45106010	1130		ALBERTA PL	5D3	Spanish Colonial Revival	Minimally Altered	1929
45106011	1139		ALBERTA PL	6Z	No Longer Apparent	Altered Beyond Recognition	1960
45106012	1129		ALBERTA PL	5D3	Spanish Eclectic	Minimally Altered	1930
45106013	1121		ALBERTA PL	5D3	Spanish Colonial Revival	Minimally Altered	1931
45106014	1115		ALBERTA PL	5D3	Spanish Eclectic	Minimally Altered	1928
45106015	1103		ALBERTA PL	5D3	Spanish Colonial Revival	Minimally Altered	1931
45106016	1041		ALBERTA PL	5D3	Colonial Revival	Minimally Altered	1940
45106017	1035		ALBERTA PL	5D3	Colonial Revival	Minimally Altered	1940
45106018	1027		ALBERTA PL	5D3	Spanish Eclectic	Minimally Altered	1934
45106019	1021		ALBERTA PL	5D3	Spanish Eclectic	Minimally Altered	1924
45106020	1015		ALBERTA PL	6Z	No Longer Apparent	Altered Beyond Recognition	c.1920
45106021	1003		ALBERTA PL	5D3	Spanish Eclectic	Minimally Altered	1922
45107101	3842		GOLDFINCH ST	5D3	Craftsman Bungalow	Heavily Altered	1928
45107103	3834		GOLDFINCH ST	5D3	Craftsman Bungalow	Minimally Altered	c.1910
45107104	3828		GOLDFINCH ST	5D3	Craftsman Bungalow	Minimally Altered	1920
45107105	3820		GOLDFINCH ST	5D3	Craftsman Bungalow	Minimally Altered	1920
45107106	904		BUSH ST	5D3	Vernacular	Minimally Altered	1915
45107107	912		BUSH ST	5D3	Craftsman Bungalow	Heavily Altered	1920
45107108	920		BUSH ST	5D3	Spanish Eclectic	Minimally Altered	1924
45107109	3807		HAWK ST	5D3	Craftsman Bungalow w/false thatch roof	Minimally Altered	1920
45107110	3811		HAWK ST	5D3	Craftsman Bungalow	Minimally Altered	1920
45107112	3827		HAWK ST	6Z	Craftsman Bungalow	Heavily Altered	1920

Figure 3.76: Condensed tabular listing of all resources in the Proposed Marine View Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 3 of 11)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45107113	3839		HAWK ST	5D3	Vernacular Bungalow w/false thatch roof and gull wing	Minimally Altered	c.1920
45107114	3845		HAWK ST	5D3	Craftsman Bungalow	Heavily Altered	c.1920
45107115	3851		HAWK ST	5D3	Vernacular Bungalow w/clipped gable and gull wing	Minimally Altered	1920
45107116	3838		GOLDFINCH ST	5S1	Craftsman Bungalow w/Classical elements	Minimally Altered	1925
45107118	3819		HAWK ST	5D3	Vernacular Bungalow	Minimally Altered	1920
45107201	3901		GOLDFINCH ST	5D3	Craftsman Bungalow w/clipped gable	Minimally Altered	1915
45107202	3837		GOLDFINCH ST	5D3	Craftsman Bungalow w/clipped gable	Minimally Altered	1916
45107203	3848		FALCON ST	5D3	Craftsman Bungalow	Minimally Altered	1918
45107204	3838		FALCON ST	5D3	Craftsman Bungalow	Minimally Altered	1915
45107205	3828		FALCON ST	6Z	Craftsman Bungalow	Heavily Altered	1918
45107206	3831		GOLDFINCH ST	6Z	Craftsman Bungalow	Heavily Altered	c.1915
45107207	3825		GOLDFINCH ST	5D3	Craftsman Bungalow	Minimally Altered	1922
45107208	3817		GOLDFINCH ST	6Z	Vernacular Bungalow w/clipped gable	Heavily Altered	c.1920
45107209	3809		GOLDFINCH ST	5D3	Craftsman Bungalow	Minimally Altered	1923
45107210	3801		GOLDFINCH ST	5D3	Craftsman Bungalow	Minimally Altered	1920
45107211	816		BUSH ST	5D3	Craftsman Bungalow	Minimally Altered	1921
45107212	810		BUSH ST	5D3	Craftsman Bungalow	Minimally Altered	1921
45107213	821		FALCON PL	5D3	Craftsman Bungalow	Minimally Altered	1927
45107214	3820		FALCON ST	6Z	Craftsman Bungalow	Heavily Altered	1928
45107215	806		BUSH ST	5D3	Craftsman Bungalow	Minimally Altered	1921
45107216	734		BUSH ST	6Z	Vernacular	Heavily Altered	1924
45107217	728		BUSH ST	6Z	Vernacular	Heavily Altered	1930
45107218	3827		FALCON ST	5D3	Craftsman Bungalow	Minimally Altered	1920
45107219	717		FALCON PL	5D3	Minimal Traditional	Minimally Altered	1948
45107220	716		BUSH ST	6Z	Vernacular	Heavily Altered	c.1920
45107224	3831		FALCON ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1915
45107225	3839		FALCON ST	5D3	Craftsman Bungalow	Minimally Altered	1915
45107226	3845		FALCON ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1915
45107227	3890		EAGLE ST	5D3	Folk Victorian	Minimally Altered	c.1910
45107227	3850		EAGLE ST	5D3	Art Moderne	Minimally Altered	c.1930

Figure 3.76: Condensed tabular listing of all resources in the Proposed Marine View Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 4 of 11)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45108001	3765		HAWK ST	5D3	Craftsman Bungalow	Minimally Altered	1920
45108002	3775		HAWK ST	5D3	Craftsman Bungalow	Minimally Altered	1920
45108003	921		BUSH ST	5D3	Colonial Revival w/clipped gable	Heavily Altered	1925
45108004	917		BUSH ST	6Z	Vernacular Bungalow w/Classical elements	Heavily Altered	1920
45108005	3792		GOLDFINCH ST	5D3	Vernacular Bungalow w/Classical elements	Minimally Altered	1925
45108006	3784		GOLDFINCH ST	6Z	Craftsman Bungalow	Heavily Altered	1920
45108007	3776		GOLDFINCH ST	5D3	Craftsman Bungalow	Minimally Altered	1920
45108008	3768		GOLDFINCH ST	6Z	Colonial Revival w/clipped gable	Heavily Altered	1925
45108009	3760		GOLDFINCH ST	6Z	Colonial Revival w/clipped gable	Heavily Altered	1920
45108010	3752		GOLDFINCH ST	5D3	Craftsman Bungalow	Minimally Altered	1920
45108011	920		SUTTER ST	6Z	Craftsman Bungalow	Heavily Altered	1920
45108012	926		SUTTER ST	5D3	Craftsman Bungalow	Minimally Altered	1928
45108013	3752		HAWK ST	5D3	Spanish Eclectic	Minimally Altered	1920
45108014	3760		HAWK ST	5D3	Craftsman Bungalow	Minimally Altered	1921
45108015	3768		HAWK ST	6Z	Craftsman Bungalow	Heavily Altered	1923
45108016	3776		HAWK ST	5D3	Vernacular Bungalow w/Classical elements	Minimally Altered	1920
45108017	3784		HAWK ST	5D3	Spanish Eclectic	Minimally Altered	1920
45108018	3798		HAWK ST	6Z	Vernacular Bungalow w/clipped gable	Heavily Altered	1935
45109101	3795		GOLDFINCH ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1915
45109101	825		BUSH ST	5D3	Craftsman Bungalow	Unaltered	c.1920
45109102	3781		GOLDFINCH ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1918
45109103	3775		GOLDFINCH ST	6Z	Craftsman Bungalow	Heavily Altered	1918
45109104	816		GOLDFINCH PL	5D3	Craftsman Bungalow	Heavily Altered	1924
45109105	817		BUSH ST	5D3	Minimal Traditional	Minimally Altered	1936
45109106	809		BUSH ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1911
45109107	803		BUSH ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1911
45109108	733		BUSH ST	5D3	Spanish Colonial Revival	Minimally Altered	1935

Figure 3.76: Condensed tabular listing of all resources in the Proposed Marine View Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 5 of 11)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45109109	721		BUSH ST	6Z	Craftsman Bungalow	Heavily Altered	1914
45109110	711		BUSH ST	6Z	Unknown	Unknown	1912
45109111	3778		EAGLE ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1907
45109112	3768		EAGLE ST	5D3	Mission Revival	Minimally Altered	c.1930
45109113	704		SUTTER ST	5D3	Queen Anne Free Classic	Minimally Altered	c.1910
45109114	716		SUTTER ST	5D3	Craftsman Bungalow w/traditional detailing	Minimally Altered	c.1920
45109115	724		SUTTER ST	5D3	Craftsman Bungalow	Minimally Altered	1920
45109116	736		SUTTER ST	5D3	Craftsman Bungalow	Heavily Altered	c.1910
45109117	802		SUTTER ST	5D3	Craftsman Bungalow	Minimally Altered	1922
45109118	808		SUTTER ST	5D3	Mission Revival	Minimally Altered	c.1930
45109119	816		SUTTER ST	6Z			1969
45109120	824		SUTTER ST	6Z			1974
45109121	3769		GOLDFINCH ST	6Z	Craftsman Bungalow	Heavily Altered	1924
45109122	834		SUTTER ST	5D3	Craftsman Bungalow	Minimally Altered	1914
45114204	1437		TORRANCE ST	5D3	Spanish Colonial Revival	Minimally Altered	1925
45115101	1430	W	PENNSYLVANI A AVE	6Z			1971
45115102	1422	W	PENNSYLVANI A AVE	5D3	Vernacular Bungalow w/clipped gable and Classical elements	Minimally Altered	1923
45115103	1420	W	PENNSYLVANI A AVE	6Z	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	c.1910
45115104	1406		PENNSYLVANI A AVE	5D3	Mission Revival	Heavily Altered	1930
45115105	1340	W	PENNSYLVANI A AVE	6Z	Unknown	Unknown	1913
45115106	1330	W	PENNSYLVANI A AVE	6Z			1967
45115107	1324	W	PENNSYLVANI A AVE	5D3	Minimal Traditional	Minimally Altered	1937
45115108 01	3724		KITE ST	5D3	Craftsman Bungalow	Minimally Altered	1913
45115108 02	3724		KITE ST	5D3	Craftsman Bungalow	Minimally Altered	1913
45115109	3710		KITE ST	5D3	Craftsman Bungalow	Minimally Altered	1914
45115110	1318	W	PENNSYLVANI A AVE	5D3	Colonial Revival	Minimally Altered	1941
45115111	3704		KITE ST	5D3	Spanish Eclectic	Minimally Altered	1928
45115201	3719		KITE ST	5D3	Mission Revival	Minimally Altered	1925
45115202	3713		KITE ST	5D3	Mission Revival	Minimally Altered	c.1925

Figure 3.76: Condensed tabular listing of all resources in the Proposed Marine View Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 6 of 11)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45115203	3705		KITE ST	5D3	Mission Revival	Minimally Altered	1925
45115204	3704		JACKDAW ST	6Z	Minimal Traditional	Heavily Altered	1950
45115205	3720		JACKDAW ST	5D3	Spanish Eclectic	Heavily Altered	1925
45115301	1211	W	PENNSYLVANI A AVE	5D3	Contemporary	Minimally Altered	1954
45115302	3673		KITE ST	5D3	Spanish Colonial Revival	Minimally Altered	1926
45115303	3665		KITE ST	5D3	Spanish Colonial Revival	Minimally Altered	1937
45115401	1595		NEALE ST	6Z	No Longer Apparent	Altered Beyond Recognition	1935
45115402	1405		PENNSYLVANI A AVE	5D3	Mission Revival	Heavily Altered	1915
45115403	1601		NEALE ST	6Z			2000
45115404	1436		TORRANCE ST	6Z			1961
45115405	1428		TORRANCE ST	5D3	Neo-Swiss Chalet	Minimally Altered	1960
45115406	1420		TORRANCE ST	6Z	No Longer Apparent	Altered Beyond Recognition	1956
45115407	1414		TORRANCE ST	6Z	Contemporary	Heavily Altered	1957
45115408	1339	W	PENNSYLVANI A AVE	6Z	Colonial Revival	Heavily Altered	1940
45115409	1331	W	PENNSYLVANI A AVE	6Z	Spanish Eclectic	Heavily Altered	1940
45115410	1325	W	PENNSYLVANI A AVE	6Z	Vernacular	Heavily Altered	1950
45115411	1319	W	PENNSYLVANI A AVE	6Z	Colonial Revival	Heavily Altered	1950
45115412	3668		KITE ST	5D3	Spanish Colonial Revival	Heavily Altered	1928
45115413	3676		KITE ST	6Z	Spanish Colonial Revival	Heavily Altered	c.1930
45115414	3682		KITE ST	6Z	Ranch	Heavily Altered	1951
45116101	1436		SUTTER ST	6Z	Minimal Traditional	Heavily Altered	1941
45116102	1428		SUTTER ST	6Z	Craftsman Bungalow	Heavily Altered	1922
45116103	1418		SUTTER ST	5D3	Craftsman Bungalow	Minimally Altered	1914
45116104	1410		SUTTER ST	5D3	Craftsman Bungalow	Minimally Altered	1921
45116105	1348		SUTTER ST	5D3	Craftsman Bungalow	Minimally Altered	1920
45116106	1342		SUTTER ST	5D3	Craftsman Bungalow w/Oriental elements	Minimally Altered	1916
45116107	1334		SUTTER ST	5D3	Craftsman Bungalow	Minimally Altered	1918
45116114	1214		SUTTER ST	5D3	Spanish Colonial Revival	Minimally Altered	1925
45116115	1208		SUTTER ST	5D3	Mission Revival	Minimally Altered	1913
45116116	1204		SUTTER ST	5D3	Spanish Eclectic	Minimally Altered	1924
45116118	1314		SUTTER ST	5D3	Mission Revival	Minimally Altered	1935
45116119	1326		SUTTER ST	6Z	Mission Revival	Heavily Altered	1929

Figure 3.76: Condensed tabular listing of all resources in the Proposed Marine View Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 7 of 11)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45116120	1308		SUTTER ST	6Z	Mission Revival	Heavily Altered	1924
45116201	1211		SUTTER ST	5D3	Spanish Eclectic	Minimally Altered	1924
45116202	1205		SUTTER ST	5D3	Mission Revival	Minimally Altered	1924
45116203	3728		JACKDAW ST	6Z	Spanish Eclectic	Heavily Altered	1924
45116204	3727		KITE ST	5D3	Mission Revival	Unaltered	1924
45116301	1433		SUTTER ST	6Z	Craftsman Bungalow	Heavily Altered	c.1915
45116302	1425		SUTTER ST	5D3	Spanish Colonial Revival	Minimally Altered	1926
45116303	1417		SUTTER ST	5D3	Craftsman Bungalow	Minimally Altered	1918
45116304	1403		SUTTER ST	5D3	Craftsman Bungalow	Minimally Altered	1919
45116305	1343		SUTTER ST	5D3	Vernacular Bungalow w/gull wing porch	Minimally Altered	1920
45116306	1335		SUTTER ST	6Z	Craftsman	Heavily Altered	1914
45116307	1329		SUTTER ST	5D3	Craftsman Bungalow	Minimally Altered	1921
45116308	1321		SUTTER ST	5D3	Spanish Colonial Revival	Minimally Altered	1925
45116309	1311		SUTTER ST	5D3	Spanish Eclectic	Minimally Altered	1925
45116310	1301		SUTTER ST	5D3	Spanish Colonial Revival	Minimally Altered	1925
45116311	3728		KITE ST	5D3	Mission Revival	Minimally Altered	1925
45117101	1158		SUTTER ST	5D3	Craftsman Bungalow	Minimally Altered	1922
45117102	1152		SUTTER ST	5D3	Spanish Colonial Revival	Minimally Altered	1925
45117103	1144		SUTTER ST	5D3	Contemporary	Minimally Altered	1958
45117104	1136		SUTTER ST	6Z	Vernacular Bungalow	Heavily Altered	1917
45117105	1118		SUTTER ST	5D3	Craftsman Bungalow	Minimally Altered	c.1915
45117108	1112		SUTTER ST	6Z			c.1965
45117109	1102		SUTTER ST	5D3	Contemporary	Minimally Altered	1958
45117201	1002		SUTTER ST	6Z	Spanish Eclectic	Heavily Altered	1934
45117202	1010		SUTTER ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1912
45117203	1020		SUTTER ST	5D3	Craftsman Bungalow	Minimally Altered	1915
45117204	1030		SUTTER ST	6Z	No Longer Apparent	Altered Beyond Recognition	1930
45117301	1143		SUTTER ST	5D3	Art Moderne	Minimally Altered	c.1930
45117302	1139		SUTTER ST	6Z	Craftsman Bungalow	Heavily Altered	c.1920
45117303	1137		SUTTER ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1911
45117304	1121		SUTTER ST	5D3	Tudor Revival	Minimally Altered	c.1910
45117305	1115		SUTTER ST	6Z			1975
45117306			SUTTER ST	6Z			
45117307	1105		SUTTER ST	5D3	Spanish Colonial Revival	Heavily Altered	c.1930

Figure 3.76: Condensed tabular listing of all resources in the Proposed Marine View Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 8 of 11)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45117307	1111		SUTTER ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
45117308	1103		SUTTER ST	5S3	Vernacular	Minimally Altered	1959
45117309	3720		CRANE PL	5D3	Craftsman Bungalow	Minimally Altered	c.1910
45117310	1029		SUTTER ST	5D3	Spanish Colonial Revival	Minimally Altered	1927
45117311	1025		SUTTER ST	5D3	Spanish Eclectic	Heavily Altered	1939
45117312	1001		SUTTER ST	5D3	Craftsman Bungalow	Minimally Altered	c.1910
45117312	3731		CRANE PL	5D3	Craftsman Bungalow	Minimally Altered	c.1910
45117313	3725		CRANE PL	6Z	Craftsman Bungalow	Heavily Altered	c.1915
45117314	3717		CRANE PL	6Z	Minimal Traditional	Heavily Altered	1958
45117316	3705		CRANE PL	5D3	Tudor Revival	Minimally Altered	1925
45117317	3708		CRANE PL	5D3	Spanish Eclectic	Minimally Altered	c.1930
45117319	3715		JACKDAW ST	5D3	Craftsman Bungalow	Minimally Altered	1915
45117320	3711		JACKDAW ST	6Z	Craftsman Bungalow	Heavily Altered	1920
45117321	3701		JACKDAW ST	6Z	Craftsman Bungalow	Heavily Altered	1912
45117322	3697		JACKDAW ST	6Z	No Longer Apparent	Altered Beyond Recognition	1928
45117325	3691		JACKDAW ST	6Z	Craftsman Bungalow	Heavily Altered	1912
45117326	3685		JACKDAW ST	5D3	Colonial Revival	Minimally Altered	1950
45117327	3683		JACKDAW ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1913
45117328	3679		JACKDAW ST	6Z	Craftsman Bungalow	Heavily Altered	1923
45117329	3675		JACKDAW ST	5D3	Craftsman Bungalow	Minimally Altered	1913
45117330	3669		JACKDAW ST	6Z	No Longer Apparent	Altered Beyond Recognition	1950
45117331	3693		JACKDAW ST	5D3	Craftsman Bungalow	Minimally Altered	1911
45117401	3694		JACKDAW ST	6Z	Spanish Eclectic	Heavily Altered	1926
45117402	3688		JACKDAW ST	6Z	Unknown	Unknown	1920
45117403	3684		JACKDAW ST	5S3	Minimal Traditional	Minimally Altered	1957
45117404	3680		JACKDAW ST	6Z	Vernacular Bungalow w/clipped gable	Heavily Altered	c.1925
45119101	3742		HAWK ST	5D3	Craftsman Bungalow	Minimally Altered	1912
45119102	3736		HAWK ST	6Z	Craftsman Bungalow	Heavily Altered	1912
45119103	3720		HAWK ST	5D3	Craftsman Bungalow	Minimally Altered	1912
45119301	821		SUTTER ST	5D3	Spanish Colonial Revival Bungalow Court	Minimally Altered	1926
45119302	815		SUTTER ST	5D3	Craftsman Bungalow	Unaltered	c.1920
45119303	807		SUTTER ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1915
45119303	809		SUTTER ST	6Z	Unknown	Unknown	
45119304	739		SUTTER ST	5D3	Craftsman Bungalow	Minimally Altered	c.1920

Figure 3.76: Condensed tabular listing of all resources in the Proposed Marine View Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 9 of 11)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45119304	741		SUTTER ST	5D3	Vernacular Bungalow w/clipped gable	Minimally Altered	c.1910
45119305	733		SUTTER ST	5D3	Craftsman Bungalow	Heavily Altered	1930
45119306	723		SUTTER ST	5D3	Craftsman Bungalow	Minimally Altered	c.1915
45119306	725		SUTTER ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1925
45119307	717		SUTTER ST	6Z			1966
45119308	3746		EAGLE ST	6Z	Craftsman Bungalow	Heavily Altered	1922
45119309	3736		EAGLE ST	6Z	No Longer Apparent	Altered Beyond Recognition	1950
45119310	3728		EAGLE ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	1912
45124101	1306		TORRANCE ST	5D3	Craftsman	Minimally Altered	c.1915
45124102	1312		TORRANCE ST	6Z	Colonial Revival	Heavily Altered	1957
45124103	1322		TORRANCE ST	5D3	Mission Revival	Minimally Altered	1929
45124104	1330		TORRANCE ST	5D3	Spanish Colonial Revival	Minimally Altered	1937
45124105	1336		TORRANCE ST	5D3	Minimal Traditional	Minimally Altered	c.1945
45124106	1406		TORRANCE ST	5D3	Minimal Traditional	Minimally Altered	1947
45124202	1411		TORRANCE ST	5D3	Neo-Spanish Eclectic	Minimally Altered	1947
45124203	1405		TORRANCE ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1925
45124204	1335		TORRANCE ST	5D3	Tudor Revival	Minimally Altered	1945
45124205	1327		TORRANCE ST	5D3	Mission Revival	Minimally Altered	1924
45124206	1319		TORRANCE ST	5D3	Mission Revival	Unaltered	1927
45124207	1313		TORRANCE ST	5D3	Spanish Colonial Revival	Minimally Altered	1929
45124208	1303		TORRANCE ST	5D3	Craftsman Bungalow	Heavily Altered	1920
45124218	1421		TORRANCE ST	5S3	Minimal Traditional	Minimally Altered	1957
45125101	3657		KITE ST	5D3	Craftsman Bungalow	Minimally Altered	c.1915
45125102	3655		KITE ST	5D3	Vernacular Bungalow w/Classical Elements	Minimally Altered	c.1920
45125102	3651		KITE ST	5D3	Vernacular	Minimally Altered	c.1925
45125103	3647		KITE ST	5D3	Mission Revival	Heavily Altered	1925
45125104	3643		KITE ST	5D3	Craftsman Bungalow	Minimally Altered	c.1910
45125105	3637		KITE ST	5D3	Vernacular Bungalow	Minimally Altered	1928
45125106	3635		KITE ST	5D3	Mission Revival	Minimally Altered	1927
45125107	3631		KITE ST	5D3	Prairie	Minimally Altered	1919
45125113	3618		JACKDAW ST	5D3	Vernacular Bungalow w/gull wing	Unaltered	1924
45125114	3622		JACKDAW ST	5D3	Craftsman Bungalow	Minimally Altered	c.1920
45125115	3626		JACKDAW ST	5D3	Colonial Revival	Minimally Altered	1931
45125116	3632		JACKDAW ST	5D3	Vernacular Bungalow w/false thatch roof	Minimally Altered	1944

Figure 3.76: Condensed tabular listing of all resources in the Proposed Marine View Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 10 of 11)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45125117	3634		JACKDAW ST	5D3	Vernacular Bungalow	Minimally Altered	1925
45125118	3640		JACKDAW ST	5D3	Craftsman Bungalow	Minimally Altered	1925
45125119	3678		JACKDAW ST	5D3	Victorian Vernacular	Minimally Altered	1912
45125120	3644		JACKDAW ST	5D3	Pueblo Revival	Minimally Altered	1926
45125121	3672		JACKDAW ST	5D3	Spanish Eclectic	Minimally Altered	c.1935
45125122	3646		JACKDAW ST	5D3	Mission Revival	Heavily Altered	1926
45125123	3664		JACKDAW ST	5D3	Vernacular Bungalow w/traditional detailing	Minimally Altered	1926
45125124	3654		JACKDAW ST	5D3	Vernacular Bungalow w/clipped gable	Minimally Altered	1926
45125201	3667		JACKDAW ST	5D3	Craftsman Bungalow w/traditional detailing	Minimally Altered	c.1920
45125204	3665		JACKDAW ST	5D3	Tudor Revival	Minimally Altered	1930
45125205	3659		JACKDAW ST	5D3	Tudor Revival	Minimally Altered	1930
45125206	3663		JACKDAW ST	5D3	Tudor Revival	Minimally Altered	1940
45125208	3655		JACKDAW ST	5D3	Vernacular	Minimally Altered	1950
45125209	3653		JACKDAW ST	6Z	Vernacular Bungalow	Heavily Altered	1919
45125210	3647		JACKDAW ST	5D3	Spanish Eclectic	Minimally Altered	c.1935
45125211	3643		JACKDAW ST	5D3	Spanish Colonial Revival	Unaltered	1932
45125212	3639		JACKDAW ST	5S3	Minimal Traditional	Minimally Altered	1956
45125226	985		TORRANCE ST	6Z			c.2005
45125227	3661		JACKDAW ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1910

Figure 3.76: Condensed tabular listing of all resources in the Proposed Marine View Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 11 of 11)

3.9 Proposed Marston Family Geographic Historic District

Period of Significance: 1904-1918

Boundaries – Overall

- North of Upas Street.
- South of Brookes Avenue.
- West of Highway 163.
- East of the west side of 7th Avenue.
- Marston Garden included within this district.

See Figure 3.82 for further information and specific boundaries.

Total Structures	11
Potential Historic Resources	10
Non-Contributing Resources	1
Percentage Contributing	91%

Figure 3.77: Marston Family Data

Applicable District Criteria

A, B, C, D, F(a,i,j,k)

- **A:** Special elements of the city’s, community’s, or neighborhood’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **B:** Associated with persons or events significant in local, state, or national history.
- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **D:** Notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have

special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city.

- **F(a):** Common Heritage: An area associated with groups of existing or former residents who, because of their common employment or heritage, have contributed significantly to its development. Such areas typically contain structures of architectural interest identified with common heritage and traditional functions.
- **F(i):** Craftsmanship - Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.
- **F(j):** Building Groupings - Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.
- **F(k):** Landmark Supportive - District of quality buildings or sites, often made up of individual landmark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment.

Resource Types

(number of contributing resources)

- Colonial Revival (1)
- Craftsman (3)

- Prairie (6)

Landscape/Hardscape Resources

- Red sandstone low front yard walls
- Street lamps
- ROW/roadbed/concrete retaining walls/stairs
- Pink sidewalks
- Jacaranda street trees
- Mature horticulture

The Proposed Marston Family Geographic Historic District contains a total of 11 structures. 10 of these structures are potential historic resources. One structure is non-contributing due to significant alteration.

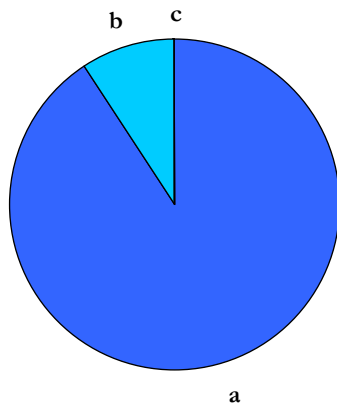


Figure 3.78: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (10)
- b. Non-Contributing: Significant Alteration (1)
- c. Non-Contributing: Out of Date Range (0)

The proposed district possesses a high concentration of buildings unique to the history of San Diego. George White Marston, the family patriarch, was a prominent San Diego merchant, philanthropist and civic leader who had a lasting impact on San Diego’s built environment and on many of the city’s long-standing institutions.

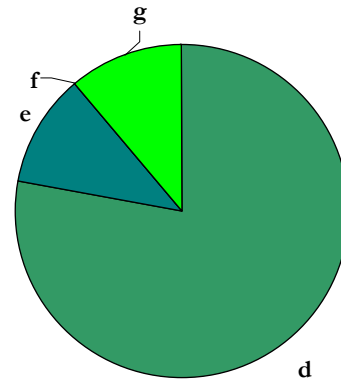


Figure 3.79: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (8)
- e. Multi-Family Residential (1)
- f. Commercial (0)
- g. Institutional/Religious (1)

The flagship and earliest building in the proposed district was the private residence of Marston and his wife Anna Gunn Marston. Located on the east side of Seventh Avenue, it was designed in 1904 by master architects William Sterling Hebbard and Irving Gill and constructed a year later by Edward Pefley. The Arts and Crafts style mansion incorporates many Prairie style elements. Listed on the National Register of Historic Places, the impressive structure overlooks Marston’s greatest accomplishment: Balboa Park. In 1902, Marston donated \$10,000 for the creation of a development plan for the 1,400 acre park.

Marston originally purchased ten acres along Seventh Street for the site of his personal residence. He specifically chose this location because of his strong affinity with the Park. However, he only developed four and a half acres for his family home. He parceled off the rest to family members, friends, and associates. At the time of construction, electricity was not yet available to this part of San Diego. Marston had a generator installed to

provide power for the neighborhood and to light street lamps.

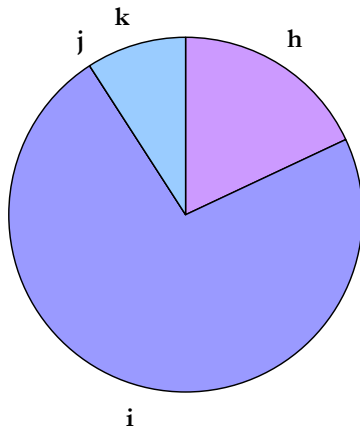


Figure 3.80: Potential Historic Resources by Integrity.

- h. Unaltered (2)
- i. Minimally Altered (8)
- j. Heavily Altered (0)

In addition to the neighborhood’s historic importance, with eight out of ten residences designed by either Hebbard & Gill or Gill independently, the Proposed Marston Family Geographic Historic District is one of San Diego’s most architecturally significant neighborhoods.

The proposed Marston Family Geographic Historic District qualifies under HRB Criterion A, reflecting special elements of the Uptown Community’s development history with the family

gardens and their association with Balboa Park, Criterion B for the area’s close association with George White Marston

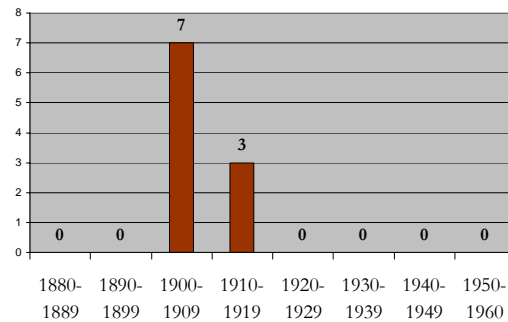


Figure 3.81: Potential Historic Resources by Decade.

and his family, Criterion C for its Craftsman and early 1900s architecture, Criterion D for several homes designed or built by architects or builders of note, and HRB Criterion F(a) for the district’s association with the original families personally invited to join Marston in building their homes adjacent to Balboa Park, F(i) for its examples of early 1900s era workmanship, craftsmanship, artistry, or design which today would be economically infeasible or difficult to reproduce, F(j) for its collection of affluent dwellings from the first half of the twentieth century, and F(k) for its district of quality buildings made up of individual landmark structures.

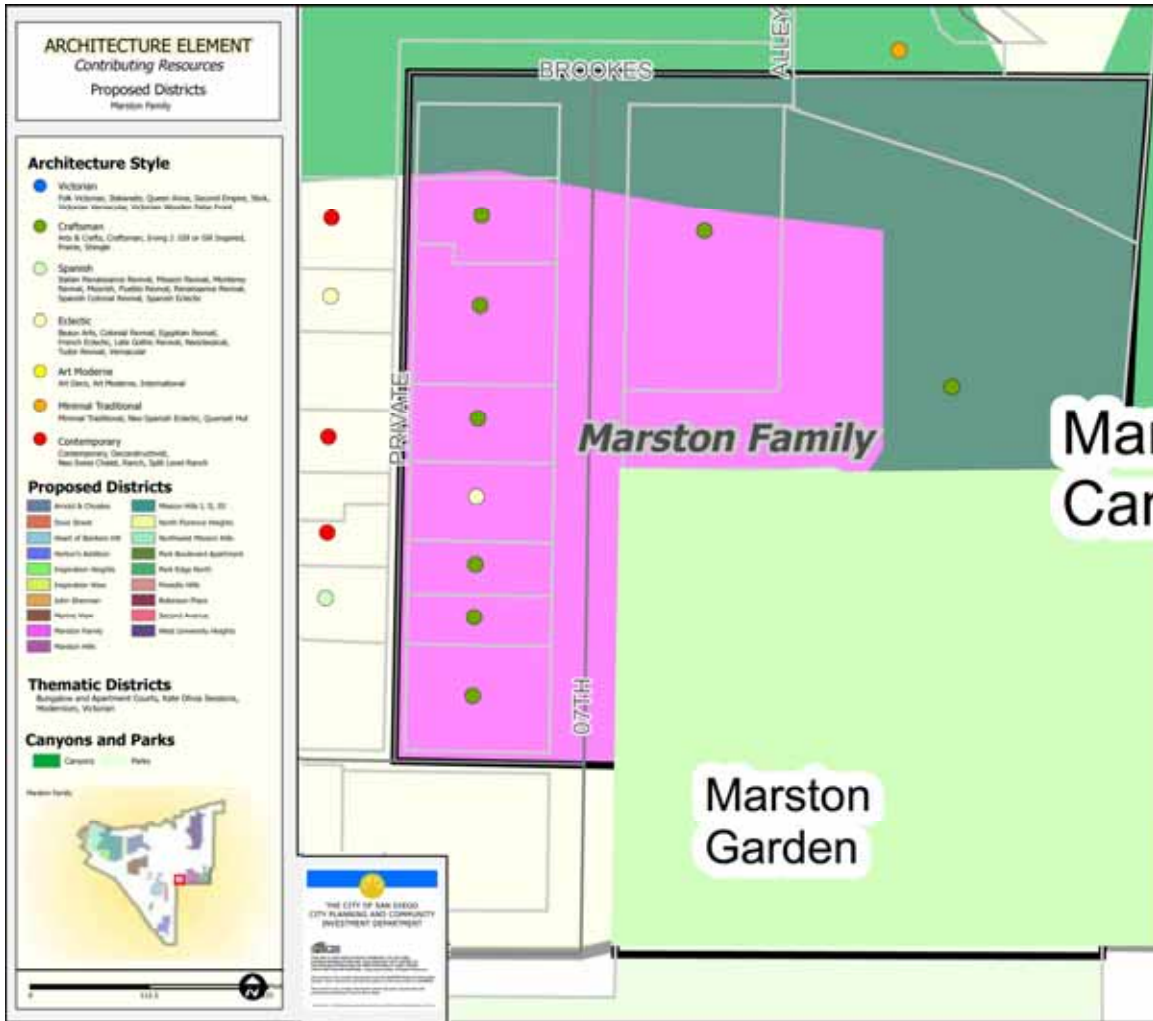


Figure 3.82: Map of Proposed Marston Family Geographic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45243014	3588		7TH AVE	6Z	No Longer Apparent	Altered Beyond Recognition	1959
45243015	3578		7TH AVE	5S1	Prairie	Minimally Altered	1905
45243016	3574		7TH AVE	5D3	Prairie	Minimally Altered	1905
45243019	3536		7TH AVE	5D3	Colonial Revival	Minimally Altered	1910
45243020	3534		7TH AVE	5D3	Prairie	Unaltered	1913
45243021	3530		7TH AVE	5D3	Prairie	Minimally Altered	c.1910
45243022	3526		7TH AVE	5S1	Prairie	Minimally Altered	1906
45243026	3560		7TH AVE	5S1	Prairie	Minimally Altered	1905
45243028	3575		7TH AVE	5S1	Craftsman	Minimally Altered	1909
45243030	3563		7TH AVE	1S	Craftsman	Minimally Altered	1906
45243031	3525		7TH AVE	1S	Craftsman	Unaltered	1905

Figure 3.83: Condensed tabular listing of all resources in the Proposed Marston Family Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 1)

3.10 Proposed Marston Hills Geographic Historic District

Period of Significance: 1924-1940

Boundaries – Overall

- North of Upas Street.
- South of Pennsylvania Avenue.
- West of Richmond Street and Vermont Street.
- East of Highway 163.

See Figure 3.89 for further information and specific boundaries.

Total Structures	88
Potential Historic Resources	80
Non-Contributing Resources	8
Percentage Contributing	91%

Figure 3.84: Marston Hills Data.

Applicable District Criteria

A, B, C, D, F(e,i,j,k)

- **A:** Special elements of the city’s, community’s, or neighborhood’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **B:** Associated with persons or events significant in local, state, or national history.
- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **D:** Notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural

periods or styles in the history and development of the city.

- **F(e):** Consistent Plan - Districts illustrating the development of coherent or consistent planning and design, or innovations in planning philosophy.
- **F(i):** Craftsmanship - Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.
- **F(j):** Building Groupings - Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.
- **F(k):** Landmark Supportive - District of quality buildings or sites, often made up of individual landmark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment.

Resource Types

(number of contributing resources)

- Colonial Revival (2)
- French Eclectic (1)
- Minimal Traditional (1)
- Mission Revival (2)
- Monterey Revival (6)
- Neoclassical (1)
- Spanish Colonial Revival (63)
- Spanish Eclectic (2)
- Vernacular (1)

- Victorian Vernacular/ Transitional Craftsman (1)

horticulturalist, to help subdivide the fifteen acres of land.

Landscape/Hardscape Resources

- Pergola folly (when reconstructed)
- Queen Palm street trees
- Mature horticulture
- Urban canyons
- Low front yard walls
- Intact sidewalks

The Proposed Marston Hills Geographic Historic District contains a total of 88 structures. Of these structures, 80 are potential historic resources. Three structures are non-contributing due to significant alteration, while five are out of date range.

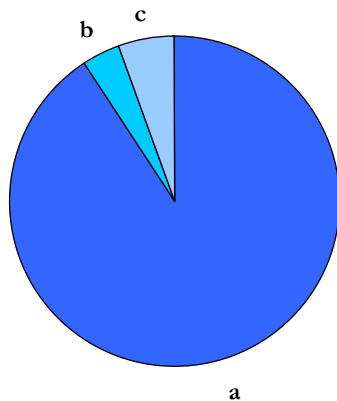


Figure 3.85: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (80)
- b. Non-Contributing: Significant Alteration (3)
- c. Non-Contributing: Out of Date Range (5)

In 1924, leading San Diego businessman and civic leader George Marston re-subdivided Blocks 216 through 222 of University Heights, and established Marston Hills. Located on the northern edge of Balboa Park, Marston created a planned community on 57 lots surrounded by striking steep canyons. He contracted the expertise of master landscape architect Ralph Cornell and his partner Theodore Payne, a noted

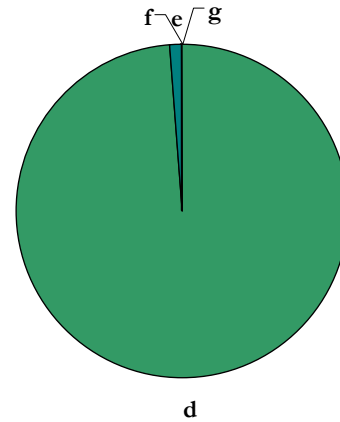


Figure 3.86: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (79)
- e. Multi-Family Residential (1)
- f. Commercial (0)
- g. Institutional/Religious (0)

Marston Hills has a high concentration of Mediterranean inspired architecture, with landmark Spanish Colonial Revival and Monterrey Revival examples. The subdivision features high-quality construction methods, craftsmanship, and building materials, such as lath and plaster walls, mission or Spanish-style, and terracotta clay roofing tiles. Additionally, artistic wood finishes are found throughout the subdivision. The proposed district contains several resources associated with architects Richard Requa and Herbert Jackson, and horticulturalist Milton Sessions. Of note, located at 3692 Vermont Avenue is a Victorian Vernacular/Transitional Craftsman Bungalow that predates Marston’s re-subdivision. It was built approximately 1913, and is an important resource to the area, though it is not part of the construction planned by Marston.

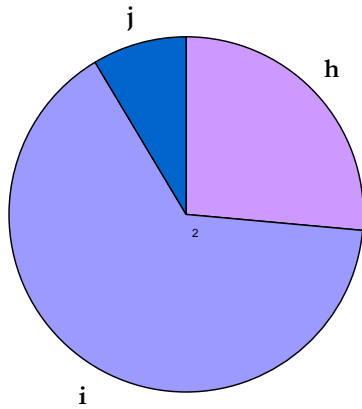


Figure 3.87: Potential Historic Resources by Integrity.

- h. Unaltered (21)
- i. Minimally Altered (52)
- j. Heavily Altered (7)

Marston Hills was envisioned as an affluent development and one of the first neighborhoods in San Diego to be designed specifically for the automobile. Houses featured electric lights, outlets, functional kitchens, and wall mounted heating units. Additionally, most homes were built with detached garages for vehicle storage at the rear of the lot.¹

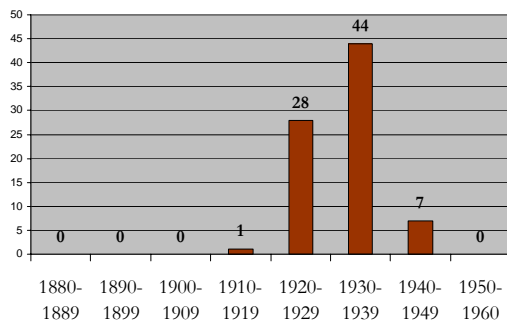


Figure 3.88: Potential Historic Resources by Decade.

As part of Marston’s vision for the subdivision, the houses were united aesthetically and convey a sense of historic

and architectural cohesiveness. Additionally, the subdivision retains its historical integrity and remains significant to the visual quality of the area.

The proposed Marston Hills Geographic Historic District qualifies under HRB Criterion A, reflecting special elements of the Uptown Community’s development history, the inter-relationship of the development with the urban canyon edge and the transition from streetcar suburb to auto suburb, Criterion B for the area’s close association with George White Marston, Criterion C for its Spanish Colonial Revival and Monterey Revival architecture, Criterion D for several homes designed or built by architects or builders of note and the expertise of master landscape architect Ralph Cornell and his partner Theodore Payne, and HRB Criterion F(a) for the middle class professionals attracted to the neighborhood for its innovative design characteristics that reflected their progressive cultural, aesthetic and social ideals, F(e) illustrating the development of coherent planning and design continuing the innovations in planning philosophy as brought to San Diego by John Nolan, F(i) for its examples of workmanship, craftsmanship, artistry, or design from the first half of the twentieth century which today would be economically infeasible or difficult to reproduce, and F(j) for its collection of comfortable dwellings from the first half of the twentieth century, and F(k) for its district of quality buildings made up of individual landmark structures supported by other structures of somewhat lesser importance.

¹ City of San Diego, “Greater Mid-City Historic & Architectural Survey,” 9.



Figure 3.89: Map of Proposed Marston Hills Geographic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45213202	1016		CYPRESS WAY	5D3	Spanish Colonial Revival	Minimally Altered	1939
45213203	1020		CYPRESS WAY	5D3	Spanish Colonial Revival	Unaltered	1935
45213204	1028		CYPRESS WAY	5D3	Spanish Colonial Revival	Minimally Altered	1940
45213205	1034		CYPRESS WAY	5D3	Spanish Eclectic	Minimally Altered	c.1940
45213206	1040		CYPRESS WAY	5D3	Spanish Colonial Revival	Unaltered	1932
45213207	1044		CYPRESS WAY	5D3	Spanish Colonial Revival	Unaltered	1926
45213208	1052		CYPRESS WAY	5D3	Spanish Colonial Revival	Minimally Altered	1926
45213209	3692		VERMONT ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1913
45213210	1058		CYPRESS WAY	6Z	Spanish Colonial Revival	Heavily Altered	1930
45213211	1064		CYPRESS WAY	5D3	Spanish Colonial Revival	Minimally Altered	1932
45213301	1008		CYPRESS AVE	5D3	Spanish Colonial Revival	Minimally Altered	1940
45213302	1035		CYPRESS WAY	5D3	Spanish Colonial Revival	Minimally Altered	1928
45213303	1051		CYPRESS WAY	5D3	Spanish Colonial Revival	Minimally Altered	1935
45213304	1069		CYPRESS WAY	5D3	Spanish Colonial Revival	Minimally Altered	1935
45213305	1083		CYPRESS WAY	5D3	Mission Revival	Heavily Altered	1928
45213306	1068		CYPRESS AVE	5D3	Spanish Colonial Revival	Minimally Altered	1933
45213307	1050		CYPRESS AVE	5D3	Spanish Colonial Revival	Unaltered	1930
45213308	1042		CYPRESS AVE	5D3	Spanish Colonial Revival	Unaltered	1936
45213309	1036		CYPRESS AVE	5D3	Spanish Colonial Revival	Minimally Altered	1929
45213310	1024		CYPRESS AVE	5D3	Spanish Colonial Revival	Unaltered	1925
45231001	948		CYPRESS WAY	5D3	Spanish Colonial Revival	Minimally Altered	1937
45231002	1007		CYPRESS AVE	5D3	Monterey Revival	Unaltered	1938
45231003	1025		CYPRESS AVE	5D3	Colonial Revival	Unaltered	1935
45231004	1041		CYPRESS AVE	5D3	Neoclassical	Unaltered	1935
45231005	1079		CYPRESS AVE	5D3	Spanish Colonial Revival	Minimally Altered	1933
45233101	1225		CYPRESS CT	5D3	Spanish Colonial Revival	Minimally Altered	1932

Figure 3.90: Condensed tabular listing of all resources in the Proposed Marston Hills Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 4)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45233102	1227		CYPRESS CT	5D3	Spanish Colonial Revival	Minimally Altered	1928
45233104	1237		CYPRESS CT	5D3	Spanish Colonial Revival	Minimally Altered	1935
45233105				6Z			
45233106	1243		CYPRESS CT	5D3	Spanish Colonial Revival	Unaltered	1935
45233108	1284		BROOKES TER	5D3	Monterey Revival	Minimally Altered	c.1935
45233109	1280		BROOKES TER	5D3	Monterey Revival	Minimally Altered	1938
45233110	1271		BROOKES TER	5S1	Monterey Revival	Minimally Altered	1938
45233111	1281		BROOKES TER	5D3	Monterey Revival	Minimally Altered	1938
45233112	1285		BROOKES TER	6Z	Monterey Revival	Heavily Altered	1933
45233114	1270		MYRTLE AVE	5D3	Spanish Colonial Revival	Minimally Altered	1931
45233115	1260		MYRTLE AVE	5D3	Spanish Colonial Revival	Heavily Altered	1940
45233116	1250		MYRTLE AVE	6Z			1966
45233167	3520		RICHMOND ST	6Z			1993
45233168	1288		MYRTLE AVE	5D3	Spanish Colonial Revival	Heavily Altered	c.1925
45245002	1224		MYRTLE AVE	5D3	Spanish Colonial Revival	Minimally Altered	1929
45245003	1214		MYRTLE AVE	5D3	Spanish Colonial Revival	Minimally Altered	1930
45245004	1208		MYRTLE AVE	5D3	Spanish Colonial Revival	Unaltered	1926
45245005	1204		MYRTLE AVE	5D3	Spanish Colonial Revival	Minimally Altered	1930
45245006	1092		MYRTLE WAY	5D3	Spanish Colonial Revival	Minimally Altered	1938
45245007	1084		MYRTLE WAY	5D3	Spanish Colonial Revival	Minimally Altered	1935
45245008	1076		MYRTLE WAY	5D3	Spanish Colonial Revival	Minimally Altered	1926
45245009	1070		MYRTLE WAY	5D3	Spanish Colonial Revival	Unaltered	1926
45245010	1062		MYRTLE WAY	5D3	Spanish Colonial Revival	Unaltered	1931
45245011	1054		MYRTLE WAY	5D3	Spanish Colonial Revival	Minimally Altered	1931
45245012				6Z			
45245013	1048		MYRTLE WAY	5D3	Spanish Colonial Revival	Minimally Altered	1932
45245017	1015		MYRTLE WAY	5D3	Spanish Colonial Revival	Minimally Altered	1930
45245018	3430		VERMONT ST	5D3	Spanish Colonial Revival	Minimally Altered	1927
45245019	1087		MYRTLE WAY	5D3	Spanish Colonial Revival	Heavily Altered	1926

Figure 3.90: Condensed tabular listing of all resources in the Proposed Marston Hills Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 2 of 4)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45245020	1053		MYRTLE WAY	5D3	Spanish Colonial Revival	Minimally Altered	1932
45245021	1035		MYRTLE WAY	5D3	Spanish Colonial Revival	Minimally Altered	1926
45245022	1051		MYRTLE WAY	5D3	Spanish Colonial Revival	Minimally Altered	1930
45245023	3451		VERMONT ST	5D3	Spanish Colonial Revival	Minimally Altered	1928
45245024	3431		VERMONT ST	5D3	Spanish Colonial Revival	Minimally Altered	1928
45245025	1221		MYRTLE AVE	5D3	Spanish Colonial Revival	Unaltered	1938
45245026	1231		MYRTLE AVE	5D3	French Eclectic	Minimally Altered	1930
45245027	1239		MYRTLE AVE	5D3	Spanish Colonial Revival	Minimally Altered	1930
45245028	1249		MYRTLE AVE	5D3	Spanish Colonial Revival	Unaltered	1925
45245029	1255		MYRTLE AVE	5D3	Spanish Colonial Revival	Unaltered	1924
45245030	1034		MYRTLE WAY	5D3	Mission Revival	Minimally Altered	c.1925
45245031	1010		MYRTLE WAY	5D3	Spanish Colonial Revival	Heavily Altered	1940
45245032	1232		MYRTLE AVE	5D3	Spanish Colonial Revival	Minimally Altered	1930
45245033	1242		MYRTLE AVE	6Z			1988
45245034	3419		VERMONT ST	5D3	Spanish Colonial Revival	Minimally Altered	1925
45245035	1202		UPAS ST	6Z	Spanish Colonial Revival	Heavily Altered	c.1930
45245036	1212		UPAS ST	5D3	Monterey Revival	Minimally Altered	1935
45245037	1234		UPAS ST	5D3	Spanish Colonial Revival	Minimally Altered	1935
45245038	1238		UPAS ST	5D3	Spanish Colonial Revival	Minimally Altered	1935
45245039	1246		UPAS ST	5D3	Colonial Revival/Ranch	Minimally Altered	c.1940
45245040	1256		UPAS ST	5D3	Spanish Colonial Revival	Unaltered	1936
45245041	1262		UPAS ST	5D3	Spanish Colonial Revival	Heavily Altered	c.1930
45245042	1270		UPAS ST	5D3	Vernacular Bungalow w/clipped gable and traditional detailing	Minimally Altered	1923
45245043	1282		UPAS ST	5D3	Spanish Colonial Revival	Minimally Altered	1928
45245044	1290		UPAS ST	5D3	Spanish Colonial Revival	Minimally Altered	1930
45245045	3420		RICHMOND ST	5D3	Spanish Colonial Revival Apartment Court	Unaltered	1928

Figure 3.90: Condensed tabular listing of all resources in the Proposed Marston Hills Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 3 of 4)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45245046	3424		RICHMOND ST	5D3	Spanish Colonial Revival	Minimally Altered	1928
45245047	3432		RICHMOND ST	5D3	Spanish Colonial Revival	Minimally Altered	1927
45245048	3438		RICHMOND ST	5D3	Spanish Colonial Revival	Unaltered	1927
45245049	3446		RICHMOND ST	5D3	Minimal Traditional	Minimally Altered	1940
45245050	1283		MYRTLE AVE	5D3	Spanish Eclectic	Heavily Altered	c.1935
45245051	1275		MYRTLE AVE	5D3	Spanish Colonial Revival	Unaltered	1930
45245052	1263		MYRTLE AVE	5D3	Spanish Colonial Revival w/gull wing	Unaltered	1925

Figure 3.90: Condensed tabular listing of all resources in the Proposed Marston Hills Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 4 of 4)

3.11 Proposed Mission Hills I, II, III Geographic Historic District

Period of Significance: 1908-1941

Boundaries – Overall

- North of Sunset Boulevard, Torrance, Neale, Pringle.
- South of Altamira Place and the bluff immediately north of Hortensia Street.
- West of Stephens Street.
- East of St. James Place, Witherby Street, Trias Street, and Hortensia Street.

See Figure 3.96 for further information and specific boundaries.

Total Structures	517
Potential Historic Resources	392
Non-Contributing Resources	125
Percentage Contributing	76%

Figure 3.91: Mission Hills I, II, III Data.

Applicable District Criteria

C, D, F(a,e,i,j)

- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **D:** Notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city.
 - **F(a):** Common Heritage: An area associated with groups of existing or former residents who, because of their common employment or

heritage, have contributed significantly to its development. Such areas typically contain structures of architectural interest identified with common heritage and traditional functions.

- **F(e):** Consistent Plan - Districts illustrating the development of coherent or consistent planning and design, or innovations in planning philosophy.
- **F(i):** Craftsmanship - Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.
- **F(j):** Building Groupings - Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.

Resource Types

(number of contributing resources)

- Arts & Crafts (13)
- Beaux Arts (1)
- Colonial Revival (10)
- Craftsman (158)
- Italian Renaissance Revival (2)
- Minimal Traditional (2)
- Mission Revival (51)
- Monterey Revival (1)
- Prairie (45)
- Pueblo Revival (1)
- Queen Anne Free Classic (2)
- Ranch (2)
- Spanish Colonial Revival (57)
- Spanish Eclectic (4)
- Tudor Revival (8)
- Vernacular (31)

- Victorian Vernacular (3)
- Victorian Vernacular/transitional Craftsman (1)

Landscape/Hardscape Resources

- Queen Palm (predominant) street trees
- Low front yard walls
- Mature horticulture
- Urban canyons
- Sidewalk stamps

The Proposed Mission Hills I, II, III Geographic Historic District contains a total of 517 structures. 392 of these structures are potential historic resources. 74 structures are non-contributing due to significant alteration, while 51 are out of date range.

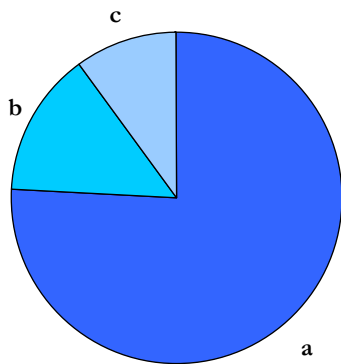


Figure 3.92: Contributing vs. Non-Contributing Resources.
 a. Potential Historic Resources (392)
 b. Non-Contributing: Significant Alteration (74)
 c. Non-Contributing: Out of Date Range (51)

The three subdivisions that comprise the Proposed Mission Hills Thematic District were established in 1908, 1910, and 1911. The first subdivision of Mission Hills was heavily influenced by the planning principles supported by George Marston, John Nolen, the City Beautiful Movement, and the Progressive Era. Marston and his associates (Tom and C.S. Hamilton, E.S. Babcock, John and James Forward, and the Kelly Investment Company), who had originally purchased the tract from Kate

Sessions, contracted New York architect George Cook to lay out the tract. Accordingly, Mission Hills featured curvilinear street patterns, open natural features, and roadways that followed the contours and topography of the hilltops.

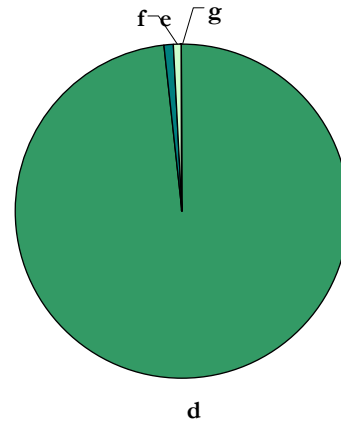


Figure 3.93: Potential Historic Resources by Building Type (Resource Attributes).
 d. Single Family Residential (385)
 e. Multi-Family Residential (4)
 f. Commercial (3)
 g. Institutional/Religious (0)

The visual appeal of Mission Hills led early developers to create one of the most exclusive neighborhoods in San Diego. Deed restrictions limited construction to single family houses costing at least \$3,500, garages and barns costing at least \$500, with no poultry or livestock allowed on the lots. Mission Hills was intended to be a high-class residential neighborhood, and shortly many people left their homes in places like Bankers Hill to own property in the burgeoning neighborhood. Middle class and more affluent families moved from the Laurel, Brant, and Maple Street area to Fort Stockton, Sheridan, and other streets in Mission Hills.

The extension of the streetcar line bolstered real estate speculation and development in Mission Hills I, II, and III. The San Diego Electric Railway #3

line connected Mission Hills to the rest of the city. In 1909, the streetcar ran from downtown Market Street to Lewis and Stephens Streets. By 1913, it was extended and ran east to west on West Lewis and Fort Stockton, terminating at the intersection of Trias Street and Fort Stockton Drive. The rise of interest in developing Mission Hills led to the construction and design of significant resources that characterized the area. Many speculative builders, like Morris Irvin and Nathan Rigdon created unornamented stylish Craftsman, Prairie, and Spanish Colonial Revival homes, typically having a four-square form. Other builders and architects in Mission Hills included Marvin Melhorn, H.J. Lang, John Graves, Emmor Brooke Weaver, and David Owen Dryden. Building companies, such as Pacific Ready Cut Homes, Pacific Building Company, and Daley Construction Company also left their mark on the visual character and quality of Mission Hills. Additionally, master architects, like Richard Requa, Louis Gill, and William Templeton Johnson also contributed architecturally to Mission Hills.

An important characteristic of Mission Hills' built environment is the semblance between the various designs. Though the houses were built or designed by over twenty different people, the residences share numerous stylistic features and elements. For example, these similarities include gull-wing porch roofs, thick cylindrical columns, clipped gables, eaves with exposed purlins and wide open overhangs, cobblestone porch piers, foundations, and chimneys.

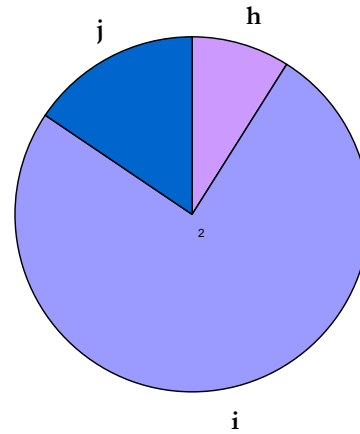


Figure 3.94: Potential Historic Resources by Integrity.

- h. Unaltered (35)
- i. Minimally Altered (296)
- j. Heavily Altered (61)

The majority of resources in Mission Hills retain a significant amount of their integrity and illustrate progressive developments in architecture and history. The area follows early twentieth century planning philosophy, and the significance of the buildings are increased due to the common characteristics they share.

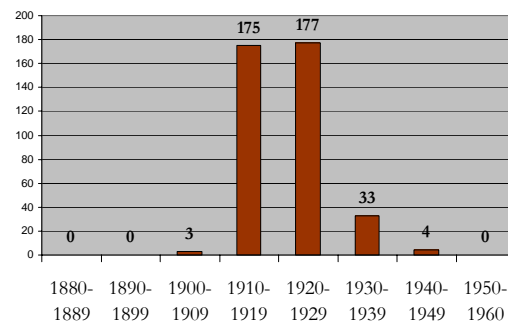


Figure 3.95: Potential Historic Resources by Decade.

The proposed Mission Hills I, II, and III Geographic Historic District qualifies under HRB Criterion C for its Craftsman, Mission Revival, Prairie, and Spanish Colonial Revival architecture, Criterion D for several homes designed or built by architects or builders of note, and HRB

Criterion F(a) for the middle class professionals attracted to the neighborhood for its innovative design characteristics that reflected their progressive cultural, aesthetic and social ideals, F(e) illustrating the development of coherent planning and design, continuing the innovations in planning philosophy as brought to San Diego by John Nolan, F(i) for its examples of workmanship,

craftsmanship, artistry, or design from the first half of the twentieth century which today would be economically infeasible or difficult to reproduce, F(j) for its collection of comfortable dwellings from the first half of the twentieth century and F(k) for its district of quality buildings made up of individual landmark structures supported by other structures of somewhat lesser importance.

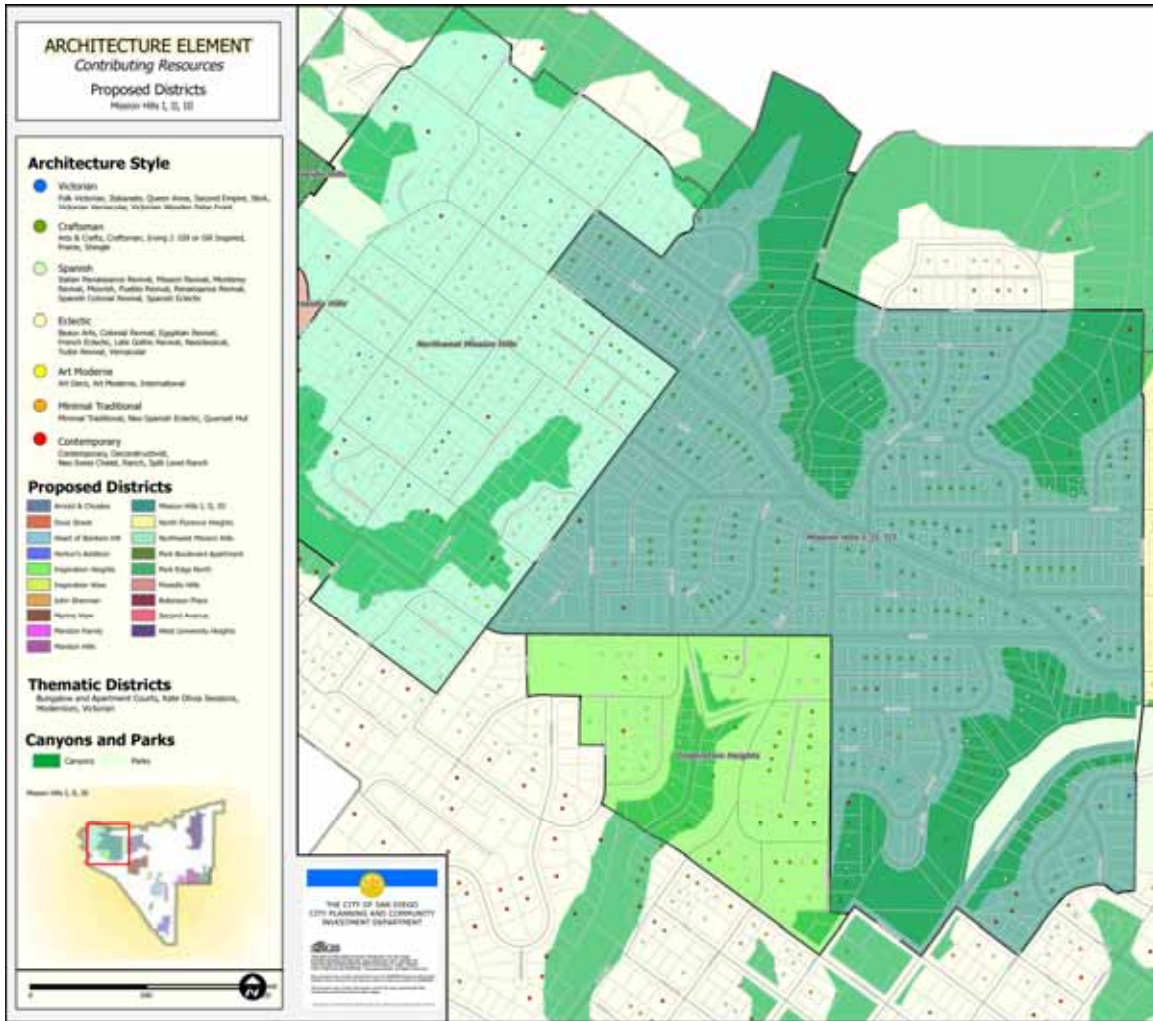


Figure 3.96: Map of Proposed Mission Hills I, II, III Geographic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44312101	4494		HORTENSIA ST	5D3	Spanish Colonial Revival	Minimally Altered	1928
44312102	4490		HORTENSIA ST	5D3	Contemporary	Minimally Altered	1951
44312103	4486		HORTENSIA ST	6Z	Vernacular Bungalow	Heavily Altered	1936
44312104	4482		HORTENSIA ST	6Z	Vernacular Bungalow	Heavily Altered	1941
44312107	4478		HORTENSIA ST	6Z			1974
44312110	4468		HORTENSIA ST	5D3	Craftsman Bungalow	Minimally Altered	1910
44312111	4463		HORTENSIA ST	6Z			1991
44312112	4481		HORTENSIA ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1920
44312113	2206		PINE ST	5D3	Spanish Colonial Revival	Minimally Altered	1921
44312114	2212		PINE ST	6Z	Craftsman Bungalow	Heavily Altered	1939
44312115	2222		PINE ST	6Z			c.1990
44312116	2242		PINE ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44312118	4474		HORTENSIA ST	5S1	Arts & Crafts	Minimally Altered	c.1915
44312119	4472		HORTENSIA ST	6Z	Craftsman	Heavily Altered	1911
44312121	4480		HORTENSIA ST	6Z			1994
44312122	4476		HORTENSIA ST	5D3	Spanish Colonial Revival	Minimally Altered	1926
44314001	4380		VALLE VISTA	6Z	No Longer Apparent	Altered Beyond Recognition	1933
44325001	4405		TRIAS ST	5D3	Prairie w/half timbering	Minimally Altered	1911
44325002	2276		FORT STOCKTON DR	5D3	Tudor Revival	Heavily Altered	1939
44325003	2274		FORT STOCKTON DR	6Z			1980
44325004	2268		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1920
44325005	2260		FORT STOCKTON DR	5D3	Craftsman	Minimally Altered	c.1915
44325006	2258		FORT STOCKTON DR	5D3	Mission Revival	Minimally Altered	1925
44325007	2252		FORT STOCKTON DR	5D3	Craftsman	Minimally Altered	c.1915
44325008	2244		FORT STOCKTON DR	5S3	Minimal Traditional	Minimally Altered	1946
44325009	2236		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	c.1915

Figure 3.97: Condensed tabular listing of all resources in the Proposed Mission Hills I, II, III Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 18)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44325010	2228		FORT STOCKTON DR	5D3	Craftsman	Heavily Altered	1915
44325011	2220		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44325012	2212		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44325013	2206		FORT STOCKTON DR	5D3	Prairie	Minimally Altered	1920
44325014	4435		TRIAS ST	5D3	Monterey Revival	Minimally Altered	1940
44325015	2285		PINE ST	5D3	Prairie	Heavily Altered	1930
44325016	2281		PINE ST	5D3	Craftsman Bungalow	Minimally Altered	1925
44325017	2271		PINE ST	5D3	Colonial Revival	Minimally Altered	1930
44325018	2265		PINE ST	6Z	Colonial Revival	Heavily Altered	1930
44325019	2255		PINE ST	6Z	No Longer Apparent	Altered Beyond Recognition	1930
44325020	2251		PINE ST	5D3	Craftsman	Heavily Altered	1927
44325021	2241		PINE ST	6Z			1975
44325022	2231		PINE ST	5D3	Craftsman Bungalow	Heavily Altered	1917
44325023	2225		PINE ST	5D3	Prairie	Minimally Altered	1930
44325024	2215		PINE ST	5D3	Prairie	Minimally Altered	1928
44325025	2205		PINE ST	6Z	No Longer Apparent	Altered Beyond Recognition	1930
44325026	4430		WITHERBY ST	5D3	Vernacular Bungalow	Minimally Altered	1920
44325027	2178		PINE ST	6Z			1962
44325028	2172		PINE ST	6Z			1962
44325029	2166		PINE ST	5D3	Spanish Colonial Revival	Minimally Altered	1929
44325030	2160		PINE ST	5D3	Spanish Colonial Revival	Minimally Altered	1925
44325031	2152		PINE ST	6Z			1965
44325032	2146		PINE ST	5D3	Craftsman Bungalow	Minimally Altered	1920
44325033	2138		PINE ST	6Z	Prairie	Heavily Altered	1922
44325035	2128		PINE ST	5D3	Craftsman Bungalow	Minimally Altered	1919
44325036	2120		PINE ST	5D3	Craftsman Bungalow	Minimally Altered	1913
44325037	2112		PINE ST	5D3	Craftsman Bungalow	Minimally Altered	1918
44325038	2104		PINE ST	5S3	Minimal Traditional	Minimally Altered	1950
44325039	2042		FORT STOCKTON DR	6Z			1971
44325040	2038		FORT STOCKTON DR	5D3	Mission Revival	Minimally Altered	1930
44325041	2020		FORT STOCKTON DR	5D3	Spanish Colonial Revival	Minimally Altered	1925
44325042	2008		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1919
44325043	2169		PINE ST	5D3	Craftsman Bungalow	Heavily Altered	1918

Figure 3.97: Condensed tabular listing of all resources in the Proposed Mission Hills I, II, III Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 2 of 18)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44325044	2161		PINE ST	5D3	Vernacular Bungalow w/clipped gable	Unaltered	1929
44325045	2153		PINE ST	5D3	Craftsman Bungalow	Minimally Altered	1915
44325046	2147		PINE ST	6Z	Vernacular Bungalow	Heavily Altered	1915
44325047	2135		PINE ST	5D3	Craftsman Bungalow	Heavily Altered	c.1915
44325048	2133		PINE ST	5D3	Craftsman Bungalow	Minimally Altered	1925
44325049	2123		PINE ST	5D3	Prairie	Minimally Altered	1916
44325050	2110		FORT STOCKTON DR	5D3	Mission Revival	Unaltered	1925
44325051	2114		FORT STOCKTON DR	5D3	Mission Revival	Minimally Altered	1925
44325052	2124		FORT STOCKTON DR	6Z	Vernacular Bungalow	Heavily Altered	1913
44325053	2138		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1913
44325054	2146		FORT STOCKTON DR	6Z	Vernacular Bungalow	Heavily Altered	c.1915
44325055	2154		FORT STOCKTON DR	5S1	Craftsman	Minimally Altered	1915
44325107	2151		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1915
44325108	2147		FORT STOCKTON DR	5D3	Vernacular Bungalow	Unaltered	1920
44325109	2139		FORT STOCKTON DR	5D3	Vernacular Bungalow	Minimally Altered	1916
44325110	2127		FORT STOCKTON DR	5D3	Mission Revival	Unaltered	1924
44325111	2121		FORT STOCKTON DR	5D3	Craftsman	Minimally Altered	c.1915
44325112	2115		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1915
44325113	2107		FORT STOCKTON DR	5D3	Craftsman Bungalow	Heavily Altered	c.1915
44325114	2035		FORT STOCKTON DR	5D3	Craftsman Bungalow	Heavily Altered	1917
44325115	2031		FORT STOCKTON DR	5D3	Craftsman	Unaltered	1913
44325116	2025		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1915
44325117	2019		FORT STOCKTON DR	5D3	Vernacular Bungalow	Minimally Altered	c.1920
44325118	2015		FORT STOCKTON DR	5D3	Craftsman	Minimally Altered	1915
44325119	2005		FORT STOCKTON DR	6Z			1981
44325120	2022		HICKORY ST	5D3	Mission Revival	Heavily Altered	1923
44325121	2038		HICKORY ST	5D3	Mission Revival	Minimally Altered	c.1930
44325122	2106		HICKORY ST	5D3	Spanish Colonial Revival	Unaltered	1925

Figure 3.97: Condensed tabular listing of all resources in the Proposed Mission Hills I, II, III Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 3 of 18)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44325123	2110		HICKORY ST	5D3	Spanish Colonial Revival	Heavily Altered	c.1925
44325124	2120		HICKORY ST	5D3	Prairie	Minimally Altered	c.1920
44325125	2124		HICKORY ST	5D3	Prairie	Unaltered	1920
44325126	2138		HICKORY ST	5S1	Craftsman Bungalow	Minimally Altered	c.1915
44325127	2142		HICKORY ST	6Z	Vernacular Bungalow	Heavily Altered	1925
44325128	2150		HICKORY ST	5D3	Craftsman Bungalow	Unaltered	1913
44325129	2160		HICKORY ST	6Z	Spanish Colonial Revival	Heavily Altered	c.1925
44325130	4369		WITHERBY ST	6Z	Vernacular Bungalow	Heavily Altered	1921
44327001	4250		SIERRA VISTA VIS	5D3	Tudor Revival	Heavily Altered	1936
44327002	1914		FORT STOCKTON DR	5D3	Vernacular Bungalow	Minimally Altered	1925
44327003	1918		FORT STOCKTON DR	5D3	Spanish Colonial Revival	Minimally Altered	1922
44327003	1918		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1922
44327004	4256		SIERRA VISTA VIS	5D3	Mission Revival	Minimally Altered	1924
44327005	4262		SIERRA VISTA ST	5D3	Mission Revival w/gull wing	Minimally Altered	1924
44327006	4268		SIERRA VISTA VIS	5D3	Craftsman Bungalow	Minimally Altered	1918
44327007	4276		SIERRA VIS	6Z	Craftsman Bungalow	Heavily Altered	1920
44327008	4282		SIERRA VISTA ST	5D3	Craftsman	Heavily Altered	1924
44327009	4291		ALLEN RD	6Z			1976
44327010	4290		SIERRA VISTA VIS	5D3	Mission Revival	Minimally Altered	c.1920
44327011	4294		SIERRA VISTA VIS	6Z			1980
44327012	4298		SIERRA VISTA VIS	5D3	Craftsman Bungalow	Minimally Altered	1913
44327013	4314		VALLE VISTA ST	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44327014	4320		VALLE VIS	6Z	No Longer Apparent	Altered Beyond Recognition	1947
44327015	4328		VALLE VISTA ST	5D3	Vernacular Bungalow	Minimally Altered	1918
44327016	4334		VALLE VIS	5D3	Mission Revival	Minimally Altered	c.1925
44327017	4340		VALLE VIS	5D3	Craftsman	Minimally Altered	1920
44327018	4346		VALLE VIS	6Z	Craftsman Bungalow	Unknown	c.1910
44327019	4348		VALLE VIS	6Z	Vernacular	Heavily Altered	1934
44327020	4364		VALLE VIS	5D3	Vernacular Bungalow w/clipped gable and Classical Elements	Minimally Altered	1923
44327021	4376		VALLE VIS	5D3	Craftsman	Minimally Altered	1919

Figure 3.97: Condensed tabular listing of all resources in the Proposed Mission Hills I, II, III Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 4 of 18)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44327022	4380		VALLE VIS	6Z	No Longer Apparent	Altered Beyond Recognition	1933
44328102	4361		VALLE VIS	6Z	Craftsman Bungalow	Heavily Altered	1913
44328104	1877		ALTAMIRA PL	5D3	Craftsman Bungalow	Minimally Altered	1930
44328105	1871		ALTAMIRA PL	5D3	Spanish Eclectic	Minimally Altered	1915
44328106	4330		SIERRA VISTA VIS	5D3	Craftsman Bungalow	Unaltered	1914
44328107	4322		SIERRA VISTA VIS	5D3	Craftsman Bungalow	Unaltered	1915
44328108	4316		SIERRA VISTA VIS	5D3	Craftsman	Heavily Altered	1917
44328109	4308		SIERRA VISTA VIS	5D3	Craftsman Bungalow	Minimally Altered	1915
44328110	4321		VALLE VIS	6Z	Mission Revival	Heavily Altered	c.1925
44328111	4337		VALLE VIS	5D3	Craftsman Bungalow	Minimally Altered	1911
44328112	4347		VALLE VIS	6Z	Craftsman Bungalow	Heavily Altered	1915
44328113	1895		ALTAMIRA PL	5D3	Prairie	Heavily Altered	c.1920
44328201	1863		ALTAMIRA PL	5D3	Spanish Colonial Revival	Minimally Altered	1939
44328202	1855		ALTAMIRA PL	5D3	Spanish Colonial Revival	Minimally Altered	1934
44328203	1847		ALTAMIRA PL	5D3	Arts & Crafts	Minimally Altered	1913
44328204	1833		ALTAMIRA PL	5S1	Spanish Eclectic	Minimally Altered	c.1930
44328205	1829		ALTAMIRA PL	5D3	Craftsman	Minimally Altered	1914
44328206	1815		ALTAMIRA PL	5D3	Craftsman Bungalow	Minimally Altered	1925
44328207	1805		ALTAMIRA PL	6Z	No Longer Apparent	Altered Beyond Recognition	1923
44328208	4364		HERMOSA WAY	5D3	Queen Anne Free Classic	Minimally Altered	c.1915
44328209	4360		HERMOSA WAY	5D3	Spanish Colonial Revival	Minimally Altered	1928
44328210	4350		HERMOSA WAY	5D3	Victorian Vernacular	Minimally Altered	1913
44328211	4332		HERMOSA WAY	5D3	Mission Revival	Heavily Altered	c.1930
44328212	4324		HERMOSA WAY	5D3	Mission Revival	Heavily Altered	1915
44328213	4316		HERMOSA WAY	5D3	Craftsman	Heavily Altered	1915
44328214	1806		ALTURA PL	5D3	Craftsman	Minimally Altered	c.1915
44328215	1812		ALTURA PL	5D3	Vernacular	Minimally Altered	1935
44328216	1824		ALTURA PL	5D3	Arts & Crafts	Heavily Altered	1912
44328217	4315		SIERRA VISTA VIS	5D3	Craftsman Bungalow	Heavily Altered	1912
44328218	4317		SIERRA VISTA VIS	5D3	Craftsman Bungalow	Heavily Altered	c.1915
44328219	4341		SIERRA VISTA VIS	5D3	Colonial Revival w/clipped gable	Minimally Altered	1921

Figure 3.97: Condensed tabular listing of all resources in the Proposed Mission Hills I, II, III Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 5 of 18)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44328220	4351		SIERRA VISTA VIS	5D3	Craftsman Bungalow	Minimally Altered	1918
44328221	4353		SIERRA VISTA VIS	5D3	Craftsman Bungalow	Heavily Altered	1920
44329001	4399		HERMOSA WAY	5D3	Spanish Colonial Revival	Minimally Altered	1925
44329002	4391		HERMOSA WAY	6Z	Art Moderne	Heavily Altered	1936
44329003	4383		HERMOSA WAY	5D3	Craftsman Bungalow	Heavily Altered	1915
44329004	4375		HERMOSA WAY	6Z	No Longer Apparent	Altered Beyond Recognition	1920
44329005	4367		HERMOSA WAY	6Z	Craftsman Bungalow	Heavily Altered	1920
44329006	4361		HERMOSA WAY	6Z	Unknown	Unknown	1930
44329007	1738	W	ARBOR DR	5D3	Spanish Colonial Revival	Heavily Altered	1926
44329008	1724	W	ARBOR DR	6Z	Ranch	Minimally Altered	1951
44329009	1714	W	ARBOR DR	5D3	Victorian Vernacular	Minimally Altered	1917
44329010	1706	W	ARBOR DR	6Z	Craftsman Bungalow	Heavily Altered	1914
44329011	4218		STEPHENS ST	5D3	Prairie/Mission Revival	Unaltered	1914
44329012	4302		PLUMOSA WAY	5D3	Ranch	Minimally Altered	c.1960
44340101	4295		WITHERBY ST	5D3	Ranch/Spanish Eclectic	Minimally Altered	1938
44340102	4258		INGLESIDE AVE	5D3	Spanish Colonial Revival	Minimally Altered	1927
44340103	4281		WITHERBY ST	5D3	Tudor Revival	Minimally Altered	1926
44340104	4275		WITHERBY ST	5D3	Spanish Colonial Revival	Minimally Altered	1928
44340105	4267		WITHERBY ST	5D3	Mission Revival	Heavily Altered	1924
44340106	4259		WITHERBY ST	5D3	Spanish Colonial Revival	Minimally Altered	1926
44340107	4249		WITHERBY ST	6Z			1968
44340108	4245		WITHERBY ST	5D3	Spanish Colonial Revival	Minimally Altered	1940
44340109	4231		WITHERBY ST	5S1	Spanish Eclectic	Minimally Altered	1927
44340110	2150		SUNSET BLVD	5S1	Tudor Revival	Minimally Altered	c.1925
44340111	2140		SUNSET BLVD	5D3	Spanish Colonial Revival	Minimally Altered	c.1920
44340112	2124		SUNSET BLVD	6Z	Craftsman	Heavily Altered	c.1925
44340113	4210		INGLESIDE AVE	5B	Italian Renaissance Revival	Minimally Altered	1923
44340114	4224		INGLESIDE AVE	5D3	Vernacular	Minimally Altered	1931
44340201	4329		WITHERBY ST	5D3	Mission Revival	Minimally Altered	1924

Figure 3.97: Condensed tabular listing of all resources in the Proposed Mission Hills I, II, III Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 6 of 18)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44340202	2147		HICKORY ST	5D3	Mission Revival	Minimally Altered	1939
44340203	2141		HICKORY ST	5D3	Vernacular Bungalow	Unaltered	1923
44340204	4319		WITHERBY ST	5D3	Mission Revival	Heavily Altered	c.1925
44340205	4309		WITHERBY ST	5D3	Spanish Colonial Revival	Minimally Altered	1929
44340206	4303		WITHERBY ST	6Z	No Longer Apparent	Altered Beyond Recognition	1927
44340207	4289		INGLESIDE AVE	6Z	No Longer Apparent	Altered Beyond Recognition	1925
44340208	4281		INGLESIDE AVE	5D3	Mission Revival	Minimally Altered	1925
44340209	4275		INGLESIDE AVE	5D3	Spanish Colonial Revival	Minimally Altered	1930
44340210	4265		INGLESIDE AVE	5D3	Mission Revival	Minimally Altered	1925
44340211	4257		INGLESIDE AVE	5D3	Spanish Colonial Revival	Minimally Altered	1925
44340212	4247		INGLESIDE AVE	5D3	Spanish Colonial Revival	Minimally Altered	1926
44340213	4241		INGLESIDE AVE	5D3	Minimal Traditional	Minimally Altered	1937
44340214	4231		INGLESIDE AVE	5D3	Spanish Colonial Revival	Minimally Altered	1935
44340215	4225		INGLESIDE AVE	6Z			c.2005
44340216	4215		INGLESIDE AVE	5D3	Mission Revival	Minimally Altered	c.1930
44340217	2044		SUNSET BLVD	5D3	Mission Revival	Minimally Altered	1927
44340218	2034		SUNSET BLVD	5D3	Contemporary	Minimally Altered	1955
44340219	2030		SUNSET BLVD	6Z			1961
44340220	2004		SUNSET BLVD	6Z			c.2005
44340221	4230		ARGUELLO ST	5S1	Colonial Revival	Minimally Altered	c.1925
44340222	4240		ARGUELLO ST	5D3	Prairie	Minimally Altered	1917
44340223	4250		ARGUELLO ST	5D3	Prairie	Minimally Altered	1917
44340224	4258		ARGUELLO ST	5D3	Prairie	Minimally Altered	1920
44340225	4266		ARGUELLO ST	5D3	Spanish Colonial Revival	Minimally Altered	1927
44340226	4274		ARGUELLO ST	6Z			1985
44340227	4280		ARGUELLO ST	6Z	No Longer Apparent	Altered Beyond Recognition	1932
44340228	4288		ARGUELLO ST	5D3	Craftsman	Heavily Altered	c.1925
44340229	4294		ARGUELLO ST	5D3	Spanish Colonial Revival	Minimally Altered	1924
44342101	2053		HICKORY ST	5S3	Minimal Traditional	Minimally Altered	1950
44342102	4275		ARGUELLO ST	5D3	Craftsman	Minimally Altered	c.1910
44342103	4265		ARGUELLO ST	5D3	Arts & Crafts	Minimally Altered	1913
44342104	4255		ARGUELLO ST	5D3	Arts & Crafts	Minimally Altered	1913

Figure 3.97: Condensed tabular listing of all resources in the Proposed Mission Hills I, II, III Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 7 of 18)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44342105	4251		ARGUELLO ST	5D3	Prairie	Unaltered	1920
44342106	4241		ARGUELLO ST	5D3	Prairie	Unaltered	c.1920
44342107	4233		ARGUELLO ST	5D3	Spanish Colonial Revival	Heavily Altered	c.1925
44342108	4227		ARGUELLO ST	5D3	Prairie	Heavily Altered	1914
44342109	4203		ARGUELLO ST	5D3	Spanish Colonial Revival	Minimally Altered	1938
44342110	1978		SUNSET BLVD	5D3	Spanish Colonial Revival	Minimally Altered	1923
44342111	4204		ARDEN WAY	5D3	Prairie	Minimally Altered	c.1920
44342112	4208		ARDEN WAY	5D3	Craftsman	Heavily Altered	1917
44342113	4212		ARDEN WAY	5D3	Craftsman	Minimally Altered	c.1915
44342114	4214		ARDEN WAY	5D3	Craftsman	Minimally Altered	c.1915
44342115	4220		ARDEN WAY	5D3	Mission Revival	Minimally Altered	c.1920
44342116	4224		ARDEN WAY	5D3	Spanish Colonial Revival	Minimally Altered	1924
44342117	4230		ARDEN WAY	5D3	Craftsman	Minimally Altered	1913
44342118	4232		ARDEN WAY	6Z	No Longer Apparent	Altered Beyond Recognition	1933
44342119	4238		ARDEN WAY	5D3	Arts & Crafts	Unaltered	1915
44342120	4240		ARDEN WAY	5D3	Arts & Crafts	Unaltered	c.1915
44342121	4244		ARDEN WAY	5D3	Arts & Crafts	Unaltered	c.1915
44342122	4248		ARDEN WAY	5D3	Mission Revival	Minimally Altered	1913
44342201	4249		ARDEN WAY	5D3	Spanish Colonial Revival	Minimally Altered	1923
44342202	4247		ARDEN WAY	5S1	Craftsman Bungalow	Minimally Altered	1922
44342203	4241		ARDEN WAY	5D3	Vernacular Bungalow w/gull wing	Minimally Altered	1921
44342204	4239		ARDEN WAY	5D3	Arts & Crafts	Unaltered	1913
44342205	4235		ARDEN WAY	5D3	Colonial Revival w/Dutch gambrel roof	Minimally Altered	1938
44342206	4229		ARDEN WAY	5D3	Colonial Revival w/Dutch gambrel roof	Minimally Altered	1938
44342207	4225		ARDEN WAY	5D3	Arts & Crafts	Minimally Altered	1917
44342208	4221		ARDEN WAY	5D3	Arts & Crafts	Minimally Altered	1914
44342209	4217		ARDEN WAY	5D3	Prairie	Minimally Altered	1921
44342210	4215		ARDEN WAY	6Z			1962
44342211	4211		ARDEN WAY	5D3	Craftsman Bungalow	Unaltered	1921
44342212	4205		ARDEN WAY	5D3	Prairie	Unaltered	1922
44342213	1930		SUNSET BLVD	5D3	Mission Revival	Minimally Altered	1925
44342214	1918		SUNSET BLVD	5D3	Mission Revival	Unaltered	1923
44342215	1912		SUNSET BLVD	5D3	Mission Revival	Minimally Altered	1925
44342216	4204		ST JAMES PL	5D3	Tudor Revival	Minimally Altered	1926
44342217	4220		ST JAMES PL	5D3	Spanish Colonial Revival	Minimally Altered	1937

Figure 3.97: Condensed tabular listing of all resources in the Proposed Mission Hills I, II, III Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 8 of 18)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44342218	4224		ST JAMES PL	5D3	Craftsman	Minimally Altered	1918
44342219	4228		ST JAMES PL	5D3	Prairie/Italianate	Minimally Altered	1915
44342220	4230		ST JAMES PL	5D3	Mission Revival	Minimally Altered	1915
44342221	4236		ST JAMES PL	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44342222	1913		FORT STOCKTON DR	6Z	Colonial Revival	Heavily Altered	1920
44342223	4244		ST JAMES PL	5D3	Craftsman Bungalow	Minimally Altered	1917
44343101	4251		SIERRA VISTA VIS	5D3	Mission Revival	Heavily Altered	1922
44343102	1866		FORT STOCKTON DR	5D3	Prairie	Minimally Altered	1922
44343103	1860		FORT STOCKTON DR	5D3	Mission Revival	Minimally Altered	1922
44343104	1869	W	MONTECITO WAY	5D3	Craftsman Bungalow	Minimally Altered	1915
44343105	1854		FORT STOCKTON DR	5D3	Craftsman	Minimally Altered	1914
44343106	1846		FORT STOCKTON DR	5D3	Colonial Revival	Minimally Altered	1925
44343107	1861	W	MONTECITO WAY	5D3	Craftsman Bungalow	Minimally Altered	1915
44343108	1853	W	MONTECITO WAY	5D3	Craftsman Bungalow	Minimally Altered	1915
44343109	1834		FORT STOCKTON DR	5D3	Prairie	Minimally Altered	c.1915
44343110	1845	W	MONTECITO WAY	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44343111	1835	W	MONTECITO WAY	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1911
44343112	1829	W	MONTECITO WAY	5S3	Minimal Traditional	Minimally Altered	1942
44343113	1821	W	MONTECITO WAY	6Z	Vernacular Bungalow w/classical elements	Heavily Altered	1925
44343114	1809	W	MONTECITO WAY	5D3	Craftsman	Minimally Altered	c.1915
44343115	1803	W	MONTECITO WAY	5D3	Craftsman	Heavily Altered	c.1915
44343116	4130		HERMOSA WAY	5D3	Craftsman Bungalow	Minimally Altered	1920
44343117	1800		FORT STOCKTON DR	5D3	Craftsman	Minimally Altered	c.1920
44343118	1802		FORT STOCKTON DR	5D3	Prairie	Minimally Altered	c.1925
44343119	1804		FORT STOCKTON DR	5D3	Mission Revival	Minimally Altered	c.1925
44343120	1816		FORT STOCKTON DR	5D3	Mission Revival	Minimally Altered	c.1915

Figure 3.97: Condensed tabular listing of all resources in the Proposed Mission Hills I, II, III Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 9 of 18)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44343121	1830		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1915
44343201	4247		ST JAMES PL	5D3	Prairie	Unaltered	1915
44343202	1887		FORT STOCKTON DR	5D3	Craftsman Bungalow	Heavily Altered	1916
44343203	4239		ST JAMES PL	5D3	Spanish Colonial Revival	Minimally Altered	1936
44343204	4227		ST JAMES PL	5D3	Prairie	Heavily Altered	c.1915
44343204	4229		ST JAMES PL	5D3	Vernacular Bungalow	Minimally Altered	c.1920
44343205	1898		SUNSET BLVD	5D3	Spanish Colonial Revival	Minimally Altered	1922
44343206	4219		ST JAMES PL	6Z	Spanish Colonial Revival	Heavily Altered	1922
44343207	1890		SUNSET BLVD	5D3	Spanish Colonial Revival	Minimally Altered	1922
44343208	1884		SUNSET BLVD	5D3	Mission Revival	Minimally Altered	1922
44343209	1874		SUNSET BLVD	5D3	Prairie	Heavily Altered	1913
44343210	1870		SUNSET BLVD	5D3	Prairie	Minimally Altered	1913
44343211	1864		SUNSET BLVD	5D3	Craftsman	Minimally Altered	1911
44343212	1850		SUNSET BLVD	5D3	Craftsman	Minimally Altered	1917
44343213	1848		SUNSET BLVD	5D3	Tudor Revival w/clipped gable	Minimally Altered	1923
44343214	1836		SUNSET BLVD	5D3	Craftsman Bungalow	Minimally Altered	1909
44343215	1830		SUNSET BLVD	5D3	Prairie	Heavily Altered	1912
44343216	1811		FORT STOCKTON DR	5D3	Spanish Colonial Revival	Unaltered	1927
44343217	1826		SUNSET BLVD	5D3	Craftsman Bungalow	Minimally Altered	1920
44343218	1824		SUNSET BLVD	5S1	Craftsman Bungalow	Minimally Altered	1920
44343219	1801		FORT STOCKTON DR	5D3	Vernacular Bungalow	Minimally Altered	1921
44343220	1818		SUNSET BLVD	5D3	Colonial Revival	Minimally Altered	1938
44343221	1799		FORT STOCKTON DR	5D3	Craftsman Bungalow/Mission Revival	Minimally Altered	1915
44343222	1797		FORT STOCKTON DR	5D3	Mission Revival	Minimally Altered	1913
44343223	1814		SUNSET BLVD	5D3	Mission Revival	Heavily Altered	1934
44343224	1787		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1914
44343225	1775		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44343226	1835		FORT STOCKTON DR	5D3	Mission Revival	Minimally Altered	1913
44343227	1845		FORT STOCKTON DR	5D3	Spanish Colonial Revival	Minimally Altered	1925
44343228	1855		FORT STOCKTON DR	5D3	Craftsman	Minimally Altered	c.1910

Figure 3.97: Condensed tabular listing of all resources in the Proposed Mission Hills I, II, III Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 10 of 18)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44343229	1859		FORT STOCKTON DR	5D3	Prairie	Minimally Altered	1913
44343230	1867		FORT STOCKTON DR	6Z	Prairie	Heavily Altered	c.1915
44343231	1883		FORT STOCKTON DR	5D3	Craftsman	Minimally Altered	1920
44344101	4277		SIERRA VISTA VIS	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44344102	4285		SIERRA VISTA VIS	5D3	Craftsman Bungalow	Heavily Altered	1927
44344103	1839		ALTURA PL	5D3	Craftsman Bungalow	Minimally Altered	1917
44344104	1835		ALTURA PL	6Z	Craftsman Bungalow	Heavily Altered	c.1920
44344105	1821		ALTURA PL	5D3	Craftsman Bungalow	Heavily Altered	1911
44344106	1815		ALTURA PL	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44344107	1803		ALTURA PL	6Z	Craftsman Bungalow	Heavily Altered	1920
44344108	4298		HERMOSA WAY	6Z	Craftsman Bungalow	Heavily Altered	1925
44344109	4290		HERMOSA WAY	5D3	Craftsman	Heavily Altered	1913
44344110	4280		HERMOSA WAY	6Z	No Longer Apparent	Altered Beyond Recognition	1913
44344111	1810	W	MONTECITO WAY	5D3	Craftsman	Minimally Altered	1913
44344112	1818	W	MONTECITO WAY	5D3	Mission Revival	Minimally Altered	1926
44344113	1828	W	MONTECITO WAY	5D3	Craftsman Bungalow	Unaltered	1921
44344114	1840	W	MONTECITO WAY	5D3	Craftsman	Minimally Altered	1920
44344115	1846	W	MONTECITO WAY	5D3	Craftsman	Minimally Altered	1912
44344116	1850	W	MONTECITO WAY	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44344117	1860	W	MONTECITO WAY	5D3	Craftsman	Minimally Altered	1919
44344118	1866	W	MONTECITO WAY	6Z	Prairie/Mission Revival	Heavily Altered	1939
44344119	1880	W	MONTECITO WAY	6Z	Craftsman Bungalow	Heavily Altered	1934
44344120	1886	W	MONTECITO WAY	5D3	Craftsman Bungalow	Minimally Altered	1920
44344121	1896	W	MONTECITO WAY	5D3	Spanish Colonial Revival	Minimally Altered	1940
44344202	1749	W	ARBOR DR	5D3	Craftsman Bungalow	Heavily Altered	1923
44344203	1765	W	ARBOR DR	5D3	Mission Revival	Unaltered	1923
44344204	1720	W	MONTECITO WAY	5D3	Spanish Colonial Revival	Minimally Altered	1926
44344205	1718	W	MONTECITO WAY	5D3	Spanish Colonial Revival	Minimally Altered	1926

Figure 3.97: Condensed tabular listing of all resources in the Proposed Mission Hills I, II, III Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 11 of 18)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44344206	1708	W	MONTECITO WAY	6Z	Mission Revival	Minimally Altered	1934
44344207	4168		STEPHENS ST	5D3	Craftsman Bungalow	Minimally Altered	1924
44344208	4174		STEPHENS ST	5D3	Vernacular Bungalow	Minimally Altered	c.1920
44344209	4178		STEPHENS ST	5D3	Craftsman Bungalow	Minimally Altered	1928
44344210	4186		STEPHENS ST	5D3	Craftsman Bungalow	Unaltered	c.1920
44344211	4194		STEPHENS ST	5D3	Craftsman Bungalow	Unaltered	1921
44344213	1737	W	ARBOR DR	5D3	Craftsman Bungalow	Minimally Altered	1923
44345001	4355		HERMOSA WAY	6Z	Craftsman Bungalow	Heavily Altered	1950
44345002	4345		HERMOSA AVE	5D3	Craftsman Bungalow	Minimally Altered	1922
44345003	4337		HERMOSA WAY	6Z	Vernacular	Heavily Altered	c.1930
44345004	4329		HERMOSA WAY	6Z	Craftsman Bungalow	Heavily Altered	c.1920
44345005	4321		HERMOSA WAY	5D3	Craftsman Bungalow	Minimally Altered	1923
44345006	4315		HERMOSA WAY	5D3	Victorian Vernacular	Minimally Altered	1913
44345007	4301		HERMOSA WAY	5S1	Craftsman	Heavily Altered	1913
44345008	4295		HERMOSA WAY	6Z	Craftsman Bungalow	Heavily Altered	c.1925
44345009	4291		HERMOSA WAY	6Z	Craftsman Bungalow	Heavily Altered	c.1920
44345010	4285		HERMOSA WAY	6Z	Craftsman Bungalow	Heavily Altered	c.1925
44345011	1748	W	ARBOR DR	6Z	No Longer Apparent	Altered Beyond Recognition	1926
44345012	1754	W	ARBOR DR	5D3	Craftsman Bungalow	Heavily Altered	c.1915
44345013	4275		HERMOSA WAY	6Z			c.2005
44345014	1760	W	ARBOR DR	5D3	Craftsman Bungalow	Minimally Altered	1925
44345015	1768	W	ARBOR DR	5D3	Spanish Colonial Revival	Unaltered	1927
44345016	1726	W	MONTECITO WAY	5D3	Craftsman Bungalow	Minimally Altered	1924
44345017	1736	W	MONTECITO WAY	5D3	Tudor Revival	Unaltered	1927
44345018	1746	W	MONTECITO WAY	6Z			1950
44345019	1752	W	MONTECITO WAY	5D3	Vernacular Bungalow	Minimally Altered	c.1920
44345020	1760	W	MONTECITO WAY	5D3	Spanish Colonial Revival	Minimally Altered	1925
44345021	4263		HERMOSA WAY	5D3	Craftsman Bungalow	Minimally Altered	1918

Figure 3.97: Condensed tabular listing of all resources in the Proposed Mission Hills I, II, III Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 12 of 18)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44345022	1768	W	MONTECITO WAY	5D3	Prairie	Minimally Altered	c.1920
44346101	4145		HERMOSA WAY	5D3	Craftsman Bungalow	Minimally Altered	c.1920
44346102	4139		HERMOSA WAY	5D3	Craftsman Bungalow	Minimally Altered	1920
44346103	4125		HERMOSA WAY	5D3	Craftsman Bungalow	Minimally Altered	1920
44346104	1761	W	MONTECITO WAY	5D3	Mission Revival	Unaltered	1924
44346105	1753	W	MONTECITO WAY	5D3	Colonial Revival	Minimally Altered	c.1935
44346106	1745	W	MONTECITO WAY	5D3	Vernacular Bungalow	Minimally Altered	1925
44346107	1733	W	MONTECITO WAY	5D3	Vernacular Bungalow	Heavily Altered	c.1925
44346108	1729	W	MONTECITO WAY	5D3	Vernacular Bungalow	Minimally Altered	1925
44346109	1725	W	MONTECITO WAY	5D3	Vernacular Bungalow	Minimally Altered	1925
44346110	1721	W	MONTECITO WAY	5D3	Mission Revival	Minimally Altered	1924
44346111	4146		STEPHENS ST	5D3	Mission Revival	Heavily Altered	c.1925
44346112	4134		STEPHENS ST	5D3	Vernacular Bungalow	Minimally Altered	c.1925
44346113	4126		STEPHENS ST	5D3	Vernacular Bungalow w/classical elements	Minimally Altered	1925
44346114	4120		STEPHENS ST	5D3	Spanish Colonial Revival	Minimally Altered	1927
44346115	1706	W	LEWIS ST	5D3	Spanish Colonial Revival	Unaltered	1927
44346116	1714	W	LEWIS ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1925
44346117	1720	W	LEWIS ST	5D3	Spanish Colonial Revival	Unaltered	1927
44346118	1728	W	LEWIS ST	6Z	No Longer Apparent	Altered Beyond Recognition	c.1920
44346119	1732	W	LEWIS ST	5D3	Vernacular Bungalow w/gull wing	Unaltered	1923
44346120	1744	W	LEWIS ST	5D3	Prairie	Minimally Altered	1915
44346121	1752	W	LEWIS ST	5D3	Prairie	Minimally Altered	c.1915
44346122	1760	W	LEWIS ST	5D3	Craftsman	Unaltered	c.1915
44346123	1770	W	LEWIS ST	5D3	Prairie	Unaltered	c.1915
44346124	1778	W	LEWIS ST	5D3	Craftsman	Minimally Altered	c.1915
44346201	1753	W	LEWIS ST	5S1	Craftsman	Minimally Altered	1913
44346202	1770		FORT STOCKTON DR	5D3	Prairie	Minimally Altered	1917
44346203	1739	W	LEWIS ST	6Z	No Longer Apparent	Altered Beyond Recognition	1938

Figure 3.97: Condensed tabular listing of all resources in the Proposed Mission Hills I, II, III Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 13 of 18)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44346204	1760		FORT STOCKTON DR	5D3	Craftsman	Minimally Altered	1917
44346205	1750		FORT STOCKTON DR	6Z	Vernacular Bungalow	Heavily Altered	1931
44346206	1740		FORT STOCKTON DR	5D3	Prairie	Minimally Altered	c.1915
44346207	1734		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44346208	1720		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1921
44346209	1712		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1924
44346210	1704		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1912
44346211	1703	W	LEWIS ST	5D3	Mission Revival	Minimally Altered	c.1925
44346211	4078		STEPHENS ST	5D3	Vernacular Bungalow w/clipped gable	Minimally Altered	c.1920
44346211	4072		STEPHENS ST	5D3	Vernacular Bungalow w/clipped gable	Minimally Altered	c.1920
44346212	1715	W	LEWIS ST	6Z	Prairie	Heavily Altered	c.1915
44346213	1717	W	LEWIS ST	6Z	Spanish Colonial Revival	Heavily Altered	c.1930
44346214	1731	W	LEWIS ST	5D3	Mission Revival	Minimally Altered	1923
44361101	1895		SUNSET BLVD	5D3	Mission Revival	Minimally Altered	1924
44361102	1889		SUNSET BLVD	5D3	Mission Revival	Minimally Altered	1923
44361103	1883		SUNSET BLVD	5D3	Prairie	Minimally Altered	1915
44361104	1875		SUNSET BLVD	5D3	Craftsman/Italianate	Minimally Altered	1910
44361105	1871		SUNSET BLVD	5D3	Arts & Crafts	Minimally Altered	1912
44361106	1863		SUNSET BLVD	5D3	Prairie	Minimally Altered	1912
44361107	1851		SUNSET BLVD	5D3	Craftsman	Minimally Altered	1911
44361108	1845		SUNSET BLVD	5D3	Beaux Arts	Minimally Altered	c.1915
44361109	1835		SUNSET BLVD	5D3	Craftsman	Minimally Altered	c.1915
44361110	1829		SUNSET BLVD	5D3	Craftsman	Minimally Altered	1911
44361111	1821		SUNSET BLVD	6Z	Minimal Traditional	Heavily Altered	1938
44361112	1815		SUNSET BLVD	5D3	Colonial Revival w/Dutch gambrel roof	Minimally Altered	1924
44361113	1816		SHERIDAN AVE	5D3	Craftsman	Minimally Altered	1909
44361114	1824		SHERIDAN AVE	5S1	Craftsman Bungalow	Minimally Altered	1911
44361115	1834		SHERIDAN AVE	5D3	Vernacular Bungalow w/clipped gable	Minimally Altered	1923
44361116	1840		SHERIDAN AVE	5D3	Craftsman Bungalow	Minimally Altered	1922
44361117	1844		SHERIDAN AVE	5D3	Spanish Colonial Revival	Minimally Altered	1922
44361118	1852		SHERIDAN AVE	5D3	Spanish Colonial Revival	Minimally Altered	1925

Figure 3.97: Condensed tabular listing of all resources in the Proposed Mission Hills I, II, III Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 14 of 18)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44361119	1860		SHERIDAN AVE	5D3	Mission Revival	Minimally Altered	1927
44361120	1870		SHERIDAN AVE	5D3	Spanish Colonial Revival	Minimally Altered	1921
44361121	1876		SHERIDAN AVE	5D3	Ranch	Minimally Altered	1939
44361122	1882		SHERIDAN AVE	5D3	Prairie	Minimally Altered	1918
44361123	1890		SHERIDAN AVE	5S3	Minimal Traditional	Minimally Altered	1957
44361124	4107		ST JAMES PL	5D3	Mission Revival	Minimally Altered	1921
44361201	1899		SHERIDAN AVE	5D3	Prairie	Minimally Altered	1914
44361202	1889		SHERIDAN AVE	5D3	Craftsman	Heavily Altered	1913
44361203	1885		SHERIDAN AVE	5D3	Vernacular Bungalow	Minimally Altered	1923
44361204	1875		SHERIDAN AVE	5D3	Mission Revival	Minimally Altered	1925
44361205	1867		SHERIDAN AVE	5S3	Minimal Traditional	Minimally Altered	1942
44361206	1859		SHERIDAN AVE	5D3	Minimal Traditional	Minimally Altered	1941
44361207	1845		SHERIDAN AVE	5D3	Spanish Colonial Revival	Minimally Altered	1924
44361208	1808		LYNDON RD	5D3	Spanish Colonial Revival	Minimally Altered	1923
44361209	1812		LYNDON RD	5D3	Spanish Colonial Revival	Minimally Altered	1927
44361210	1820		LYNDON RD	5D3	Mission Revival	Minimally Altered	1925
44361211	1840		LYNDON RD	5D3	Italian Renaissance Revival	Minimally Altered	1913
44361212	1848		LYNDON RD	6Z	Spanish Colonial Revival	Heavily Altered	1926
44361213	1850		LYNDON RD	5D3	Arts & Crafts	Minimally Altered	1910
44361214	1868		LYNDON RD	5D3	Craftsman Bungalow	Heavily Altered	1917
44361215	1876		LYNDON RD	5D3	Mission Revival	Minimally Altered	1925
44361216	1884		LYNDON RD	5D3	Craftsman Bungalow	Minimally Altered	1914
44361217	1896		LYNDON RD	5D3	Prairie	Minimally Altered	1916
44362001	1833		LYNDON RD	5D3	Craftsman Bungalow	Minimally Altered	c.1910
44362002	1841		LYNDON RD	5D3	Prairie	Heavily Altered	1917
44362003	1845		LYNDON RD	6Z			2004
44362004	1849		LYNDON RD	5D3	Craftsman Bungalow	Minimally Altered	1915
44362005	1853		LYNDON RD	5D3	Tudor Revival	Minimally Altered	1925
44362006	1855		LYNDON RD	6Z			1994
44362008	4025		ST JAMES PL	5D3	Ranch/Contemporary	Minimally Altered	1953
44362009	3955		ST JAMES PL	5D3	Craftsman Bungalow	Minimally Altered	c.1910

Figure 3.97: Condensed tabular listing of all resources in the Proposed Mission Hills I, II, III Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 15 of 18)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44362010	3939		ST JAMES PL	5D3	Pueblo Revival	Minimally Altered	1927
44362011	3933		ST JAMES PL	5D3	Mission Revival	Minimally Altered	1928
44362012	3911		ST JAMES PL	5D3	Craftsman Bungalow	Heavily Altered	c.1915
44362013	3901		ST JAMES PL	5D3	Craftsman	Minimally Altered	c.1915
44362014	4031		BAY VIEW CT	6Z			1971
44362015	4047		BAY VIEW CT	6Z	No Longer Apparent	Altered Beyond Recognition	1950
44362017	1877		LYNDON RD	5S1	Prairie w/Tudor Revival elements	Minimally Altered	1913
44362018	1875		LYNDON RD	6Z			1973
44363101	1826		WASHINGTON PL	6Z	Unknown	Unknown	1935
44363102	1836		WASHINGTON PL	5D3	Craftsman Bungalow	Minimally Altered	1915
44363103	1844		WASHINGTON PL	6Z	Vernacular	Heavily Altered	1935
44363104	1852		WASHINGTON PL	6Z	No Longer Apparent	Altered Beyond Recognition	1935
44363105	1862		WASHINGTON PL	5D3	Vernacular	Minimally Altered	1924
44363107	1878		WASHINGTON PL	5D3	Contemporary	Unaltered	1959
44363108	1870		WASHINGTON PL	5D3	Contemporary	Minimally Altered	1956
44363109	1840		NEALE ST	6Z			1964
44364001	1702		WASHINGTON PL	6Z			1964
44364002	1714		WASHINGTON PL	5D3	Craftsman Bungalow	Minimally Altered	1913
44364003	1724		WASHINGTON PL	5D3	Craftsman Bungalow	Minimally Altered	1915
44364004	1728		WASHINGTON PL	6Z	Vernacular Bungalow	Heavily Altered	1930
44364005	1736		WASHINGTON PL	5D3	Craftsman	Minimally Altered	c.1915
44364006	1744		WASHINGTON PL	5D3	Colonial Revival	Minimally Altered	1938
44364007	1750		WASHINGTON PL	6Z	Unknown	Unknown	1945
44364008	1804		WASHINGTON PL	5D3	Craftsman Bungalow	Minimally Altered	1925
44364009	1812		WASHINGTON PL	5S3	Minimal Traditional	Minimally Altered	1943
44364010	1820		WASHINGTON PL	5D3	Spanish Colonial Revival	Heavily Altered	1935
44365001	1705		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1913
44365002	1715		FORT STOCKTON DR	6Z	Unknown	Unknown	1922

Figure 3.97: Condensed tabular listing of all resources in the Proposed Mission Hills I, II, III Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 16 of 18)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44365003	1719		FORT STOCKTON DR	6Z			1990
44365004	1725		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1913
44365005	1733		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1913
44365006	1737		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1913
44365008	1745		FORT STOCKTON DR	6Z	Craftsman Bungalow	Heavily Altered	1914
44365009	1755		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1914
44365011	1763		SUNSET BLVD	5D3	Prairie	Heavily Altered	1916
44365012	1773		SUNSET BLVD	5D3	Prairie	Minimally Altered	1914
44365013	1801		SHERIDAN AVE	5S1	Craftsman	Minimally Altered	c.1915
44365014	1783		SUNSET BLVD	6Z			1980
44365015	1807		SHERIDAN AVE	5D3	Prairie/Craftsman	Heavily Altered	1914
44365016	1811		SHERIDAN AVE	5D3	Craftsman	Heavily Altered	1913
44365017	1815		SHERIDAN AVE	5D3	Spanish Colonial Revival	Minimally Altered	1925
44365018	1819		SHERIDAN AVE	5D3	Mission Revival	Minimally Altered	1913
44365019	1823		SHERIDAN AVE	6Z	Spanish Colonial Revival	Heavily Altered	1924
44365020	1825		SHERIDAN AVE	5D3	Craftsman Bungalow	Heavily Altered	1914
44365021	1801		LYNDON RD	5D3	Craftsman Bungalow	Heavily Altered	1919
44365022	1805		LYNDON RD	5D3	Craftsman Bungalow	Heavily Altered	c.1915
44365023	1811		LYNDON RD	5D3	Vernacular Bungalow	Heavily Altered	1921
44365024	1819		LYNDON RD	5D3	Craftsman	Minimally Altered	1915
44365025	1831		LYNDON RD	5D3	Craftsman/Prairie	Minimally Altered	1921
44380101	3930		PORTOLA PL	5D3	Vernacular Bungalow	Minimally Altered	1925
44380102	3922		PORTOLA PL	6Z			1990
44380103	3916		PORTOLA PL	5D3	Craftsman Bungalow	Heavily Altered	c.1910
44380104	3866		PRINGLE ST	6Z	Craftsman Bungalow	Heavily Altered	1920
44380105	3860		PRINGLE ST	6Z	Vernacular Bungalow	Heavily Altered	1930
44380106	1875		WASHINGTON PL	5D3	Craftsman Bungalow	Heavily Altered	1913
44380107	1867		WASHINGTON PL	5S3	Minimal Traditional	Minimally Altered	1947
44380108	1839		WASHINGTON PL	6Z	Vernacular Bungalow	Heavily Altered	1913
44380201	1731		WASHINGTON PL	6Z	Craftsman	Heavily Altered	c.1915

Figure 3.97: Condensed tabular listing of all resources in the Proposed Mission Hills I, II, III Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 17 of 18)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44380202	3949		PORTOLA PL	5D3	Craftsman Bungalow	Minimally Altered	1913
44380204	3941		PORTOLA PL	6Z	Minimal Traditional	Heavily Altered	1940
44380205	3933		PORTOLA PL	6Z			1989
44380206	3925		PORTOLA PL	5D3	Vernacular	Minimally Altered	1915
44380208	3903		PORTOLA PL	6Z	Unknown	Unknown	1960
44380209	3919		PORTOLA PL	6Z			1970
44380210	3911		PORTOLA PL	6Z			1965
44380211	1721		WASHINGTON PL	6Z			1990
44380212	1701		WASHINGTON PL	5D3	Queen Anne Free Classic	Minimally Altered	1908
45101201	3818		PRINGLE ST	5D3	Spanish Colonial Revival	Heavily Altered	1927
45101202	1804		NEALE ST	6Z	Spanish Eclectic	Heavily Altered	1930
45101203	1816		NEALE ST	5D3	Spanish Eclectic	Heavily Altered	1930
45101204	1820		NEALE ST	5D3	Contemporary	Minimally Altered	1950

Figure 3.97: Condensed tabular listing of all resources in the Proposed Mission Hills I, II, III Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 18 of 18)

3.12 Proposed North Florence Heights Geographic Historic District

Period of Significance: 1890-1940
Kate Sessions Period of Significance:
1886-1940

Boundaries – Overall

- North of Mission Hills/ Pioneer Park.
- East of Stephens Street.
- South of Hunter Street.
- West of Randolph Street.

See Attached Map for Further Information and Specific Boundaries

Total Structures	96
Potential Historic Resources	73
Non-Contributing Resources	23
Percentage Contributing	76%

Figure 3.98: North Florence Data

Applicable District Criteria

A, B, C, F(i,j)

- **A:** Special elements of the city’s, community’s, or neighborhood’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **B:** Associated with persons or events significant in local, state, or national history.
- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city.

- **F(i):** Craftsmanship - Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.
- **F(j):** Building Groupings - Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.

Resource Types

(number of contributing resources)

- Art Moderne (1)
- Colonial Revival (2)
- Craftsman (16)
- Italian Renaissance Revival (1)
- Minimal Traditional (2)
- Mission Revival (9)
- Monterey Revival (2)
- Prairie (4)
- Queen Anne Free Classic/transitional Craftsman (1)
- Spanish Colonial Revival (14)
- Tudor Revival (1)
- Vernacular (16)
- Victorian Vernacular/transitional Craftsman (4)

Landscape/Hardscape Resources

- Lark Street turfed wide parkways
- Queen Palm street trees with triangular spacing
- Pink sidewalks
- Mature horticulture
- Urban canyon at Montecito and Lark
- Former growing grounds of Kate O. Sessions
- Mission Hills Nursery site

The Proposed North Florence Heights Geographic Historic District contains a total of 96 structures. Of these structures, 73 are potential historic resources and 15 structures are non-contributing due to significant alteration, while 8 are out of date range.

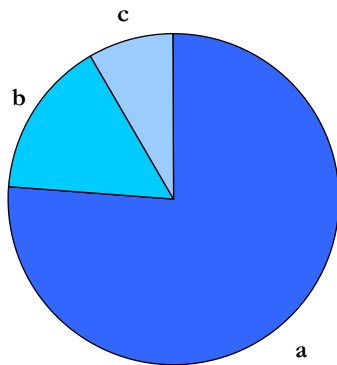


Figure 3.99: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (73)
- b. Non-Contributing: Significant Alteration (15)
- c. Non-Contributing: Out of Date Range (8)

The North Florence Heights subdivision predates many of the other neighborhoods in the Mission Hills area. Marcus Schiller, noted land speculator and one time member of the San Diego Board of Trustees (a precursor to the City Council), filed the subdivision 1890. North Florence Heights was bounded by Stephens St. on the west and Clay St. (now Lark) on the east. Its southern boundary encompassed the first Protestant Calvary Cemetery (later known as Pioneer Park and, today, as Mission Hills Park), a City of San Diego Historical Landmark, and an adjacent Catholic cemetery. The northern boundary was the bluffs overlooking Mission Valley. Other street names within North Florence Heights included Calhoun (now Palmetto), Randolph, Getti (now Ft. Stockton), Lewis, Broadway (now Montecito), Stockton (now Arbor), and Hunter (now Plumosa).

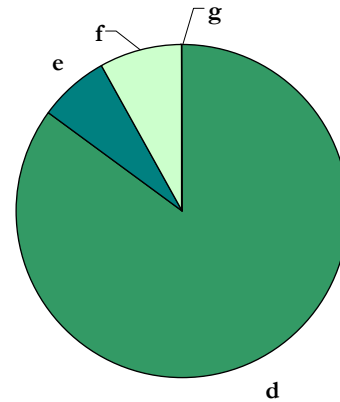


Figure 3.100: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (63)
- e. Multi-Family Residential (4)
- f. Commercial (6)
- g. Institutional/Religious (0)

The layout of North Florence Heights differs significantly from the other Nolen Plan inspired neighborhoods that surround it. North Florence Heights has a rectilinear shape and form, which is a significant contrast to the curvilinear streets that line Mission Hills to its west. The earlier layout of Horton’s Addition and Middletown in the 1870s and 1880s influenced the layout of North Florence Heights.

Beginning in 1903, horticulturalist Kate Sessions began purchasing large tracts of the subdivision. She used the land to grow species of plants and trees, and established a nursery at the corner of West Lewis and Stephens Street. Sessions and her brother Frank were the first formidable growers and distributors of the exotic poinsettia, *Euphorbia pulcherimma*, which was a plant native to Central America that she had popularized in San Diego County. She intuitively realized its commercial value and future in the budding floriculture business of California. Interestingly, a small portion

of Sessions nursery is used today as a nursery.

Sessions aided the eventual development of North Florence Heights by convincing John Spreckels to extend his San Diego Electric Railway streetcar line into the central Mission Hills area. After she personally lobbied Spreckels and the City, the new Mission Hills line materialized in 1908, linking the area to Hillcrest and downtown. Streetcar service along the #3 line was first built to Lewis and Stephens Streets, which was the location of Sessions' nursery. By 1913, the line extended from Lewis to the intersection of Fort Stockton and Trias Streets. The extension of transportation to the area brought a renewed interest in developing the area, and new residences soon dotted the neighborhood. Sessions also influenced the overall character of the streetscape with her trademark Queen Palm street trees, pink sidewalks, and generous turf parkways that unify the neighborhood and provide an aura of gentility.

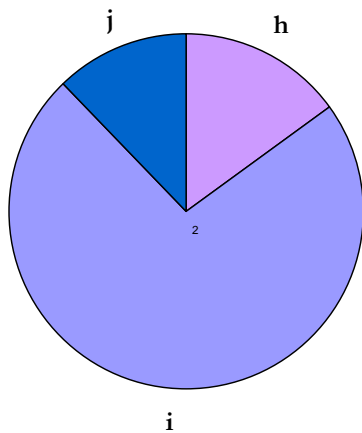


Figure 3.101: Potential Historic Resources by Integrity.

- h. Unaltered (11)
- i. Minimally Altered (53)
- j. Heavily Altered (9)

North Florence Heights has a significant concentration of Craftsman, Prairie Mediterranean influenced, Victorian, and Vernacular Bungalow examples of architecture. Additionally, there are contributing Tudor Revival and Italian Renaissance examples, as well. All of the buildings are consistent with styles seen in the surrounding Mission Hills area, and can be preliminarily attributed to several prolific builders and architects like Nathan Rigdon and Morris Irvin. Many examples feature local architectural variants of styles, such as gull wing porch dormers, stucco exteriors, thick porch columns, and clipped roof gables. Some resources have a four-square form that are evident in neighboring subdivisions. These variations contribute to the significant visual feel and narrative evident in the area.

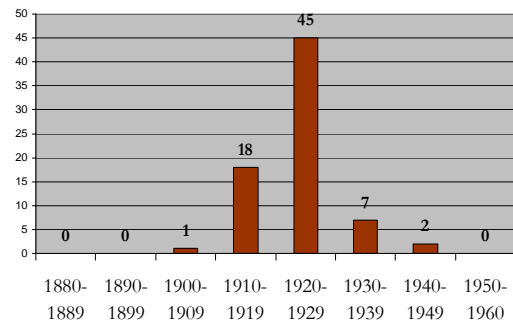


Figure 3.102: Potential Historic Resources by Decade.

The proposed North Florence Heights Geographic Historic District qualifies under HRB Criterion A, reflecting special elements of the Uptown Community's development history, the inter-relationship of the development with landscape design ideas promoted by horticulturalist Kate Sessions, Criterion B for the area's close association with horticulturalist Kate Sessions, Criterion C for its Craftsman, Spanish Colonial Revival and Mission Revival architecture,

and HRB Criterion F(i) for its examples of workmanship, craftsmanship, artistry, or design from the first half of the twentieth century that are of benefit to the

contemporary community as significant reminders of the past and F(j) for its collection of comfortable dwellings from the first half of the twentieth century.

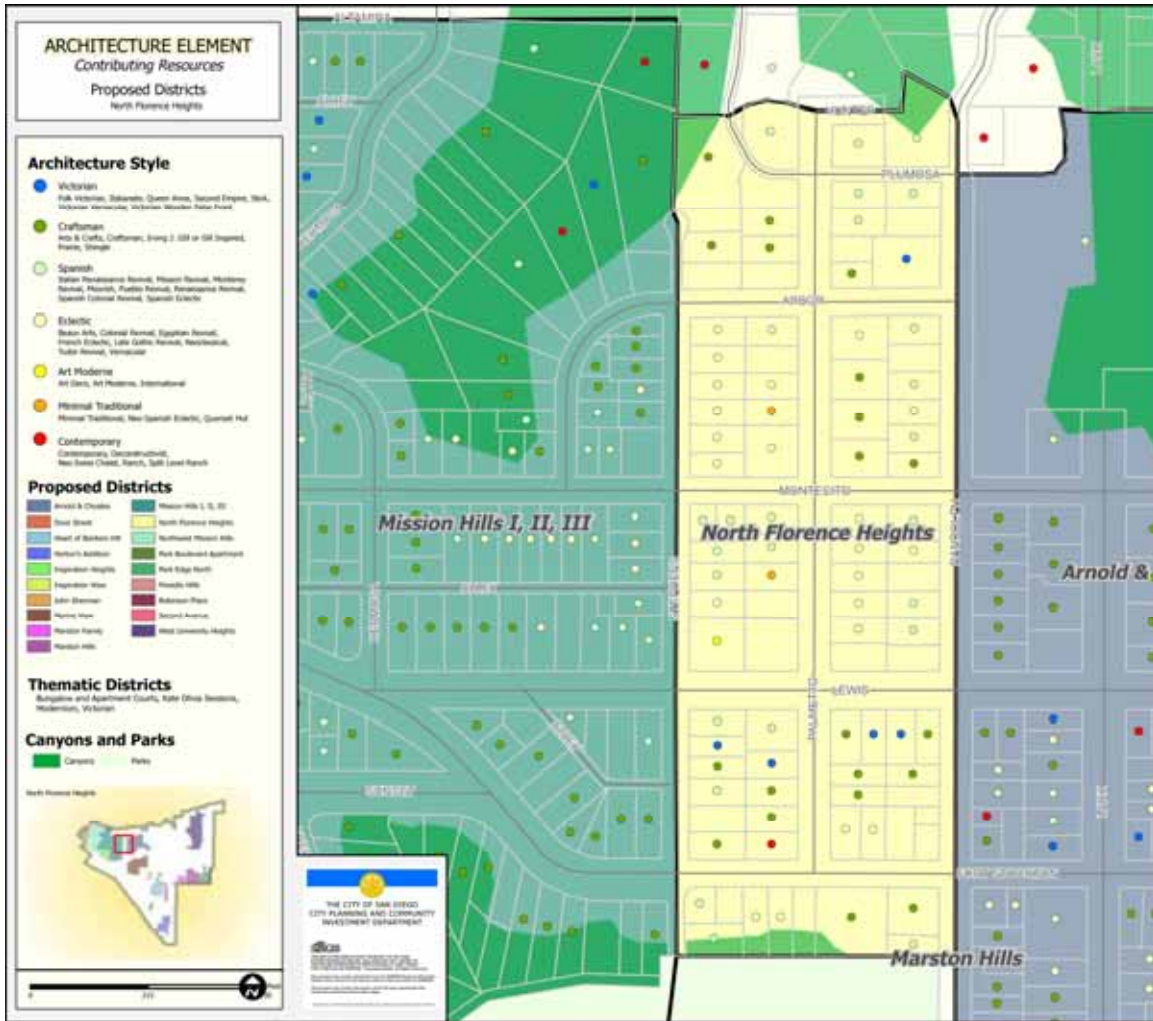


Figure 3.103: Map of Proposed North Florence Heights Geographic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44330003	4215		STEPHENS ST	5D3	Craftsman Bungalow	Minimally Altered	1922
44330004	1630	W	ARBOR DR	6Z	Tudor Revival	Heavily Altered	1947
44330005	4202		PALMETTO WAY	6Z	Craftsman	Heavily Altered	1915
44330006	4212		PALMETTO WAY	5D3	Craftsman	Minimally Altered	1915
44330007	4220		PALMETTO WAY	5D3	Craftsman	Heavily Altered	1920
44330008	1605		PLUMOSA WAY	6Z			1984
44330009	1610		PLUMOSA WAY	5D3	Italian Renaissance Revival	Minimally Altered	1911
44330013	4239		PALMETTO WAY	5D3	Spanish Colonial Revival	Unaltered	1920
44330014	4227		PALMETTO WAY	5D3	Spanish Colonial Revival	Minimally Altered	1924
44330015	4219		PALMETTO WAY	5D3	Spanish Colonial Revival	Minimally Altered	1924
44330016	4211		PALMETTO WAY	6Z	Craftsman Bungalow w/gull wing	Heavily Altered	1921
44330017	4201		PALMETTO WAY	5D3	Craftsman Bungalow w/gull wing	Minimally Altered	c.1925
44330018	4204		RANDOLPH ST	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	1910
44330019	4222		RANDOLPH ST	6Z	Spanish Colonial Revival	Altered Beyond Recognition	1926
44330020	1509		PLUMOSA WAY	5D3	Spanish Colonial Revival	Minimally Altered	1924
44330022	1506		PLUMOSA WAY	5D3	Spanish Colonial Revival	Minimally Altered	c.1910
44330023	1625		PLUMOSA WAY	5S1	Prairie	Minimally Altered	1925
44330024	4223		STEPHENS ST	6Z			2001
44347101	4190		PALMETTO WAY	5D3	Monterey Revival	Minimally Altered	1916
44347102			PALMETTO WAY	6Z			
44347103	4176		PALMETTO WAY	5S3	Colonial Revival	Minimally Altered	1941
44347104	4170		PALMETTO WAY	5D3	Minimal Traditional	Unaltered	1940
44347105	4152		PALMETTO WAY	5S3	Colonial Revival	Unaltered	1942
44347106	4151		STEPHENS ST	5D3	Vernacular Bungalow w/gull wing	Unaltered	1921
44347107	4161		STEPHENS ST	5D3	Vernacular Bungalow w/gull wing	Unaltered	1921
44347108	4171		STEPHENS ST	5D3	Vernacular Bungalow w/gull wing	Heavily Altered	c.1920

Figure 3.104: Condensed tabular listing of all resources in the Proposed North Florence Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 4)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44347109	4181		STEPHENS ST	5D3	Vernacular Bungalow w/gull wing	Unaltered	c.1920
44347110	4191		STEPHENS ST	5D3	Vernacular Bungalow w/Classical elements	Unaltered	1921
44347111	4195		STEPHENS ST	5D3	Vernacular Bungalow	Unaltered	1921
44347201	4195		PALMETTO WAY	5D3	Vernacular Bungalow w/gull wing	Minimally Altered	1921
44347202	4179		PALMETTO WAY	5D3	Craftsman Bungalow	Heavily Altered	c.1915
44347203	4167		PALMETTO WAY	5D3	Craftsman Bungalow	Heavily Altered	c.1920
44347204	4155		PALMETTO WAY	5D3	Prairie	Minimally Altered	c.1920
44347205	4152		RANDOLPH ST	5D3	Prairie	Unaltered	c.1920
44347206	4160		RANDOLPH ST	5D3	Spanish Colonial Revival	Minimally Altered	1925
44347207	4170		RANDOLPH ST	5D3	Tudor Revival	Unaltered	1924
44347208	4176		RANDOLPH ST	5D3	Mission Revival	Minimally Altered	c.1930
44347209	4184		RANDOLPH ST	6Z	Tudor Revival	Heavily Altered	1923
44347210	4194		RANDOLPH ST	5D3	Spanish Colonial Revival	Unaltered	c.1925
44347301	4145		PALMETTO WAY	5D3	Vernacular Bungalow w/false thatch roof	Minimally Altered	1921
44347302	4139		PALMETTO WAY	5D3	Vernacular Bungalow	Minimally Altered	1923
44347303	4127		PALMETTO WAY	5D3	Vernacular Bungalow w/gull wing	Unaltered	1922
44347304	4119		PALMETTO WAY	5D3	Colonial Revival w/Dutch gambrel roof	Minimally Altered	c.1920
44347305	4111		PALMETTO WAY	5D3	Vernacular Bungalow	Heavily Altered	c.1920
44347306	1530	W	LEWIS ST	6Z	Contemporary	Heavily Altered	c.1950
44347307	1508	W	LEWIS ST	6Z	Spanish Colonial Revival	Altered Beyond Recognition	c.1920
44347308	4112		RANDOLPH ST	5D3	Mission Revival	Minimally Altered	1928
44347309	4116		RANDOLPH ST	5D3	Mission Revival	Minimally Altered	c.1925
44347310	4128		RANDOLPH ST	6Z	Spanish Colonial Revival	Heavily Altered	c.1925
44347311	4136		RANDOLPH ST	5D3	Vernacular Bungalow	Minimally Altered	c.1920
44347312	4144		RANDOLPH ST	5D3	Monterey Revival	Minimally Altered	c.1925
44347401	1629	W	MONTECITO WAY	5D3	Spanish Colonial Revival	Minimally Altered	c.1935
44347402	1617	W	MONTECITO WAY	5D3	Mission Revival	Minimally Altered	1925
44347403	4133		STEPHENS ST	5D3	Spanish Colonial Revival	Minimally Altered	1925
44347404	4127		STEPHENS ST	5D3	Spanish Colonial Revival	Heavily Altered	1927

Figure 3.104: Condensed tabular listing of all resources in the Proposed North Florence Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 2 of 4)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44347405	4119		STEPHENS ST	5D3	Colonial Revival	Minimally Altered	1938
44347406	1618	W	LEWIS ST	5D3	Mission Revival	Minimally Altered	c.1930
44347406	4111	W	STEPHENS ST	5D3	Art Moderne	Minimally Altered	c.1930
44347407	1612	W	LEWIS ST	6Z			c.1965
44347408	4120		PALMETTO WAY	6Z	Minimal Traditional	Heavily Altered	1946
44347409	4130		PALMETTO WAY	5D3	Minimal Traditional/Art Moderne	Minimally Altered	1940
44347410	4136		PALMETTO WAY	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44347411	4144		PALMETTO WAY	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44366101	1605	W	LEWIS ST	5D3	Mission Revival	Minimally Altered	c.1915
44366102	4080		PALMETTO WAY	5D3	Queen Anne Free Classic/transitional Craftsman Bungalow	Minimally Altered	1908
44366103	4066		PALMETTO WAY	5D3	Craftsman Bungalow	Minimally Altered	1922
44366104	4060		PALMETTO WAY	5D3	Craftsman Bungalow	Minimally Altered	c.1920
44366105	1602		FORT STOCKTON DR	5D3	Contemporary	Minimally Altered	c.1950
44366106	4055		STEPHENS ST	5D3	Craftsman Bungalow	Heavily Altered	1914
44366107	4061		STEPHENS ST	6Z	Vernacular Bungalow w/clipped gable	Heavily Altered	c.1920
44366108	4069		STEPHENS ST	5D3	Mission Revival	Minimally Altered	c.1925
44366109	4075		STEPHENS ST	5D3	Craftsman Bungalow	Minimally Altered	1912
44366110	4081		STEPHENS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1915
44366111	1617	W	LEWIS ST	5D3	Mission Revival	Minimally Altered	1912
44366201	1527	W	LEWIS ST	5D3	Prairie	Minimally Altered	c.1910
44366202	1525	W	LEWIS ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1914
44366203	4075		PALMETTO WAY	5D3	Craftsman Bungalow	Minimally Altered	1920
44366204	4067		PALMETTO WAY	5D3	Craftsman Bungalow	Minimally Altered	c.1920
44366205	1530		FORT STOCKTON DR	5D3	Vernacular Bungalow	Minimally Altered	c.1920
44366206	1520		FORT STOCKTON DR	5D3	Vernacular Bungalow w/Classical elements	Minimally Altered	1920
44366207	1516		FORT STOCKTON DR	6Z	Craftsman	Heavily Altered	1906
44366208	1504		FORT STOCKTON DR	6Z	No Longer Apparent	Altered Beyond Recognition	1911
44366209	4058		RANDOLPH ST	6Z	Vernacular Bungalow	Heavily Altered	1922

Figure 3.104: Condensed tabular listing of all resources in the Proposed North Florence Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 3 of 4)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44366210	4074		RANDOLPH ST	6Z	Vernacular Bungalow	Heavily Altered	1915
44366211	4076		RANDOLPH ST	5D3	Craftsman Bungalow	Minimally Altered	1910
44366212	1515	W	LEWIS ST	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	1910
44366214	1505	W	LEWIS ST	5D3	Craftsman	Minimally Altered	1910
44366302	1621		FORT STOCKTON DR	6Z	Mission Revival	Heavily Altered	c.1925
44366303	4005		STEPHENS ST	5D3	Spanish Colonial Revival	Minimally Altered	1924
44366304	1613		FORT STOCKTON DR	5D3	Vernacular Bungalow	Minimally Altered	1925
44366305	1611		FORT STOCKTON DR	5D3	Vernacular Bungalow	Minimally Altered	1925
44366306	1609		FORT STOCKTON DR	6Z			2000
44366307	1525		FORT STOCKTON DR	5B	Craftsman	Heavily Altered	1910
44366308	1525		FORT STOCKTON DR	5B	Craftsman	Heavily Altered	1910
44366309	4030		RANDOLPH ST	5D3	Mission Revival	Minimally Altered	1927
44366310	1629		FORT STOCKTON DR	5D3	Spanish Colonial Revival	Minimally Altered	1924

Figure 3.104: Condensed tabular listing of all resources in the Proposed North Florence Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 4 of 4)

3.13 Proposed Northwest Mission Hills Geographic Historic District

Period of Significance: 1908-1950

Boundaries – Overall

- Sandwiched between Presidio Hills and Mission Hills I and II, and Inspiration Heights:
 - North of Witherby, Trias and Hortensia Streets.
 - West of bluff facing Interstate 8.
 - South and west of Arista Street and Presidio Drive.
 - East of Juan Street and Sunset Boulevard.

See Figure 3.110 for further information and specific boundaries.

Total Structures	301
Potential Historic Resources	193
Non-Contributing Resources	108
Percentage Contributing	64%

Figure 3.105: Northwest Mission Hills Data.

Applicable District Criteria

A, C, D, F(d,i,j,k)

- **A:** Special elements of the city’s, community’s, or neighborhood’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **D:** Notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically

definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city.

- **F(d):** Development Progression - Neighborhoods or districts illustrating the progressive development of styles and changes in architectural and cultural taste.
- **F(i):** Craftsmanship - Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.
- **F(j):** Building Groupings - Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.
- **F(k):** Landmark Supportive - District of quality buildings or sites, often made up of individual landmark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment.

Resource Types

(number of contributing resources)

- Art Moderne (2)
- Colonial Revival (13)
- Contemporary (1)
- Craftsman (19)
- French Eclectic (1)

- Irving J. Gill or Gill Inspired (1)
- Minimal Traditional (3)
- Mission Revival (16)
- Monterey Revival (3)
- Prairie (4)
- Ranch (3)
- Spanish Colonial Revival (96)
- Spanish Eclectic (9)
- Tudor Revival (13)
- Vernacular (9)

Landscape/Hardscape Resources

- Mature horticulture
- Low front yard walls
- Urban canyons
- Adjacency to Presidio Park and Old Town
- Viewsheds

The Proposed Northwest Mission Hills Geographic Historic District contains a total of 301 structures. Of these structures, 193 are potential historic resources, while 61 structures are non-contributing due to significant alteration and 47 are out of date range.

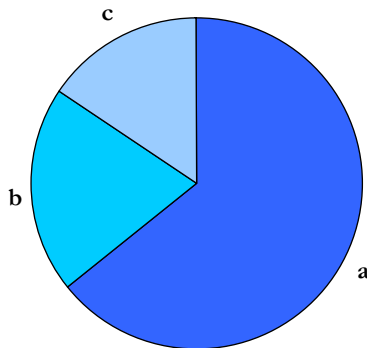


Figure 3.106: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (193)
- b. Non-Contributing: Significant Alteration (61)
- c. Non-Contributing: Out of Date Range (47)

The Proposed Northwest Mission Hills District is a collection of subdivisions that were influenced by the growing Mission

Hills area to its southeast and the developing Presidio Hills subdivision located to its northwest. The district actually incorporates portions of the Old San Diego Subdivision Map, and the following resubdivisions of the area:

- Old San Diego Resubdivision #1766, 1825
- Presidio Ridge
- Fremont Heights #1470
- Caremelito #1824
- Fort Stockton Heights
- Aloha Court #1786
- Longview Manor
- Crescent Point #1817
- Winthrop Highlands

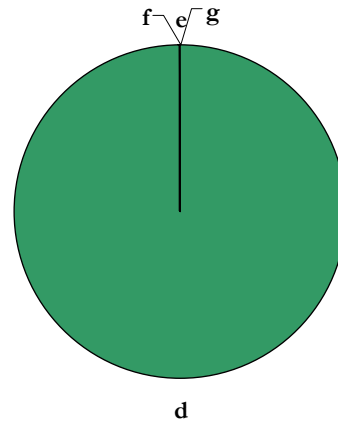


Figure 3.107: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (193)
- e. Multi-Family Residential (0)
- f. Commercial (0)
- g. Institutional/Religious (0)

The proposed Northwest Mission Hills Geographic Historic District is a large district comprised of 301 structures, 193 of which contribute to the district and 108 that do not contribute. Non-contributors have either lost integrity through minor, yet cumulative modifications, or are out of date range.

The district is characterized by single family residences from 1908-1950, with a mixture of pattern book, contractor designed, and architect designed residences, mostly in the Spanish Colonial Revival and Eclectic Revival styles. The district is located on a mesa top, roughly situated between Mission Valley bluff edge on the north and the bluff edge to Old Town on the south and west sides. The area’s development activity during the twenties and thirties was obviously dependent upon widespread use of the motor car.

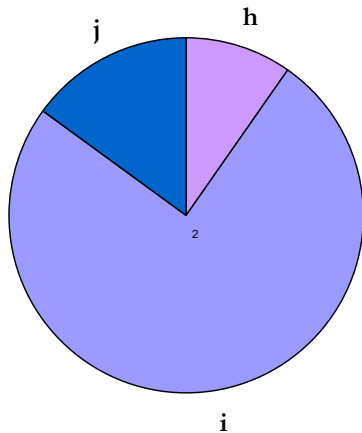


Figure 3.108: Potential Historic Resources by Integrity.

- h. Unaltered (19)
- i. Minimally Altered (145)
- j. Heavily Altered (29)

The proposed district’s character is defined by its peculiar subdivision history that provides a variety to the architectural palette of small, medium and large scale residences. Originally laid out as part of the Old Town Subdivision, 1825, the underlying map continues the 150 x 150 square block grid. This area of the Old Town subdivision however never developed in the 1820s – 1890s and only the square block grid pattern remains. When development did start, the grid was maintained and is only interrupted where topographic constraints deterred

development or necessitated the relocation of a street. From 1888 on, the original Old Town subdivision was revised more than 8 times, showing small scale, incremental interventions that resulted in lot reorientations, divisions and consolidations; alleys converted to main streets and cul de sacs; and broad new streets with curving alignments that complimented the topography of irregular canyon edges.

This small area is a blend of planning and development practices from the early part of the twentieth century, as executed by small scale developers and individuals of modest means, who are obviously attempting to replicate the more professionally executed aesthetics of John Nolan’s Mission Hills and Presidio Hills. Each development seems to have taken advantage of the unique situation of being book ended between two developments of excellent quality. Their end product is a mosaic of neighborhoods divided by disrupted street patterns and irregular canyon edges, yet unified by architectural style, scale, materials and workmanship.

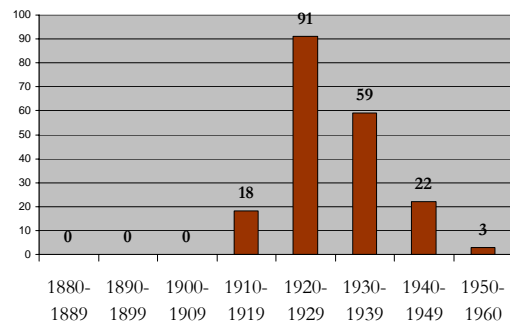


Figure 3.109: Potential Historic Resources by Decade.

The proposed Northwest Mission Hills Geographic Historic District qualifies under HRB Criterion A, reflecting special elements of the Uptown Community’s development history, Criterion C for the

dominance of its Romantic Revival and Spanish Colonial Revival architecture, Criterion D for several homes designed or built by architects or builders of note and HRB Criterion F(d) for its illustration of the progressive changes in real estate development, planning practices and cultural taste, F(i) for its examples of workmanship, craftsmanship, artistry, or design which today would be

economically infeasible or difficult to reproduce, F(j) for its collection of modest working class dwellings, middle income residences and prominent estates from the first half of the twentieth century and F(k) for its district of quality buildings made up of individual landmark structures supported by other structures of somewhat lesser importance.

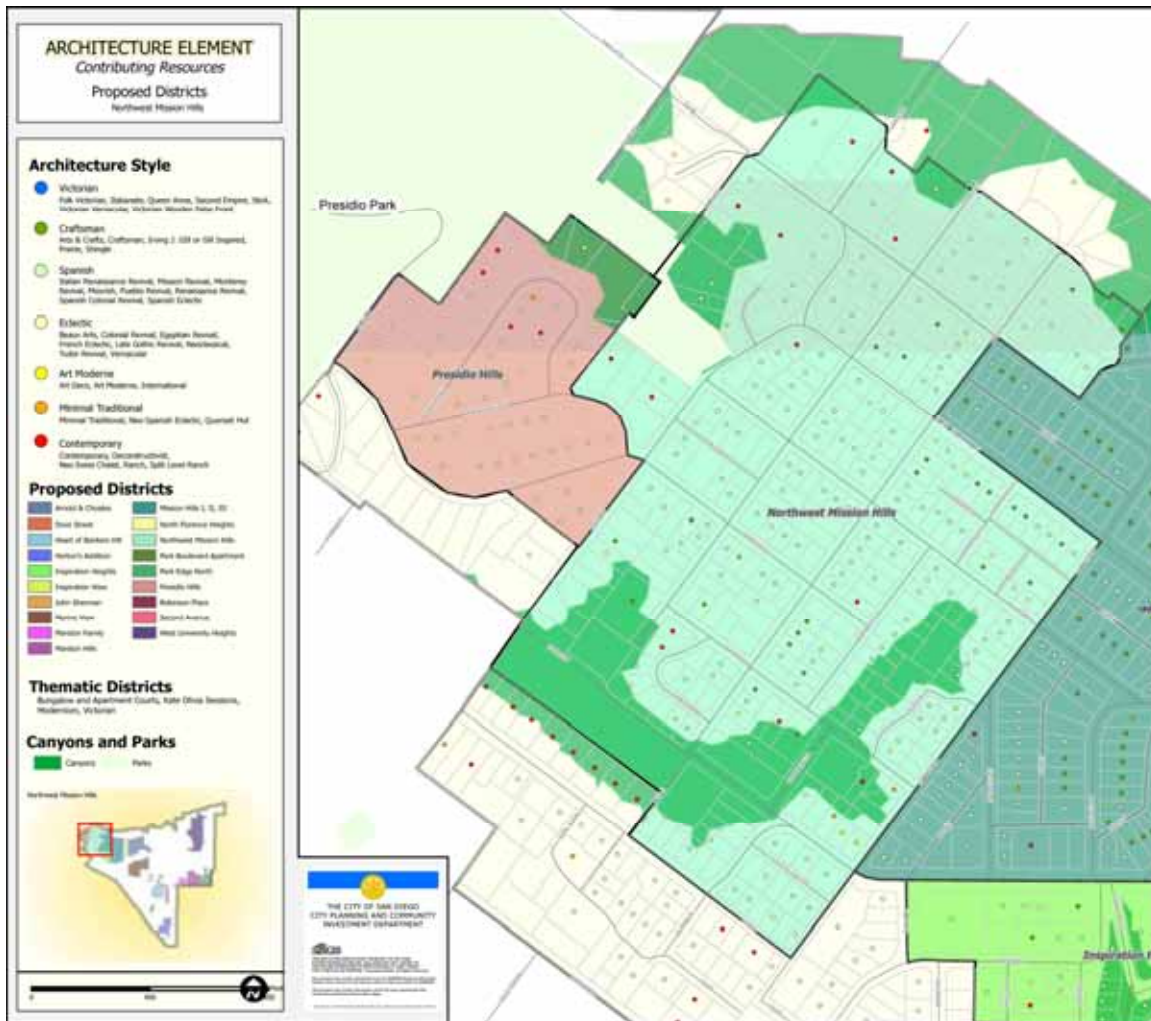


Figure 3.110: Map of Proposed Northwest Mission Hills Geographic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44270201	2414		MARILUISE WAY	5D3	Contemporary	Minimally Altered	1953
44270202	2410		MARILUISE WAY	6Z			1968
44270203	4310		ARISTA ST	6Z			1961
44270204	4326		ARISTA ST	5D3	Contemporary	Minimally Altered	1954
44270205	4340		ARISTA ST	5B	Colonial Revival/Ranch	Minimally Altered	1955
44305101	2440		PINE ST	5B	Spanish Colonial Revival	Minimally Altered	1931
44305102	2412		PINE ST	6Z			1965
44305103	4472		ARISTA ST	5D3	Contemporary	Minimally Altered	1950
44305107	4481		ARISTA ST	5D3	Contemporary	Minimally Altered	1952
44305108	2388		PINE ST	5B	Spanish Colonial Revival	Minimally Altered	1925
44305109	2354		PINE ST	5D3	Contemporary	Minimally Altered	1953
44305114	4491		AMPUDIA ST	5D3	Colonial Revival/Ranch	Minimally Altered	1949
44305115	4477		AMPUDIA ST	5D3	Vernacular	Minimally Altered	1949
44305116	4467		AMPUDIA ST	5D3	Spanish Eclectic	Minimally Altered	c.1935
44305117	2344		PINE ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1925
44305118	2324		PINE ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44305119	2306		PINE ST	5D3	Spanish Eclectic	Minimally Altered	c.1935
44305120	4460		TRIAS ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44305121	4480		TRIAS ST	5D3	Colonial Revival/Ranch	Minimally Altered	1949
44305122	4496		TRIAS ST	5D3	Colonial Revival	Minimally Altered	1941
44305128	4479		TRIAS ST	5D3	Craftsman w/Oriental elements	Minimally Altered	1918
44305129	4455		TRIAS ST	5S3	Colonial Revival/Ranch	Minimally Altered	1951
44305130	2288		PINE ST	5S3	Colonial Revival/Ranch	Minimally Altered	1951
44305131	2278		PINE ST	5D3	Vernacular Bungalow	Minimally Altered	c.1915
44305132	2270		PINE ST	6Z	Vernacular Bungalow	Heavily Altered	1951
44305133	2254		PINE ST	5D3	Mission Revival	Minimally Altered	1928
44305134	2250		PINE ST	5D3	Colonial Revival w/clipped gable	Minimally Altered	1918
44305135	4454		HORTENSIA ST	6Z			1971
44305136	4464		HORTENSIA ST	5D3	Craftsman	Heavily Altered	1915
44305138	4476		AMPUDIA ST	5S1	Tudor Revival	Minimally Altered	1917
44305139	4454		AMPUDIA ST	6Z			2001

Figure 3.111: Condensed tabular listing of all resources in the Proposed Northwest Mission Hills Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 10)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44306101	4415		CONDE ST	6Z	Spanish Colonial Revival	Heavily Altered	1953
44306102	4427		CONDE ST	6Z	Contemporary	Minimally Altered	1955
44306103	2439		PINE ST	6Z	Colonial Revival	Minimally Altered	1952
44306104	2429		PINE ST	6Z			1977
44306105	2417		PINE ST	5D3	Contemporary	Minimally Altered	1951
44306107	2425		ARISTA CT	6Z	Spanish Eclectic	Minimally Altered	c.1935
44306108	2417		ARISTA CT	5B	Colonial Revival	Minimally Altered	1941
44306109	4370		ARISTA ST	5B	Spanish Colonial Revival	Minimally Altered	1936
44306111	2408		ARISTA CT	6Z	No Longer Apparent	Altered Beyond Recognition	1944
44306112	4396		ARISTA ST	5D3	Spanish Colonial Revival	Minimally Altered	1926
44306113	4408		ARISTA ST	5D3	Spanish Colonial Revival	Minimally Altered	1939
44306115	4430		ARISTA ST	5D3	Monterey Revival	Minimally Altered	1943
44306116	4444		ARISTA ST	5D3	Colonial Revival/Ranch	Minimally Altered	1942
44306117	4443		ARISTA ST	5D3	Spanish Colonial Revival	Minimally Altered	1925
44306118	4429		ARISTA ST	5D3	Spanish Eclectic	Minimally Altered	1925
44306119	2384		FORT STOCKTON DR	5D3	Spanish Colonial Revival	Minimally Altered	1924
44306120	2350		FORT STOCKTON DR	5D3	Spanish Colonial Revival	Heavily Altered	1930
44306121	4414		AMPUDIA ST	5D3	Spanish Colonial Revival	Minimally Altered	1926
44306122	4424		AMPUDIA ST	6Z			1980
44306123	4436		AMPUDIA ST	5D3	Spanish Colonial Revival	Minimally Altered	1939
44306124	4446		AMPUDIA ST	6Z	Spanish Eclectic	Heavily Altered	c.1930
44306125	4355		ARISTA ST	6Z	Ranch	Heavily Altered	1955
44306126	2370		HICKORY ST	5D3	Tudor Revival	Minimally Altered	1928
44306127	2360		HICKORY ST	5D3	Tudor Revival	Minimally Altered	c.1925
44306128	2354		HICKORY ST	5D3	Tudor Revival	Minimally Altered	1928
44306129	4367		ARISTA ST	5D3	Spanish Colonial Revival	Minimally Altered	1926
44306130	4381		ARISTA ST	5D3	Mission Revival	Minimally Altered	1926
44306131	4395		ARISTA ST	5D3	Ranch/Minimal Traditional	Minimally Altered	1950
44306132	4368		AMPUDIA ST	5D3	Spanish Colonial Revival	Minimally Altered	1929
44306133	4382		AMPUDIA ST	5D3	French Eclectic	Unaltered	c.1925
44306134	4388		AMPUDIA ST	5D3	Spanish Colonial Revival	Unaltered	1926
44306135	4392		TRIAS ST	6Z	Tudor Revival	Heavily Altered	1946

Figure 3.111: Condensed tabular listing of all resources in the Proposed Northwest Mission Hills Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 2 of 10)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44306136	4386		TRIAS ST	5D3	Spanish Colonial Revival	Unaltered	1930
44306137	4370		TRIAS ST	5D3	Tudor Revival	Minimally Altered	1939
44306138	4356		TRIAS ST	5D3	Tudor Revival	Minimally Altered	1926
44306139	4352		TRIAS ST	5S1	Spanish Colonial Revival	Minimally Altered	1928
44306140	2320		HICKORY ST	5D3	Mission Revival	Minimally Altered	1929
44306141	2334		HICKORY ST	5D3	Spanish Colonial Revival	Minimally Altered	1929
44306142	4351		AMPUDIA ST	5D3	Spanish Colonial Revival	Minimally Altered	1935
44306143	4365		AMPUDIA ST	5D3	Spanish Colonial Revival	Unaltered	1928
44306144	4375		AMPUDIA ST	5D3	Spanish Colonial Revival	Minimally Altered	1929
44306145	4379		AMPUDIA ST	6Z	No Longer Apparent	Altered Beyond Recognition	1940
44306146	4395		AMPUDIA ST	5S1	Spanish Colonial Revival	Minimally Altered	1925
44306147	2335		FORT STOCKTON DR	5D3	Tudor Revival	Minimally Altered	1927
44306148	2315		FORT STOCKTON DR	5D3	Tudor Revival	Minimally Altered	1926
44306149	2330		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	1916
44306150	2340		FORT STOCKTON DR	5D3	Spanish Colonial Revival	Minimally Altered	1928
44306151	2344		FORT STOCKTON DR	5D3	Craftsman Bungalow	Minimally Altered	c.1920
44306152	4417		AMPUDIA ST	5D3	Monterey Revival	Minimally Altered	1930
44306153	4431		AMPUDIA ST	6Z			1985
44306154	4435		AMPUDIA ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44306155	2329		PINE ST	5D3	Craftsman	Minimally Altered	1913
44306156	4448		TRIAS ST	5D3	Spanish Colonial Revival	Heavily Altered	c.1915
44306157	4438		TRIAS ST	5D3	Spanish Colonial Revival	Unaltered	1924
44306158	4428		TRIAS ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44306159	4420		TRIAS ST	5D3	Spanish Colonial Revival	Heavily Altered	1934
44306160	2302		FORT STOCKTON DR	5D3	Mission Revival	Heavily Altered	1934
44306161	2314		FORT STOCKTON DR	5D3	Spanish Colonial Revival	Minimally Altered	1926
44306162	2324		FORT STOCKTON DR	6Z	No Longer Apparent	Altered Beyond Recognition	1960

Figure 3.111: Condensed tabular listing of all resources in the Proposed Northwest Mission Hills Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 3 of 10)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44306163	2255		FORT STOCKTON DR	5D3	Prairie	Minimally Altered	c.1920
44306164	2265		FORT STOCKTON DR	5D3	Prairie	Minimally Altered	1916
44306165	2271		FORT STOCKTON DR	5D3	Spanish Colonial Revival	Minimally Altered	1931
44306166	2277		FORT STOCKTON DR	5D3	Vernacular Bungalow	Minimally Altered	1928
44306167	2285		FORT STOCKTON DR	5D3	Mission Revival	Unaltered	1932
44306168	4391		TRIAS ST	5D3	Tudor Revival w/false thatch roof	Heavily Altered	1924
44306169	4383		TRIAS ST	5D3	Craftsman Bungalow	Minimally Altered	1924
44306170	4375		TRIAS ST	5D3	Craftsman Bungalow	Minimally Altered	1922
44306171	4363		TRIAS ST	5D3	Vernacular Bungalow	Heavily Altered	c.1920
44306172	4353		TRIAS ST	5D3	Spanish Colonial Revival	Minimally Altered	1938
44306173	2276		HICKORY ST	5D3	Spanish Colonial Revival	Heavily Altered	1928
44306174	2268		HICKORY ST	5D3	Mission Revival	Heavily Altered	1923
44306175	2260		HICKORY ST	5D3	Spanish Colonial Revival	Heavily Altered	1925
44306176	2250		HICKORY ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1925
44321001	4348		AMPUDIA ST	6Z	Monterey Revival	Heavily Altered	c.1935
44321002	2361		HICKORY ST	6Z	Vernacular Bungalow	Altered Beyond Recognition	1938
44321003	2369		HICKORY ST	5D3	Spanish Colonial Revival	Minimally Altered	1936
44321004	2377		HICKORY ST	5D3	Colonial Revival	Minimally Altered	1943
44321005	2387		HICKORY ST	5D3	Vernacular Bungalow	Heavily Altered	c.1925
44321006	4345		ARISTA ST	6Z			1969
44321007	4329		ARISTA ST	5S3	Colonial Revival	Minimally Altered	1957
44321008	4319		ARISTA ST	5D3	Spanish Colonial Revival	Minimally Altered	1936
44321009	4309		ARISTA ST	5D3	Spanish Colonial Revival	Minimally Altered	1940
44321010	2378		PRESIDIO DR	6Z			c.2005
44321011	2360		PRESIDIO DR	5D3	Spanish Colonial Revival	Minimally Altered	1932
44321012	2352		PRESIDIO DR	5D3	Spanish Colonial Revival	Minimally Altered	1930
44321013	4320		AMPUDIA ST	6Z			1970
44321014	4310		TRIAS ST	6Z	Spanish Colonial Revival	Heavily Altered	1938
44321015	2310		PRESIDIO DR	5D3	Spanish Colonial Revival	Minimally Altered	1935
44321016	2320		PRESIDIO DR	5D3	Mission Revival	Unaltered	1925

Figure 3.111: Condensed tabular listing of all resources in the Proposed Northwest Mission Hills Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 4 of 10)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44321017	2332		PRESIDIO DR	5D3	Colonial Revival	Minimally Altered	1937
44321018	2346		PRESIDIO DR	5D3	Spanish Colonial Revival	Unaltered	1924
44321019	4321		AMPUDIA ST	6Z	Spanish Colonial Revival	Heavily Altered	c.1925
44321020	4327		AMPUDIA ST	5D3	Spanish Colonial Revival	Heavily Altered	c.1925
44321021	4343		AMPUDIA ST	5D3	Monterey Revival	Unaltered	1940
44321022	2337		HICKORY ST	5D3	Spanish Colonial Revival	Unaltered	1926
44321023	2327		HICKORY ST	6Z			1991
44321024	2317		HICKORY ST	5D3	Spanish Colonial Revival	Unaltered	1937
44321025	2311		HICKORY ST	5D3	Mission Revival	Minimally Altered	1924
44321026	4348		TRIAS ST	5D3	Spanish Colonial Revival	Unaltered	1933
44321027	4326		TRIAS ST	6Z	Spanish Colonial Revival	Heavily Altered	c.1925
44321028	4320		TRIAS ST	6Z	Vernacular Bungalow	Heavily Altered	1935
44321029	4279		AMPUDIA ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1925
44321030	2345		PRESIDIO DR	5D3	Spanish Colonial Revival	Minimally Altered	1928
44321031	2335		PRESIDIO DR	5D3	Minimal Traditional	Minimally Altered	1940
44321032	2333		PRESIDIO DR	6Z	Minimal Traditional	Heavily Altered	1938
44321033	2321		PRESIDIO DR	5D3	Spanish Eclectic	Minimally Altered	1926
44321034	2315		PRESIDIO DR	5D3	Spanish Colonial Revival	Minimally Altered	1926
44321035	4280		TRIAS ST	6Z			1974
44321036	4276		TRIAS ST	5D3	Spanish Colonial Revival	Minimally Altered	1934
44321037	4270		TRIAS ST	6Z			1986
44321038	4252		TRIAS ST	6Z	No Longer Apparent	Altered Beyond Recognition	1923
44321039	2322		WHITMAN ST	6Z	Spanish Colonial Revival	Heavily Altered	c.1930
44321040	2326		WHITMAN ST	6Z	Mission Revival	Heavily Altered	1935
44321041	2336		WHITMAN ST	5D3	Craftsman Bungalow	Minimally Altered	1927
44321042	4255		AMPUDIA ST	6Z	Contemporary	Heavily Altered	1958
44321043	4267		AMPUDIA ST	6Z			1965
44321044	4254		AMPUDIA ST	6Z	Craftsman Bungalow	Heavily Altered	c.1925
44321045	4262		AMPUDIA ST	6Z	No Longer Apparent	Altered Beyond Recognition	1921
44321046	4270		AMPUDIA ST	5D3	Vernacular Bungalow w/clipped gable	Minimally Altered	1930
44321047	4276		AMPUDIA ST	5D3	Spanish Colonial Revival	Heavily Altered	1936

Figure 3.111: Condensed tabular listing of all resources in the Proposed Northwest Mission Hills Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 5 of 10)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44321048	4284		AMPUDIA ST	5D3	Spanish Eclectic	Minimally Altered	1925
44321049	4294		AMPUDIA ST	5D3	Spanish Eclectic	Unaltered	c.1930
44321050	2357		PRESIDIO DR	5D3	Craftsman Bungalow w/traditional detailing	Minimally Altered	1925
44321051	2371		PRESIDIO DR	6Z	Craftsman Bungalow	Heavily Altered	1924
44321052	2377		PRESIDIO DR	5D3	Spanish Eclectic	Minimally Altered	1925
44321053	4291		ARISTA ST	5D3	Spanish Colonial Revival	Minimally Altered	1940
44321054	4285		ARISTA ST	6Z	No Longer Apparent	Altered Beyond Recognition	1927
44321055	4261		ARISTA ST	6Z	Spanish Eclectic	Heavily Altered	1926
44321056	4257		ARISTA ST	5D3	Irving J. Gill or Gill Inspired	Minimally Altered	c.1915
44321101	4343		TRIAS ST	5D3	Spanish Colonial Revival	Minimally Altered	1938
44321102	4335		TRIAS ST	5D3	Spanish Colonial Revival	Unaltered	1925
44321103	4327		TRIAS ST	5D3	Spanish Colonial Revival	Unaltered	1924
44321104	4319		TRIAS ST	5D3	Spanish Colonial Revival	Minimally Altered	1926
44321105	4311		TRIAS ST	5D3	Spanish Colonial Revival	Minimally Altered	1927
44321106	4305		TRIAS ST	5D3	Spanish Colonial Revival	Minimally Altered	1926
44321107	4304		HORTENSIA ST	5D3	Contemporary	Minimally Altered	1958
44321108	4310		HORTENSIA ST	6Z	No Longer Apparent	Altered Beyond Recognition	1957
44321109	4322		HORTENSIA ST	5D3	Spanish Colonial Revival	Unaltered	1926
44321110	4330		HORTENSIA ST	6Z	No Longer Apparent	Altered Beyond Recognition	1945
44321111	4336		HORTENSIA ST	5D3	Mission Revival	Minimally Altered	1926
44321112	4346		HORTENSIA ST	5D3	Mission Revival	Minimally Altered	1936
44321113	4295		TRIAS ST	6Z	Spanish Colonial Revival	Heavily Altered	1927
44321114	4285		TRIAS ST	5D3	Craftsman Bungalow	Minimally Altered	1925
44321115	4277		TRIAS ST	5D3	Craftsman Bungalow	Minimally Altered	1915
44321116	4267		TRIAS ST	5D3	Craftsman	Heavily Altered	1917
44321117	4261		TRIAS ST	5D3	Spanish Colonial Revival	Minimally Altered	1929
44321118	4251		TRIAS ST	6Z			1989
44321119	4252		HORTENSIA ST	5D3	Spanish Colonial Revival	Minimally Altered	1930
44321120	4260		HORTENSIA ST	5D3	Craftsman	Heavily Altered	1915

Figure 3.111: Condensed tabular listing of all resources in the Proposed Northwest Mission Hills Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 6 of 10)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44321121	4268		HORTENSIA ST	5D3	Spanish Colonial Revival	Minimally Altered	1930
44321122	4276		HORTENSIA ST	5D3	Spanish Colonial Revival	Minimally Altered	1930
44321123	4286		HORTENSIA ST	6Z	Mission Revival	Heavily Altered	c.1930
44321124	4292		HORTENSIA ST	6Z	Spanish Colonial Revival	Heavily Altered	c.1930
44321125	4251		HORTENSIA ST	5D3	Mission Revival	Minimally Altered	c.1925
44321126	4261		HORTENSIA ST	6Z	No Longer Apparent	Altered Beyond Recognition	1955
44321127	4271		HORTENSIA ST	6Z			1973
44321128	4279		HORTENSIA ST	6Z	Minimal Traditional	Heavily Altered	1956
44321129	4287		HORTENSIA ST	5D3	Mission Revival	Minimally Altered	1922
44321130	4295		HORTENSIA ST	5D3	Mission Revival	Minimally Altered	1931
44321131	4305		HORTENSIA ST	5S1	Spanish Colonial Revival	Minimally Altered	1931
44321132	4311		HORTENSIA ST	5D3	Spanish Colonial Revival	Minimally Altered	1940
44321133	4321		HORTENSIA ST	6Z	Tudor Revival	Heavily Altered	1937
44321134	4331		HORTENSIA ST	5D3	Spanish Colonial Revival	Unaltered	1937
44321135	4337		HORTENSIA ST	5D3	Tudor Revival	Minimally Altered	1937
44321136	4345		HORTENSIA ST	5D3	Spanish Colonial Revival	Minimally Altered	1926
44321137	2241		HICKORY ST	5D3	Spanish Colonial Revival	Minimally Altered	1928
44321138	2233		HICKORY ST	6Z	Spanish Colonial Revival	Heavily Altered	c.1925
44321139	2225		HICKORY ST	5D3	Spanish Colonial Revival	Minimally Altered	1937
44321140	2211		HICKORY ST	6Z	No Longer Apparent	Altered Beyond Recognition	1947
44321141	4346		WITHERBY ST	5D3	Spanish Colonial Revival	Minimally Altered	1927
44321142	4338		WITHERBY ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44321143	4330		WITHERBY ST	5D3	Spanish Colonial Revival	Minimally Altered	1927
44321144	4324		WITHERBY ST	5D3	Spanish Colonial Revival	Minimally Altered	1927
44321145	4312		WITHERBY ST	5D3	Spanish Colonial Revival	Minimally Altered	1927

Figure 3.111: Condensed tabular listing of all resources in the Proposed Northwest Mission Hills Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 7 of 10)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44321146	4306		WITHERBY ST	5D3	Spanish Colonial Revival	Heavily Altered	1927
44321147	4290		ALOHA PL	6Z			1976
44321148	4282		ALOHA PL	6Z	Spanish Eclectic	Heavily Altered	c.1920
44321149	4276		ALOHA PL	6Z	Contemporary/Ranch	Heavily Altered	1955
44321150	4268		ALOHA PL	6Z	Contemporary/Ranch	Heavily Altered	1954
44321151	4260		ALOHA PL	6Z	Ranch	Heavily Altered	1957
44321152	4252		ALOHA PL	5D3	Spanish Colonial Revival	Heavily Altered	c.1930
44321153	2220		WHITMAN ST	5D3	Colonial Revival	Minimally Altered	1942
44321154	4261		ALOHA PL	5D3	Spanish Colonial Revival	Minimally Altered	1930
44321155	4271		ALOHA PL	6Z	No Longer Apparent	Altered Beyond Recognition	1931
44321156	4277		ALOHA PL	5D3	Spanish Eclectic	Heavily Altered	1937
44321157	4289		ALOHA PL	5D3	Spanish Eclectic	Minimally Altered	1928
44321158	4294		WITHERBY ST	5D3	Spanish Colonial Revival	Minimally Altered	1942
44321159	4286		WITHERBY ST	5D3	Spanish Colonial Revival	Minimally Altered	1930
44321160	4276		WITHERBY ST	5D3	Spanish Colonial Revival	Heavily Altered	c.1935
44321161	4268		WITHERBY ST	6Z	Spanish Colonial Revival	Heavily Altered	1930
44321162	4252		WITHERBY ST	6Z	Spanish Colonial Revival	Heavily Altered	1925
44321163	4250		WITHERBY ST	6Z	Spanish Colonial Revival	Heavily Altered	1927
44325101	2245		FORT STOCKTON DR	5D3	Prairie	Minimally Altered	1928
44325102	2235		FORT STOCKTON DR	5D3	Craftsman Bungalow	Heavily Altered	c.1915
44325103	2227		FORT STOCKTON DR	5D3	Mission Revival	Minimally Altered	c.1925
44325104	2221		FORT STOCKTON DR	5D3	Mission Revival	Minimally Altered	c.1920
44325105	2211		FORT STOCKTON DR	5D3	Craftsman	Minimally Altered	c.1915
44325106	4390		WITHERBY ST	5D3	Mission Revival	Minimally Altered	c.1920
44325131	4354		WITHERBY ST	5D3	Vernacular Bungalow	Minimally Altered	1920
44325132	2222		HICKORY ST	5D3	Vernacular Bungalow w/clipped gable	Minimally Altered	1923
44325133	4364		WITHERBY ST	5D3	Craftsman	Minimally Altered	c.1915
44325134	4370		WITHERBY ST	6Z	Craftsman	Heavily Altered	1928
44325135	4355		HORTENSIA ST	5D3	Craftsman Bungalow	Heavily Altered	c.1915
44325136	4361		HORTENSIA ST	5D3	Vernacular Bungalow	Minimally Altered	1924

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44325137	4369		HORTENSIA ST	6Z	Craftsman Bungalow	Heavily Altered	c.1915
44334001	2346		CRESCENT DR	6Z	Spanish Colonial Revival	Heavily Altered	c.1925
44334002	4246		TRIAS ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1925
44334003	4240		TRIAS ST	5D3	Tudor Revival	Minimally Altered	1925
44334004	2332		CRESCENT DR	6Z	No Longer Apparent	Altered Beyond Recognition	1953
44334005	2316		CRESCENT DR	5D3	Spanish Colonial Revival	Minimally Altered	1927
44334006	2312		CRESCENT DR	6Z	No Longer Apparent	Altered Beyond Recognition	1936
44334007	2300		CRESCENT DR	6Z	Spanish Colonial Revival	Heavily Altered	1937
44334008	4212		TRIAS ST	5D3	Spanish Colonial Revival	Heavily Altered	1925
44334009	2311		CRESCENT DR	5D3	Spanish Colonial Revival	Heavily Altered	1925
44334010	2321		CRESCENT DR	6Z	Vernacular	Heavily Altered	1937
44334011	2329		CRESCENT DR	6Z			1971
44334012	2339		CRESCENT DR	5D3	Colonial Revival	Heavily Altered	1939
44334013	2349		CRESCENT DR	5D3	Spanish Colonial Revival	Unaltered	1926
44334014	2363		CRESCENT DR	5D3	Ranch	Minimally Altered	1949
44334015	2341		WHITMAN ST	5D3	Ranch	Minimally Altered	1950
44334016	4220		AMPUDIA ST	6Z	Unknown	Unknown	1958
44334017	4244		AMPUDIA ST	5D3	Craftsman	Heavily Altered	c.1925
44334018	4253		ARISTA ST	5S3	Colonial Revival	Minimally Altered	1951
44334019	4247		ARISTA ST	6Z			1972
44334020	4235		ARISTA ST	6Z	Craftsman	Heavily Altered	1955
44334021	4225		ARISTA ST	6Z			1995
44334023	4145		ARISTA ST	6Z	Ranch	Heavily Altered	1946
44337002	2217		WHITMAN ST	6Z			1983
44337003	4244		WITHERBY ST	5D3	Minimal Traditional	Minimally Altered	1939
44337004	4232		WITHERBY ST	6Z	Contemporary	Heavily Altered	1958
44337005	4222		WITHERBY ST	6Z			1995
44337006	2240		SUNSET BLVD	5D3	Colonial Revival	Minimally Altered	1948
44337009	4216		WITHERBY ST	6Z			1977
44337012	2218		SUNSET BLVD	5D3	Art Moderne	Minimally Altered	c.1940
44337013	2202		SUNSET BLVD	5D3	Art Moderne	Heavily Altered	c.1940
44337020	2223		WHITMAN ST	5D3	Contemporary	Minimally Altered	1952
44337021	2227		WHITMAN ST	6Z			1962
44337022	2232		SUNSET BLVD	6Z			1974
44337023	2224		SUNSET BLVD	5D3	Minimal Traditional	Minimally Altered	1939

Figure 3.111: Condensed tabular listing of all resources in the Proposed Northwest Mission Hills Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 9 of 10)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44337024	2295		WHITMAN ST	5D3	Craftsman Bungalow	Minimally Altered	1914
44337025	4237		TRIAS ST	5D3	Spanish Colonial Revival	Minimally Altered	1926
44337026	4227		TRIAS ST	5D3	Colonial Revival	Heavily Altered	1937
44337027	2283		WHITMAN ST	6Z	Minimal Traditional	Unknown	1943
44337028	2273		WHITMAN ST	5D3	Ranch	Minimally Altered	1953
44337029	2261		WHITMAN ST	5D3	Prairie	Minimally Altered	1930
44337030	4215		TRIAS ST	5D3	Spanish Colonial Revival/Monterey Revival	Minimally Altered	1931
44337031	4205		TRIAS ST	6Z	No Longer Apparent	Altered Beyond Recognition	1941
44337033	2292		JUAN ST	6Z	French Eclectic	Heavily Altered	1940
44337034	2282		JUAN ST	6Z			c.1985
44337035	2276		JUAN ST	6Z	Spanish Eclectic	Heavily Altered	1940
44337036	2270		JUAN ST	5D3	Spanish Colonial Revival	Minimally Altered	1934
44337037	2266		JUAN ST	6Z	Neo-Spanish Eclectic	Heavily Altered	1960
44337038	4110		SUNSET RD	6Z			1969
44337039	4120		SUNSET RD	5D3	Spanish Colonial Revival	Heavily Altered	c.1925
44337040	4130		SUNSET RD	5D3	Spanish Colonial Revival	Minimally Altered	1926
44337041	4140		SUNSET RD	6Z	No Longer Apparent	Altered Beyond Recognition	1960
44337043	4143		SUNSET RD	5D3	Spanish Colonial Revival	Minimally Altered	1926
44337044	2230		LA CALLECITA	6Z			1972
44337045	2222		LA CALLECITA	5S3	Colonial Revival	Minimally Altered	1955
44337046	2212		LA CALLECITA	5D3	Spanish Colonial Revival	Heavily Altered	1930
44337047	2205		LA CALLECITA	5D3	Spanish Colonial Revival	Unaltered	1926
44337048	2219		LA CALLECITA	5D3	Spanish Colonial Revival	Minimally Altered	1930
44337050	2231		LA CALLECITA	5D3	Colonial Revival	Minimally Altered	1949
44337051	2237		LA CALLECITA	6Z			1973
44337052	4111		SUNSET RD	5D3	Spanish Colonial Revival	Minimally Altered	1932
44337053	2236		JUAN ST	5D3	Spanish Colonial Revival	Minimally Altered	1940
44337054	2226		JUAN ST	6Z	Spanish Colonial Revival	Heavily Altered	c.1935
44337055	2220		JUAN ST	5D3	Tudor Revival	Minimally Altered	1942
44337056	2218		JUAN ST	6Z	Spanish Colonial Revival	Heavily Altered	c.1935
44337057	2206		JUAN ST	5D3	Tudor Revival	Minimally Altered	1931

Figure 3.111: Condensed tabular listing of all resources in the Proposed Northwest Mission Hills Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 10 of 10)

3.14 Proposed Park Boulevard Apartment Geographic Historic District

Period of Significance: 1888-1960

Boundaries – West Side of Park Boulevard

- North of Upas Street.
- East of alley.
- South of Robinson Avenue.

See Figure 3.117 for further information and specific boundaries.

Total Structures	35
Potential Historic Resources	32
Non-Contributing Resources	3
Percentage Contributing	91%

Figure 3.112: Park Boulevard Apartment Data.

Applicable District Criteria

A, C, F(d,g,i)

- **A:** Special elements of the city’s, community’s, or neighborhood’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city.
 - **F(d):** Development Progression - Neighborhoods or districts illustrating the progressive

development of styles and changes in architectural and cultural taste.

- **F(g):** Features of Daily Living - Districts which illustrate the details of daily living during a previous period. Equipment or mechanical devices such as call bells, speaking tubes, dumbwaiters, fans, or similar systems are examples.
- **F(j):** Building Groupings - Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.

Resource Types

(number of contributing resources)

- Art Moderne (1)
- Colonial Revival (1)
- Contemporary (7)
- Italian Renaissance Revival (3)
- Minimal Traditional (5)
- Mission Revival (2)
- Queen Anne (1)
- Spanish Colonial Revival (9)
- Spanish Eclectic (1)
- Vernacular (1)
- Victorian Vernacular/Transitional Craftsman (1)

Landscape/Hardscape Resources

- Mature horticulture
- Sidewalk stamps
- Palm trees

The Proposed Park Boulevard Apartment Geographic Historic District contains a total of 35 structures. Of these structures, 32 are potential historic resources. Three structures are non-contributing due to significant alteration.

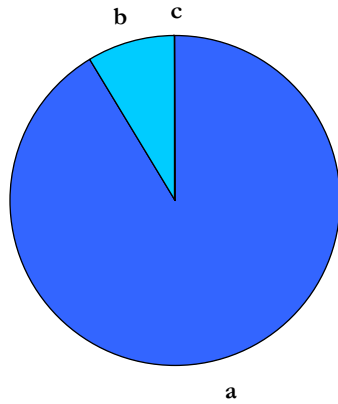


Figure 3.113: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (32)
- b. Non-Contributing: Significant Alteration (3)
- c. Non-Contributing: Out of Date Range (0)

Originally named “Midland Drive,” Park Boulevard was created for the 1915-1916 California-Panama Exposition to facilitate access to the Prado in Balboa Park.¹ To the north of the Park, along this major automobile corridor, the Proposed Park Boulevard Apartment Geographic Historic District has the highest concentration of historic multiple-family residences in the immediate area. However, due to the arbitrary nature of the boundaries of the Uptown Survey, only the west side of the boulevard is included in the current study area and is addressed below; the east side is equally as significant both architecturally and historically and in the future should be included in any formal district designation.

The resources in the proposed district consist of thirty-one apartment buildings, apartment courts and bungalow courts, and three single-family residences. The structures were built between ca. 1900 and 1960 and reflect a range of styles including Spanish Colonial Revival, Italian Renaissance, Mission Revival, Minimal

¹ City of San Diego, “Greater Mid-City Historic & Architectural Survey,” V.3-C-13, 1.

Traditional and Contemporary. All constructed after the turn of the century, these buildings were equipped with the most modern conveniences of their day. In some cases, modern conveniences included multi-car garages located off the back alley.

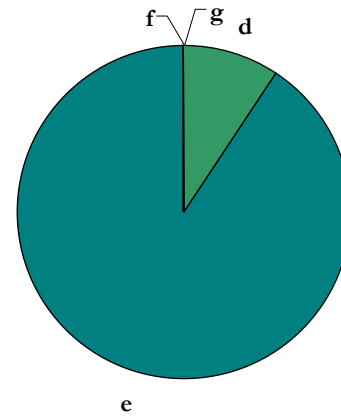


Figure 3.114: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (3)
- e. Multi-Family Residential (29)
- f. Commercial (0)
- g. Institutional/Religious (0)

The inclusion of the garage is notable because the area was conceived of as a major automobile corridor during the immediate post-WWI era.² By the early 1920s, new mass production techniques made automobiles affordable to the general public. In 1926, Park Boulevard became an important junction on the southern route of the first all-weather transcontinental highway, Highway 80, which originated in Savannah, Georgia and became El Cajon Boulevard as it entered San Diego. At the far eastern end of El Cajon, cross country motorists had the choice of continuing west down Washington Street towards the Pacific Coast Highway, or south along Park Boulevard into downtown San Diego.

² Ibid.

A small handful of multi-family dwellings were constructed along Park Blvd. prior to the 1920s. The first major wave of apartment-building occurred during the 1920s in response to a major influx of new residents pouring into San Diego. Real estate speculators such as Edward F. Bryans, Walter S. Broderick of the Broderick Land Company, Nathaniel Sebastian, Charles H. Willman and Urban Urbani were responsible for purchasing and developing the land that came to be known as “Apartment Row.”

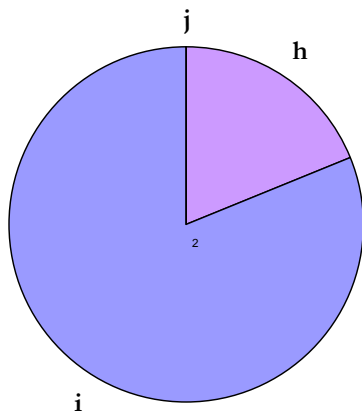


Figure 3.115: Potential Historic Resources by Integrity.

- h. Unaltered (6)
- i. Minimally Altered (26)
- j. Heavily Altered (0)

To maximize the number of residential units along Park Boulevard, developers chose to build multiple-family instead of single-family structures. The near exclusive use of Spanish Colonial and Italian Renaissance architectural styles was strongly influenced by the architecture of the 1915-1916 Exposition, which set the tone for the aesthetic “Mediterraneanization” of San Diego and other parts of Southern California. Because the design character of the apartments was generally derived from single-family Spanish and Italian country villas, their large scale did not intrude on

the surrounding neighborhoods, which also took their cues from Mediterranean precedents.³ Building slowed along Park Boulevard in the 1930s but picked up again over the following decades and into the 1960s. This later period of development is mainly characterized by Minimal Traditional and Contemporary multiple-family structures including apartment courts.

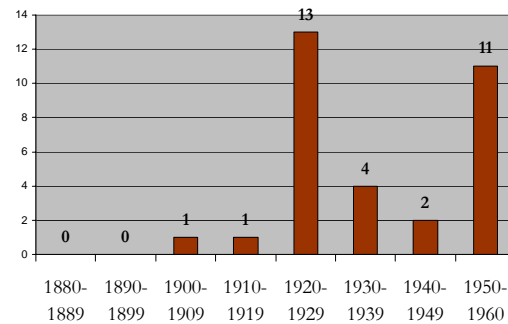


Figure 3.116: Potential Historic Resources by Decade.

The overall high concentration of multiple-family residences along Park Boulevard demonstrates a high level of integrity. Collectively, the resources illustrate both the development history of multi-family architecture in San Diego and the history of one of San Diego’s most important early automobile corridors.

The proposed Park Boulevard Apartment Geographic Historic District qualifies under HRB Criterion A, reflecting special elements of the Uptown Community’s development history, specifically multi-family housing and the widespread introduction of the automobile, Criterion C for its Spanish Colonial Revival and other period revival architecture and HRB Criterion F(d) for its illustration of the progressive development of styles and changes in architectural and cultural taste

³ City of San Diego, “Greater Mid-City Historic & Architectural Survey,” Vol. 3-C-13, 1-5.

in multi-family housing, and F(j) for its collection of middle class multi-family

dwelling from the first half of the twentieth century.

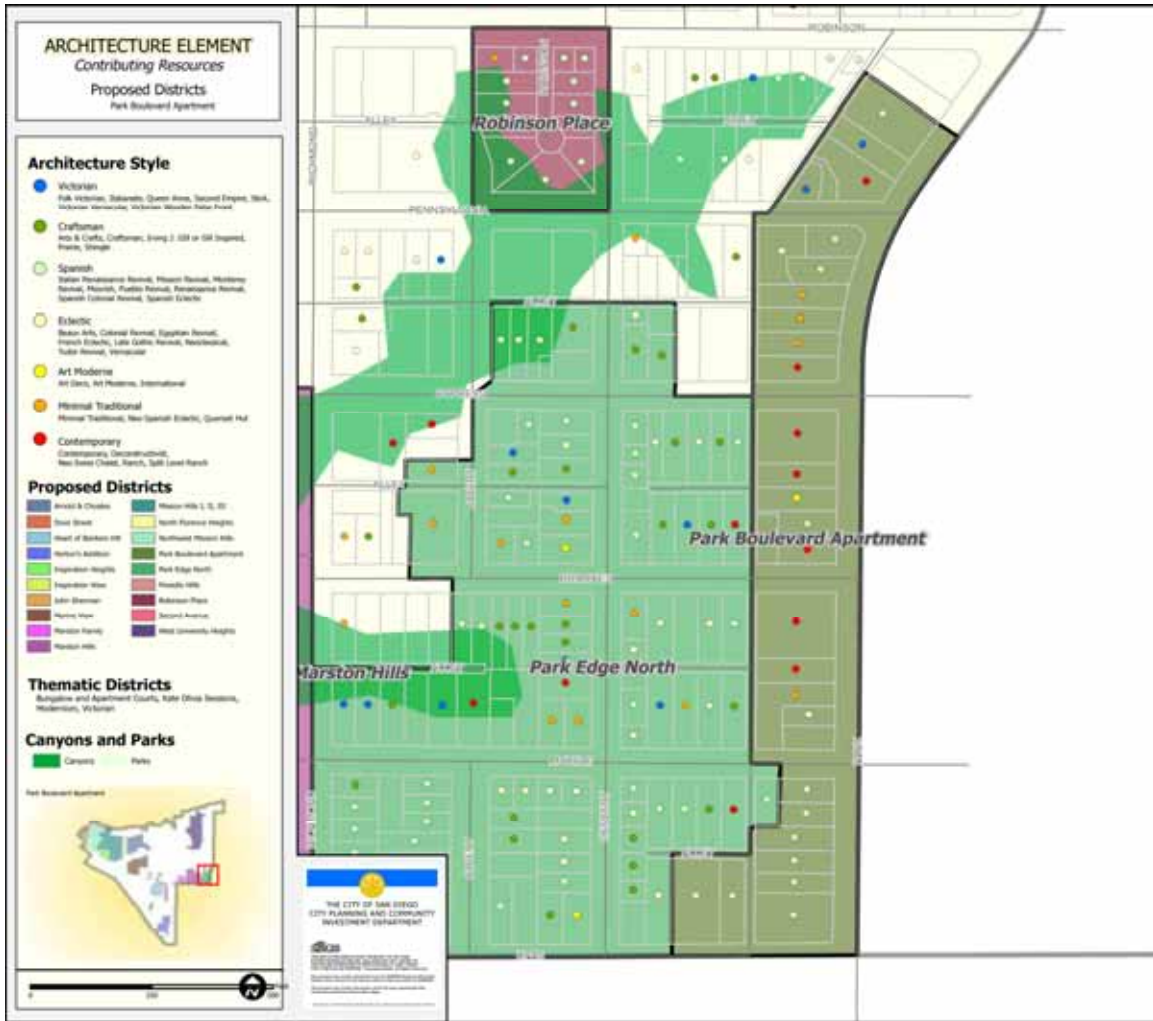


Figure 3.117: Map of Proposed Park Boulevard Apartment Geographic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45221314	3718		PARK BLVD	5D3	Spanish Colonial Revival Bungalow Court	Minimally Altered	c.1925
45221315	3712		PARK BLVD	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1900
45221316	3704		PARK BLVD	5D3	Contemporary	Minimally Altered	1957
45221317	1656		PENNSYLVANIA AVE	6Z	Minimal Traditional	Heavily Altered	1953
45221318	1652		PENNSYLVANIA AVE	5D3	Queen Anne	Minimally Altered	1910
45221331	1643		PENNSYLVANIA AVE	5D3	Colonial Revival	Minimally Altered	c.1940
45221332	3690		PARK BLVD	5B	Italian Renaissance Revival	Minimally Altered	c.1925
45221333	3682		PARK BLVD	5D3	Spanish Colonial Revival	Minimally Altered	c.1925
45221334	3680		PARK BLVD	5D3	Minimal Traditional Apartment Court	Unaltered	c.1960
45221335	3670		PARK BLVD	5D3	Minimal Traditional Apartment Court	Unaltered	c.1960
45221336	3658		PARK BLVD	5D3	Minimal Traditional	Unaltered	c.1950
45221337	3652		PARK BLVD	5D3	Contemporary	Unaltered	c.1960
45236306	3634		PARK BLVD	5D3	Contemporary Apartment Court	Minimally Altered	c.1955
45236307	3630		PARK BLVD	5D3	Spanish Colonial Revival	Minimally Altered	c.1925
45236307	3632		PARK BLVD	5D3	Contemporary	Minimally Altered	c.1955
45236308	3620		PARK BLVD	5D3	Art Moderne	Minimally Altered	1939
45236309	3610		PARK BLVD	5D3	Spanish Colonial Revival	Minimally Altered	1927
45236310	3602		PARK BLVD	5D3	Contemporary	Minimally Altered	c.1950
45236311	1646		BROOKES AVE	5D3	Minimal Traditional	Minimally Altered	c.1960
45236325	3550		PARK BLVD	5D3	Contemporary Apartment Court	Minimally Altered	c.1950
45236326	3526		PARK BLVD	5D3	Contemporary	Minimally Altered	1960
45236327	3520		PARK BLVD	5D3	Minimal Traditional	Minimally Altered	c.1945
45236328	3510		PARK BLVD	5D3	Vernacular Bungalow w/classical elements	Unaltered	1923
45236329	1698		MYRTLE AVE	6Z	No Longer Apparent	Altered Beyond Recognition	1957
45248104	1632		UPAS ST	5D3	Italian Renaissance Revival	Minimally Altered	1925
45248105	3402		PARK BLVD	6Z	Craftsman	Heavily Altered	c.1915
45248105	3402		PARK BLVD	5D3	Mission Revival	Minimally Altered	c.1930
45248105	3402		PARK BLVD	5D3	Spanish Eclectic	Minimally Altered	c.1930
45248105	3402		PARK BLVD	5D3	Mission Revival	Minimally Altered	c.1930

Figure 3.118: Condensed tabular listing of all resources in the Proposed Park Boulevard Apartment Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 2)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45248106	3418		PARK BLVD	5D3	Spanish Colonial Revival	Minimally Altered	1926
45248107	3422		PARK BLVD	5D3	Spanish Colonial Revival	Minimally Altered	c.1925
45248108	3430		PARK BLVD	5D3	Spanish Colonial Revival	Minimally Altered	c.1925
45248109	3436		PARK BLVD	5B	Italian Renaissance Revival	Minimally Altered	c.1925
45248111	3446		PARK BLVD	5D3	Spanish Colonial Revival	Unaltered	1924
45248116	1616		UPAS ST	5D3	Spanish Colonial Revival Apartment Court	Minimally Altered	c.1925

Figure 3.118: Condensed tabular listing of all resources in the Proposed Park Boulevard Apartment Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 2 of 2)

3.15 Proposed Park Edge North Geographic Historic District

Period of Significance: 1888-1940

Boundaries – Overall

- North of Upas Street
- West of the alley west of Park Boulevard
- South of the alley south of Pennsylvania Street
- East of Richmond Street

See Figure 3.124 for further information and specific boundaries.

Total Structures	122
Potential Historic Resources	98
Non-Contributing Resources	24
Percentage Contributing	80%

Figure 3.119: Park Edge North Data.

Applicable District Criteria

A, C, F(j)

- **A:** Special elements of the city’s, community’s, or neighborhood’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city.
 - **F(j):** Building Groupings - Building groupings where the significance and importance of the

individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.

Resource Types

(number of contributing resources)

- Art Moderne (2)
- Colonial Revival (1)
- Craftsman (27)
- Minimal Traditional (5)
- Mission Revival (13)
- Monterey Revival (1)
- Queen Anne Free Classic (1)
- Spanish Colonial Revival (19)
- Spanish Eclectic (2)
- Tudor Revival (2)
- Vernacular (18)
- Victorian Vernacular (5)
- Victorian Vernacular/Transitional Craftsman (2)

Landscape/Hardscape Resources

- Street trees
- Urban canyons
- Low front yard walls
- Viewshed of mature Eucalyptus stands
- Balboa Park

The proposed Park Edge North Geographic Historic District contains a total of 122 structures. Of these structures, 98 are proposed historic resources, while 13 structures are non-contributing due to significant alteration and 11 are out of date range.

The proposed district is characterized by single family residences with a few Victorian era residences and a high concentration of Craftsman, Spanish Colonial Revival, and Vernacular residences.

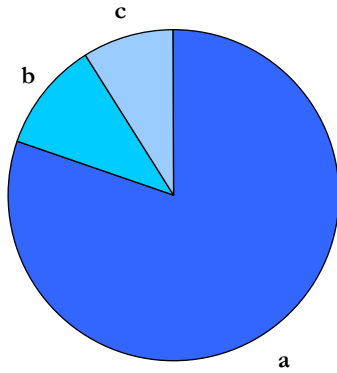


Figure 3.120: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (98)
- b. Non-Contributing: Significant Alteration (13)
- c. Non-Contributing: Out of Date Range (11)

The proposed district is located primarily on the north edge of Balboa Park and extends up to Pennsylvania Avenue. This district should be considered as one of several districts along the north and east edge of Balboa Park with similar histories, development patterns and historic significance. From the North Park Survey the following subdivisions should be considered:

- South University Heights
- Pauly’s Addition
- Park Vilas
- West End
- Blair’s Highland Addition
- St. Louis Heights
- Lynhurst
- Wallace Heights

The subdivisions were located in close proximity to streetcar lines that ran on University Avenue and 30th Street. The area was inhabited during its period of significance by largely middle class families, who took advantage of mass

transit to travel to work, oftentimes in the downtown area. By the mid-1920s, residences were constructed with detached garages, and existing houses added them, as automobile ownership became more common to middle class families. Many of these homes were pattern book or small developer driven projects. Some resources may be examples of Pacific Ready Cut, of Los Angeles, prefabricated housing.

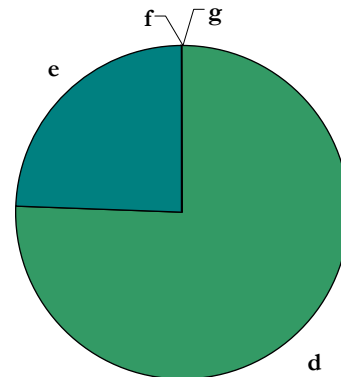


Figure 3.121: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (74)
- e. Multi-Family Residential (24)
- f. Commercial (0)
- g. Institutional/Religious (0)

The proposed district is located on easily developable relatively flat land between Balboa Park and a small side canyon extending from Marston Canyon. The subdivision was appealing to prospective homeowners, due to its proximity to Balboa Park. The park created a natural setting that many found enticing and ideal for a home. The expositions at the park in 1915 and 1935 were significant events that helped bolster the visibility of the surrounding communities and area.

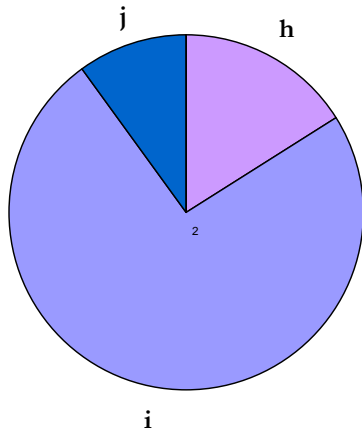


Figure 3.122: Potential Historic Resources by Integrity.

- h. Unaltered (15)
- i. Minimally Altered (73)
- j. Heavily Altered (10)

The proposed Park Edge North Geographic Historic District qualifies under HRB Criterion A, reflecting special elements of the Uptown Community’s development history, due to its association

with Balboa Park and the two expositions and its unique cultural landscape influenced by Balboa Park and an adjacent urban canyon, Criterion C for the Victorian, Craftsman and Spanish Colonial Revival residences, and HRB Criterion F (d) for its illustration of the progressive changes in architectural styles during the first half of the 20th century, and F(j) for its collection of modest working and middle class dwellings from the first half of the twentieth century.

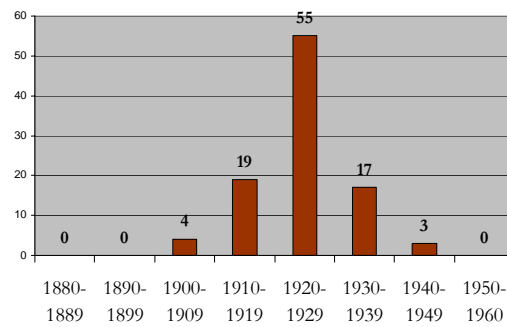


Figure 3.123: Potential Historic Resources by Decade.

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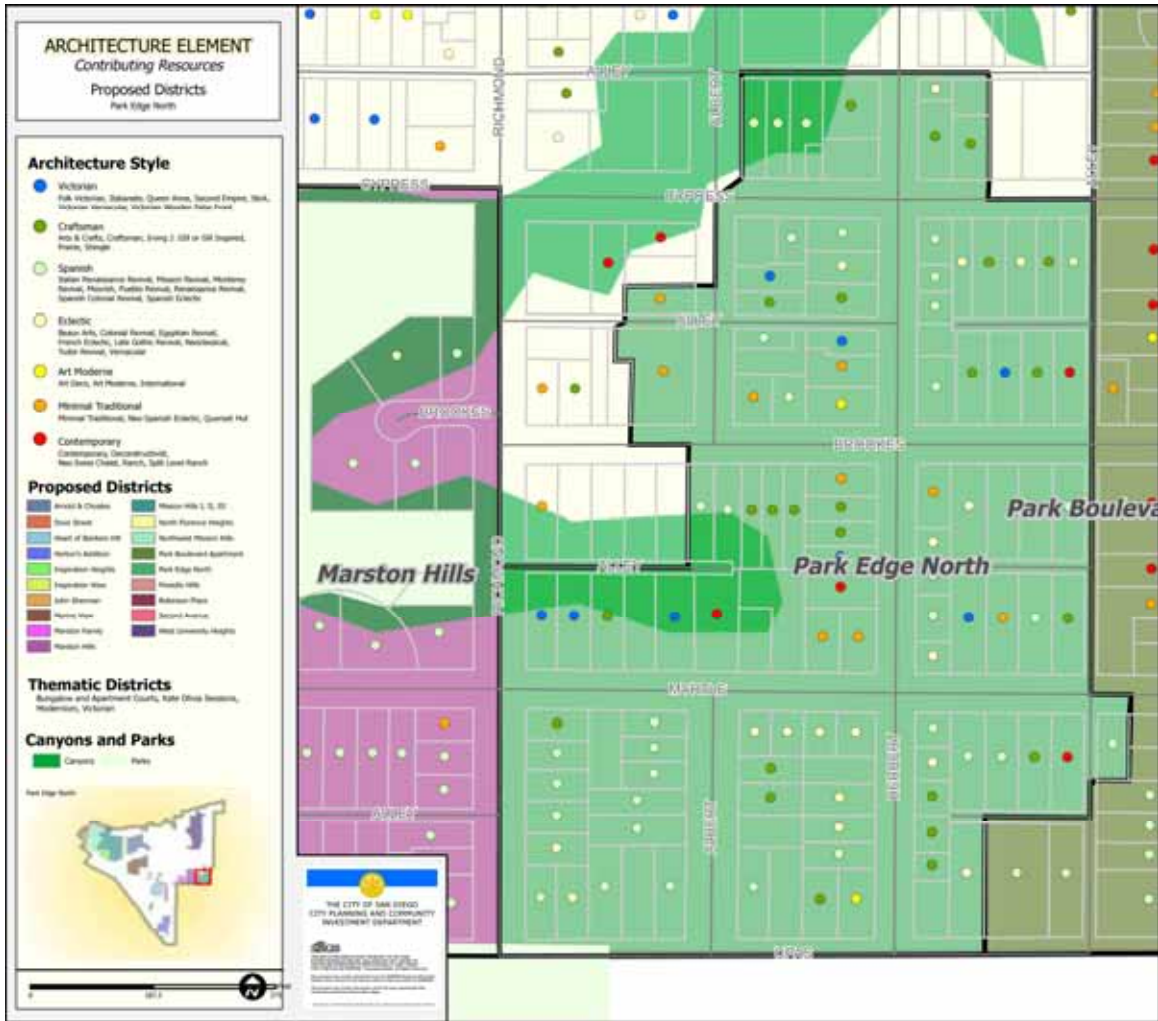


Figure 3.124: Map of Proposed Park Edge North Geographic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45216322	3664		HERBERT ST	5D3	Craftsman Bungalow	Minimally Altered	1925
45216323	1532		CYPRESS AVE	6Z	Contemporary/Ranch	Heavily Altered	1955
45216324	1522		CYPRESS AVE	6Z	Unknown	Unknown	
45216325	1516		CYPRESS AVE	5D3	Spanish Colonial Revival	Minimally Altered	1925
45216326	1510		CYPRESS AVE	5D3	Mission Revival	Minimally Altered	1930
45216327	1502		CYPRESS AVE	5D3	Spanish Colonial Revival	Heavily Altered	c.1925
45221340	1610		CYPRESS AVE	5D3	Craftsman Bungalow	Minimally Altered	1918
45221341	1609		HERBERT PL	6Z			1981
45221342	1604		CYPRESS AVE	5D3	Craftsman Bungalow	Minimally Altered	c.1915
45221343	3671		HERBERT ST	5D3	Vernacular Bungalow	Minimally Altered	1925
45233122	3620		ALBERT ST	5D3	Craftsman Bungalow	Minimally Altered	c.1915
45233122	1428		BROOKES AVE	5D3	Minimal Traditional	Minimally Altered	c.1935
45233122	3614		ALBERT ST	5D3	Vernacular Bungalow w/classical elements	Minimally Altered	c.1920
45233122	1432		BROOKES AVE	5D3	Vernacular Bungalow w/classical elements	Minimally Altered	c.1920
45233122	1438		BROOKES AVE	5D3	Craftsman Bungalow	Minimally Altered	c.1915
45233123	3636		ALBERT ST	5S3	Minimal Traditional	Minimally Altered	1950
45233128	1505		CYPRESS AVE	6Z	No Longer Apparent	Altered Beyond Recognition	1950
45233129	3631		ALBERT ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	1918
45233130	3627		ALBERT ST	5D3	Craftsman Bungalow	Minimally Altered	1920
45233131	3621		ALBERT ST	5D3	Mission Revival	Minimally Altered	1920
45233132	3619		ALBERT ST	6Z	No Longer Apparent	Altered Beyond Recognition	c.1920
45233133	3605		ALBERT ST	5D3	Minimal Traditional	Minimally Altered	1936
45233134	1512		BROOKES AVE	5D3	Spanish Colonial Revival	Minimally Altered	1924
45233135	1522		BROOKES AVE	5D3	Craftsman Bungalow	Minimally Altered	c.1915
45233135	1530		BROOKES AVE	5D3	Art Moderne	Minimally Altered	c.1930
45233136	3610		HERBERT ST	5D3	Minimal Traditional	Minimally Altered	c.1940
45233137	3620		HERBERT ST	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	1909
45233138	3630		HERBERT ST	5D3	Craftsman Bungalow	Minimally Altered	1913
45233139	3636		HERBERT ST	5D3	Vernacular Bungalow	Minimally Altered	1925
45233140	1517		CYPRESS AVE	5D3	Spanish Colonial Revival	Minimally Altered	1936
45233141	1511		CYPRESS AVE	5D3	Spanish Colonial Revival	Minimally Altered	1929
45233142	1402		MYRTLE AVE	5D3	Victorian Vernacular	Minimally Altered	1910
45233143	1412		MYRTLE AVE	5D3	Victorian Vernacular	Unaltered	1909

Figure 3.125: Condensed tabular listing of all resources in the Proposed Park Edge North Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 4)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45233144	1416		MYRTLE AVE	5D3	Craftsman Bungalow	Minimally Altered	1913
45233145	1424		MYRTLE AVE	6Z			1974
45233146	1434		MYRTLE AVE	5D3	Victorian Vernacular	Minimally Altered	1904
45233147	1442		MYRTLE AVE	6Z	Contemporary/Ranch	Minimally Altered	1960
45233148	1510		MYRTLE AVE	6Z	No Longer Apparent	Altered Beyond Recognition	1959
45233149	1514		MYRTLE AVE	6Z	No Longer Apparent	Altered Beyond Recognition	1956
45233150	1520		MYRTLE AVE	5S3	Minimal Traditional	Minimally Altered	1951
45233151	1526		MYRTLE AVE	5S3	Minimal Traditional	Minimally Altered	1951
45233152	3522		HERBERT ST	6Z	Contemporary/Ranch	Minimally Altered	1953
45233153	3532		HERBERT ST	5D3	Queen Anne Free Classic	Minimally Altered	1913
45233154	3538		HERBERT ST	5D3	Craftsman Bungalow	Minimally Altered	1913
45233155	3542		HERBERT ST	5D3	Craftsman Bungalow	Minimally Altered	1923
45233156	3548		HERBERT ST	5D3	Vernacular Bungalow	Minimally Altered	1922
45233156	1517		BROOKES AVE	5D3	Minimal Traditional	Minimally Altered	c.1935
45233157	1511		BROOKES AVE	5D3	Craftsman Bungalow	Minimally Altered	1913
45233158	1507		BROOKES AVE	5D3	Craftsman Bungalow	Heavily Altered	c.1915
45233159	1501		BROOKES AVE	5D3	Craftsman Bungalow	Minimally Altered	1925
45233160	1439		BROOKES AVE	5D3	Spanish Colonial Revival	Minimally Altered	c.1925
45233161	1437		BROOKES AVE	5D3	Spanish Colonial Revival	Minimally Altered	1935
45236301	1609		CYPRESS AVE	5D3	Vernacular Bungalow	Minimally Altered	1915
45236302	1615		CYPRESS AVE	5D3	Craftsman Bungalow	Minimally Altered	1926
45236303	1621		CYPRESS AVE	5D3	Vernacular Bungalow	Minimally Altered	1922
45236304	1627		CYPRESS AVE	5D3	Craftsman Bungalow	Minimally Altered	1926
45236305	1631		CYPRESS AVE	5D3	Mission Revival	Minimally Altered	c.1930
45236312	1634		BROOKES AVE	5D3	Contemporary	Unaltered	c.1955
45236313	1624		BROOKES AVE	5D3	Craftsman Bungalow	Unaltered	1920
45236314	1614		BROOKES AVE	5D3	Victorian Vernacular	Heavily Altered	c.1915
45236315	1610		BROOKES AVE	5D3	Craftsman/Swiss Chalet	Minimally Altered	1916
45236316	1604		BROOKES AVE	5D3	Spanish Colonial Revival w/classical elements	Minimally Altered	1930
45236317	3617		HERBERT ST	6Z	Vernacular Bungalow	Heavily Altered	1921
45236318	3625		HERBERT ST	5D3	Mission Revival	Heavily Altered	c.1935
45236319	3635		HERBERT ST	5D3	Mission Revival	Minimally Altered	c.1935
45236320	1603		CYPRESS AVE	5D3	Spanish Colonial Revival/Early Art Moderne	Minimally Altered	1924
45236321	1611		BROOKES AVE	5D3	Vernacular Bungalow	Heavily Altered	1935
45236322	1617		BROOKES AVE	6Z			c.1965

Figure 3.125: Condensed tabular listing of all resources in the Proposed Park Edge North Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 2 of 4)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45236323	1625		BROOKES AVE	5D3	Vernacular Bungalow	Heavily Altered	1924
45236324	1631		BROOKES AVE	5D3	Spanish Colonial Revival	Unaltered	1926
45236330	1638		MYRTLE AVE	5D3	Craftsman Bungalow	Minimally Altered	1910
45236331	1624		MYRTLE AVE	5D3	Mission Revival Bungalow Court	Unaltered	c.1925
45236332	1620		MYRTLE AVE	5D3	Minimal Traditional	Unaltered	1940
45236333	1610		MYRTLE AVE	5D3	Victorian Vernacular	Heavily Altered	1908
45236334	1604		MYRTLE AVE	5D3	Colonial Revival	Unaltered	1940
45236335	3515		HERBERT ST	5D3	Spanish Colonial Revival	Minimally Altered	1936
45236336	3525		HERBERT ST	5D3	Mission Revival	Minimally Altered	1926
45236337	3533		HERBERT ST	5D3	Vernacular Bungalow w/classical elements	Minimally Altered	1925
45236338	3539		HERBERT ST	5S3	Minimal Traditional	Minimally Altered	1959
45248101	1610		UPAS ST	5D3	Vernacular Bungalow	Minimally Altered	c.1920
45248110	1641		MYRTLE AVE	5D3	Spanish Colonial Revival	Minimally Altered	1924
45248112	1629		MYRTLE AVE	5D3	Contemporary	Minimally Altered	1955
45248113	1625		MYRTLE AVE	5D3	Craftsman Bungalow	Minimally Altered	1915
45248114	1615		MYRTLE AVE	5D3	Spanish Colonial Revival	Unaltered	1927
45248115	1611		MYRTLE AVE	5D3	Mission Revival	Unaltered	1925
45248117	1601		MYRTLE AVE	5D3	Mission Revival	Minimally Altered	1924
45248118	3431		HERBERT ST	5D3	Vernacular Bungalow w/classical elements	Unaltered	1924
45248119	3427		HERBERT ST	5D3	Craftsman Bungalow	Minimally Altered	1923
45248120	3421		HERBERT ST	5D3	Craftsman Bungalow	Minimally Altered	1923
45248121	3419		HERBERT ST	5D3	Craftsman Bungalow	Minimally Altered	1923
45248122	1602		UPAS ST	6Z	Vernacular Bungalow	Heavily Altered	1925
45248301	1404		UPAS ST	5D3	Spanish Colonial Revival	Minimally Altered	1925
45248302	1414		UPAS ST	5D3	Tudor Revival	Unaltered	1925
45248303	1420		UPAS ST	5D3	Spanish Eclectic	Minimally Altered	1934
45248304	1428		UPAS ST	6Z	Spanish Colonial Revival	Heavily Altered	1925
45248305	1440		UPAS ST	5D3	Monterey Revival	Minimally Altered	c.1925
45248306	3422		ALBERT ST	5D3	Spanish Eclectic	Minimally Altered	1939
45248308	3434		ALBERT ST	5D3	Spanish Colonial Revival	Minimally Altered	1928
45248309	3440		ALBERT ST	5D3	Mission Revival	Minimally Altered	1926
45248310	1429		MYRTLE AVE	5D3	Spanish Colonial Revival	Minimally Altered	1930
45248311	1421		MYRTLE AVE	6Z	Spanish Colonial Revival	Heavily Altered	1931
45248312	3443		RICHMOND ST	5D3	Craftsman Bungalow	Minimally Altered	1923

Figure 3.125: Condensed tabular listing of all resources in the Proposed Park Edge North Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 3 of 4)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45248313	3435		RICHMOND ST	5D3	Spanish Colonial Revival	Minimally Altered	1928
45248314	3425		RICHMOND ST	5D3	Mission Revival	Minimally Altered	1926
45248315	3419		RICHMOND ST	5D3	Mission Revival	Minimally Altered	c.1925
45248316	3415		RICHMOND ST	5D3	Tudor Revival	Unaltered	1928
45248317	3430		ALBERT ST	5D3	Spanish Colonial Revival	Minimally Altered	1928
45248401	1506		UPAS ST	5D3	Spanish Colonial Revival	Unaltered	1923
45248402	1512		UPAS ST	6Z	Queen Anne Free Classic	Heavily Altered	c.1905
45248403	1520		UPAS ST	5D3	Craftsman Bungalow w/Classical elements	Unaltered	1923
45248404	1530		UPAS ST	5D3	Art Moderne	Minimally Altered	1939
45248405	3412		HERBERT ST	5D3	Mission Revival	Minimally Altered	1923
45248406	3422		HERBERT ST	5D3	Vernacular Bungalow w/classical elements	Heavily Altered	1924
45248407	3426		HERBERT ST	5D3	Vernacular Bungalow w/classical elements	Minimally Altered	1923
45248408	3436		HERBERT ST	6Z	Vernacular Bungalow w/classical elements	Heavily Altered	c.1925
45248409	3444		HERBERT ST	5D3	Vernacular Bungalow w/classical elements	Unaltered	1923
45248410	1521		MYRTLE AVE	5D3	Vernacular Bungalow w/clipped gable	Minimally Altered	1922
45248411	1511		MYRTLE AVE	5D3	Vernacular Bungalow w/clipped gable	Minimally Altered	1922
45248412	3443		ALBERT ST	5D3	Vernacular Bungalow w/clipped gable	Heavily Altered	1922
45248413	3433		ALBERT ST	5D3	Craftsman Bungalow	Minimally Altered	c.1915
45248414	3427		ALBERT ST	5D3	Craftsman Bungalow	Unaltered	1922
45248415	3417		ALBERT ST	6Z	Vernacular Bungalow w/classical elements	Heavily Altered	1922

Figure 3.125: Condensed tabular listing of all resources in the Proposed Park Edge North Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 4 of 4)

3.16 Proposed Presidio Hills Geographic Historic District

Period of Significance: 1926-1945

Boundaries – Overall

- Northwest of Arista Street.
- Northeast of Presidio Drive.
- Southeast of Cosoy Way and the bluff edge overlooking Presidio Park.

See Figure 3.131 for further information and specific boundaries.

Total Structures	59
Potential Historic Resources	40
Non-Contributing Resources	19
Percentage Contributing	68%

Figure 3.126: Presidio Hills Data.

Applicable District Criteria

A, C, D, F(e,i,j)

- **A:** Special elements of the city’s, community’s, or neighborhood’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **D:** Notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city.
 - **F(e):** Consistent Plan - Districts illustrating the development of

coherent or consistent planning and design, or innovations in planning philosophy.

- **F(i):** Craftsmanship - Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.
- **F(j):** Building Groupings - Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.

Resource Types

(number of contributing resources)

- Colonial Revival (7)
- Mission Revival (1)
- Monterey Revival (5)
- Ranch (1)
- Spanish Colonial Revival (21)
- Spanish Eclectic (5)

Landscape/Hardscape Resources

- Topographically curvilinear streets layout
- Historical street lights in center median pedestals
- Viewsheds
- Adjacency to Presidio Park

The Proposed Presidio Hills Geographic Historic District contains a total of 59 structures. Of these structures, 40 are potential historic resources. Five structures are non-contributing due to significant alteration, while 14 are out of date range.

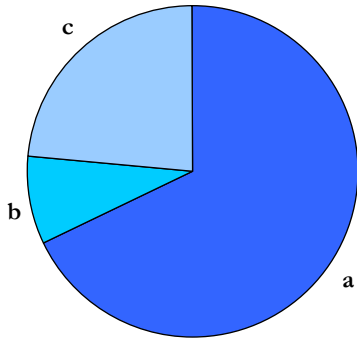


Figure 3.127: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (40)
- b. Non-Contributing: Significant Alteration (5)
- c. Non-Contributing: Out of Date Range (14)

Presidio Hills was a 1926 re-subdivision of Old San Diego. It is characteristic of the other subdivisions George Marston had formed in the early 1900s and featured numerous elements and characteristics of the Nolen Plan. Marston envisioned Presidio Hills as a neighborhood of “character and individuality,” but reasonably priced compared to other high-end suburbs. The subdivision’s location over a canyon led advertisers to proclaim the neighborhood was protected from encroachment of undesirables and commercial activities. Adding to the scenic beauty of the area, the neighborhood’s curvilinear street layout overlooked the remains of the original Presidio. During the initial sale of the subdivision, Marston assured potential buyers that he would redevelop the Presidio site in Presidio Park, which he did in 1928.

The neighborhood was clearly automobile orientated and reflective of planning principals seen in Mission Hills and adjacent suburbs. Early advertisements in

the *San Diego Union* showed cars traveling the neighborhood’s streets and promoted as being “ten minutes from Broadway.” Winding radial streets matched the contour of the land, and the area was beautifully landscaped. Marston had the sidewalks tinted to match the “ancient hue” of the historic area.

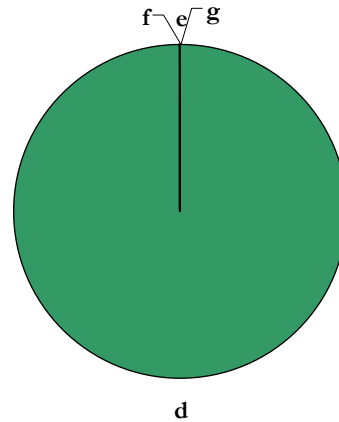


Figure 3.128: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (40)
- e. Multi-Family Residential (0)
- f. Commercial (0)
- g. Institutional/Religious (0)

The architecture of Presidio Hills was primarily Mediterranean influenced and included significant concentrations of the Spanish Colonial Revival and Spanish Eclectic styles. Every design and house plan had to be approved by the tract’s consulting architect. Prominent master architects, like Clifford May, were important to the area’s visual feel. It is possible that further investigation and research will determine additional architects of note involved with the tract. Presidio Hills was also the first city tract with every service, including telephone lines, placed underground. Later infill examples were either, Minimal Traditional, Contemporary or Ranch.

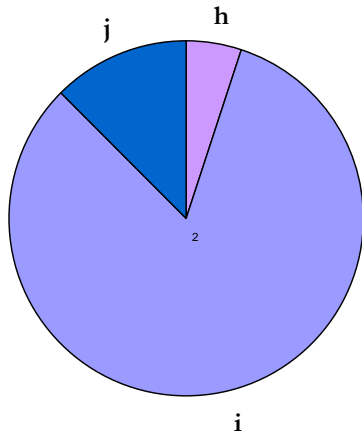


Figure 3.129: Potential Historic Resources by Integrity.

- h. Unaltered (2)
- i. Minimally Altered (33)
- j. Heavily Altered (5)

The high level of integrity seen in the residences illustrates the workmanship, craftsmanship, and pride of ownership that defines the tract’s architecture. The similarities in styles and character defining features are increased by the number of houses in the subdivision that exhibit these characteristics. Lastly, Presidio Hills is illustrative of several planning philosophies Marston and Nolen championed in San Diego.

The proposed Presidio Hills Geographic Historic District qualifies under HRB Criterion A, reflecting special elements of the Uptown Community’s development

history, including the area’s association with Presidio Park, its underground utilities, light standards and curvilinear streets and its location adjacent to an urban canyon cultural landscape and city park that provides a special sense of place, HRB Criterion C for its Colonial Revival and Spanish Colonial Revival architecture, Criterion D for several homes designed or built by architects or builders of note, and HRB Criterion F(e) illustrating the development of coherent planning and design, continuing the innovations in planning philosophy as brought to San Diego by John Nolan, F(i) for its examples of workmanship, craftsmanship, artistry, or design from the first half of the twentieth century that are of benefit to the contemporary community as significant reminders of the past, and F(j) for its collection of comfortable dwellings from the first half of the twentieth century.

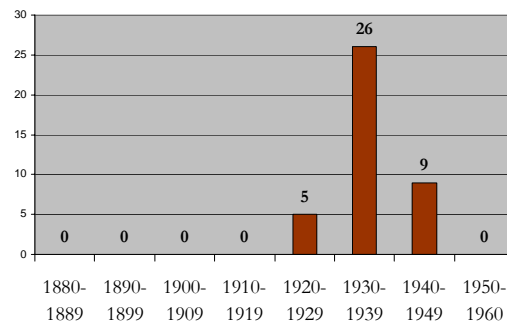


Figure 3.130: Potential Historic Resources by Decade.

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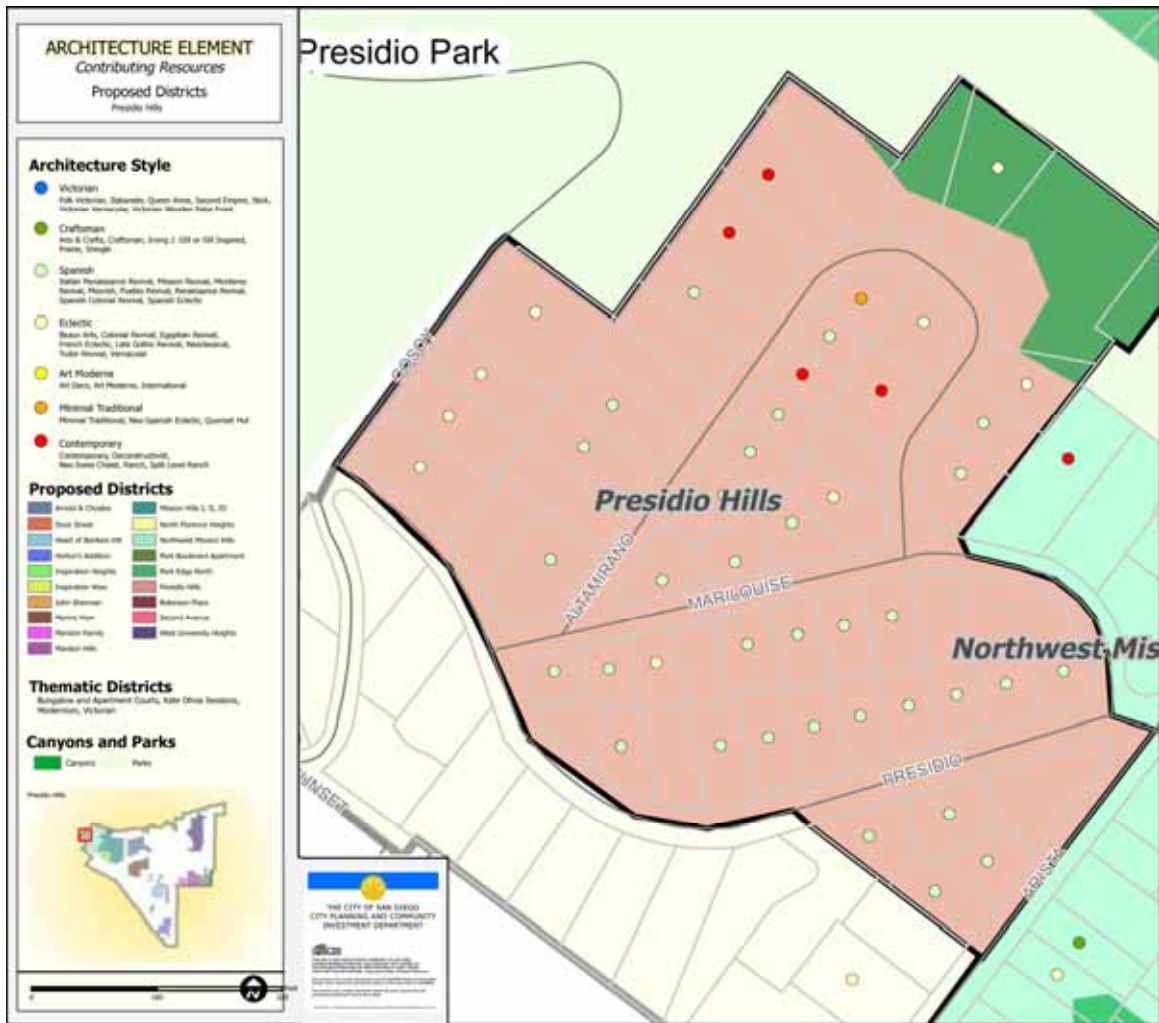


Figure 3.131: Proposed Presidio Hills Geographic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44267002	4304		ALTAMIRANO WAY	5D3	Contemporary	Minimally Altered	1953
44267003	4290		ALTAMIRANO WAY	5D3	Ranch	Minimally Altered	1949
44267004	4272		ALTAMIRANO WAY	5D3	Spanish Colonial Revival	Minimally Altered	c.1940
44267005	4262		ALTAMIRANO WAY	6Z			c.2000
44267006	4252		ALTAMIRANO WAY	6Z			c.1965
44267007	4244		ALTAMIRANO WAY	5D3	Spanish Colonial Revival	Minimally Altered	c.1925
44267008	4232		ALTAMIRANO WAY	5D3	Spanish Colonial Revival	Minimally Altered	c.1935
44267009	4224		ALTAMIRANO WAY	6Z	No Longer Apparent	Altered Beyond Recognition	1935
44267010	4212		ALTAMIRANO WAY	5D3	Spanish Colonial Revival	Minimally Altered	1935
44267011	2526		PRESIDIO DR	6Z			1969
44267012	2540		PRESIDIO DR	5D3	Colonial Revival/Monterey Revival	Minimally Altered	1939
44267013	4269		COSOY WAY	5D3	Colonial Revival/Monterey Revival	Heavily Altered	1937
44267014	4277		COSOY WAY	5D3	Colonial Revival	Minimally Altered	1937
44267015	4287		COSOY WAY	5D3	Colonial Revival	Minimally Altered	1937
44267018	4314		ALTAMIRANO WAY	6Z			c.2000
44269101	4343		ALTAMIRANO WAY	5D3	Colonial Revival/Ranch	Minimally Altered	1940
44269102	4361		ALTAMIRANO WAY	5D3	Ranch	Unaltered	1941
44269103	4365		ALTAMIRANO WAY	6Z			1977
44269104	4369		ALTAMIRANO WAY	5D3	Colonial Revival	Minimally Altered	1936
44269105	2440		MARILOUISE WAY	5D3	Spanish Colonial Revival	Minimally Altered	1939
44269106	2450		MARILOUISE WAY	5D3	Monterey Revival	Minimally Altered	c.1940
44269107	2464		MARILOUISE WAY	5D3	Spanish Colonial Revival	Heavily Altered	1930
44269108	4243		ALTAMIRANO WAY	5D3	Monterey Revival	Minimally Altered	1938
44269109	4255		ALTAMIRANO WAY	5D3	Monterey Revival/Colonial Revival	Minimally Altered	1934
44269110	4265		ALTAMIRANO WAY	5D3	Monterey Revival	Minimally Altered	1934

Figure 3.132: Condensed tabular listing of all resources in the Proposed Presidio Hills Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 3)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44269111	4275		ALTAMIRANO WAY	5D3	Ranch	Unaltered	1953
44269112	4285		ALTAMIRANO WAY	5D3	Spanish Colonial Revival	Minimally Altered	1934
44269113	4303		ALTAMIRANO WAY	5S3	Minimal Traditional	Heavily Altered	1949
44269201	4322		ALTAMIRANO WAY	6Z			1968
44269202	4330		ALTAMIRANO WAY	5S3	Colonial Revival/Ranch	Minimally Altered	1950
44269203	4340		ALTAMIRANO WAY	6Z			1961
44269204	4350		ALTAMIRANO WAY	5S3	Colonial Revival/Ranch	Minimally Altered	1947
44269205	4356		ALTAMIRANO WAY	5D3	Spanish Colonial Revival	Minimally Altered	1944
44269206	4366		ALTAMIRANO WAY	5D3	Spanish Colonial Revival	Unaltered	c.1935
44270101	2484		PRESIDIO DR	6Z	No Longer Apparent	Altered Beyond Recognition	1950
44270102	2476		PRESIDIO DR	5D3	Spanish Eclectic	Minimally Altered	1942
44270103	2468		PRESIDIO DR	6Z			1963
44270104	2460		PRESIDIO DR	5D3	Spanish Colonial Revival	Minimally Altered	1928
44270105	2454		PRESIDIO DR	5D3	Spanish Colonial Revival	Minimally Altered	1928
44270106	2448		PRESIDIO DR	5D3	Monterey Revival	Minimally Altered	1937
44270107	2436		PRESIDIO DR	5D3	Spanish Colonial Revival	Minimally Altered	c.1925
44270108	2430		PRESIDIO DR	5D3	Spanish Colonial Revival	Minimally Altered	1931
44270109	2420		PRESIDIO DR	5S1	Spanish Colonial Revival	Minimally Altered	c.1925
44270110	2412		PRESIDIO DR	5D3	Spanish Colonial Revival	Minimally Altered	1930
44270111	2400		PRESIDIO DR	5S1	Spanish Colonial Revival	Minimally Altered	1934
44270112	2405		MARILOUISE WAY	6Z	Spanish Colonial Revival	Heavily Altered	c.1935
44270113	2425		MARILOUISE WAY	6Z	Colonial Revival	Heavily Altered	1937
44270114	2429		MARILOUISE WAY	5D3	Spanish Eclectic	Minimally Altered	1937
44270115	2435		MARILOUISE WAY	5D3	Spanish Eclectic	Heavily Altered	1934
44270116	2445		MARILOUISE WAY	5D3	Spanish Eclectic	Heavily Altered	1943
44270118	2467		MARILOUISE WAY	5D3	Colonial Revival	Minimally Altered	1942

Figure 3.132: Condensed tabular listing of all resources in the Proposed Presidio Hills Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 2 of 3)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44270119	2477		MARILOUISE WAY	5D3	Spanish Colonial Revival	Minimally Altered	1936
44270120	2490		PRESIDIO DR	5D3	Spanish Colonial Revival	Minimally Altered	1936
44270122	2449		MARILOUISE WAY	5D3	Spanish Eclectic	Minimally Altered	1942
44270301	2409		PRESIDIO DR	6Z			1989
44270302	4266		ARISTA ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44270303	4252		ARISTA ST	5D3	Spanish Colonial Revival	Minimally Altered	1932
44270304	2441		PRESIDIO DR	5D3	Spanish Colonial Revival	Minimally Altered	1932
44270305	2427		PRESIDIO DR	5D3	Mission Revival	Heavily Altered	c.1930

Figure 3.132: Condensed tabular listing of all resources in the Proposed Presidio Hills Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 3 of 3)

3.17 Proposed Robinson Place Geographic Historic District

Period of Significance: 1925-1927

Boundaries – 1 block

- North of Pennsylvania Avenue.
- South of Robinson Avenue.
- West of Herbert Street.
- East of Albert Street.

See Figure 3.138 for further information and specific boundaries

Total Structures	14
Potential Historic Resources	13
Non-Contributing Resources	1
Percentage Contributing	93%

Figure 3.133: Robinson Place Data.

Applicable District Criteria

A, C, F(e,i,j)

- **A:** Special elements of the city’s, community’s, or neighborhood’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city.
 - **F(e):** Consistent Plan - Districts illustrating the development of

coherent or consistent planning and design, or innovations in planning philosophy.

- **F(i):** Craftsmanship - Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.
- **F(j):** Building Groupings - Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.

Resource Types

(number of contributing resources)

- Mission Revival (9)
- Spanish Colonial Revival (4)

Landscape/Hardscape Resources

- Low front yard walls
- Urban canyon
- Diminutive scale

The proposed Robinson Place Geographic Historic District contains a total of 14 structures. The 13 potential historic resources are Mediterranean influenced single-family residences, designed in the Mission Revival and Spanish Colonial Revival styles. The houses were built between 1925 and 1927 and are located over a steep ravine, along a cul-de-sac on Robinson Place and Robinson Avenue. There is one Minimal Traditional structure that falls out of the date range.

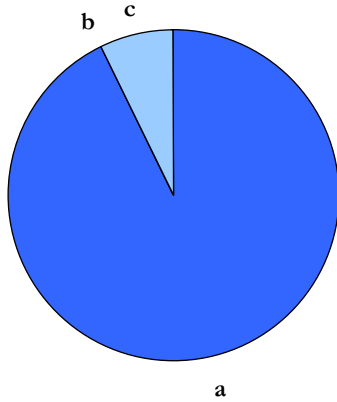


Figure 3.134: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (13)
- b. Non-Contributing: Significant Alteration (0)
- c. Non-Contributing: Out of Date Range (1)

The design of the neighborhood was clearly influenced by the development of the automobile. Upon construction, each residence featured a detached garage. The use of irregular block sizes and street forms reflected the increasing role of the auto in altering the landscape of the country. Cul de sacs enabled efficient land subdivision while limiting car access into sensitive natural areas.

The houses within Robinson Place retain a significant amount of their integrity and importance. Furthermore, the resources are united by a common architectural theme. Robinson Place’s association with the growing popularity of the automobile in the 1920s illustrates how technology shaped the development of the area.

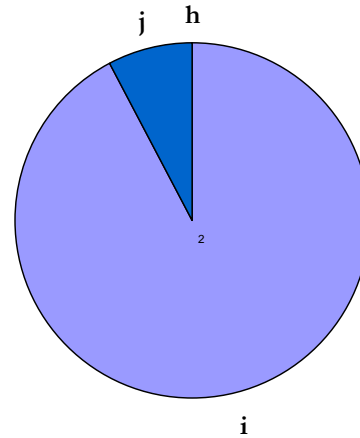


Figure 3.136: Potential Historic Resources by Integrity.

- h. Unaltered (0)
- i. Minimally Altered (12)
- j. Heavily Altered (1)

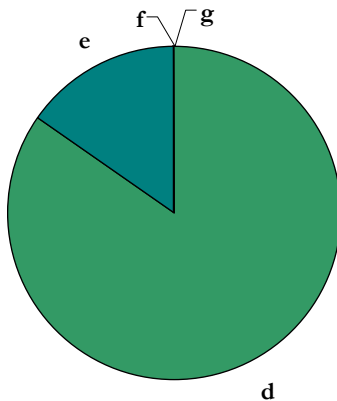


Figure 3.135: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (11)
- e. Multi-Family Residential (2)
- f. Commercial (0)
- g. Institutional/Religious (0)

The proposed Robinson Place Geographic Historic District qualifies under HRB Criterion A, reflecting special elements of the Uptown Community’s development history, its association with auto related development and its distinctive cultural landscape adjacent to an urban canyon that provides a special sense of place, HRB Criterion C for its Mission Revival and Spanish Colonial Revival architecture, and HRB Criterion F(e) illustrating the development of coherent planning and design, continuing the innovations in planning philosophy as executed in Marston Hills F(i) for its examples of workmanship, craftsmanship, artistry, or design from the first half of the twentieth century which are of benefit to the contemporary community as

significant reminders of the past, and F(j) for its collection of comfortable dwellings from the first half of the twentieth century.

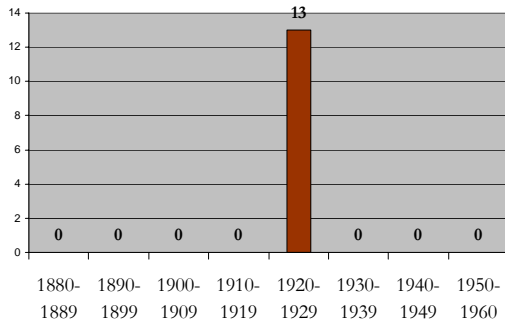


Figure 3.137: Potential Historic Resources by Decade.

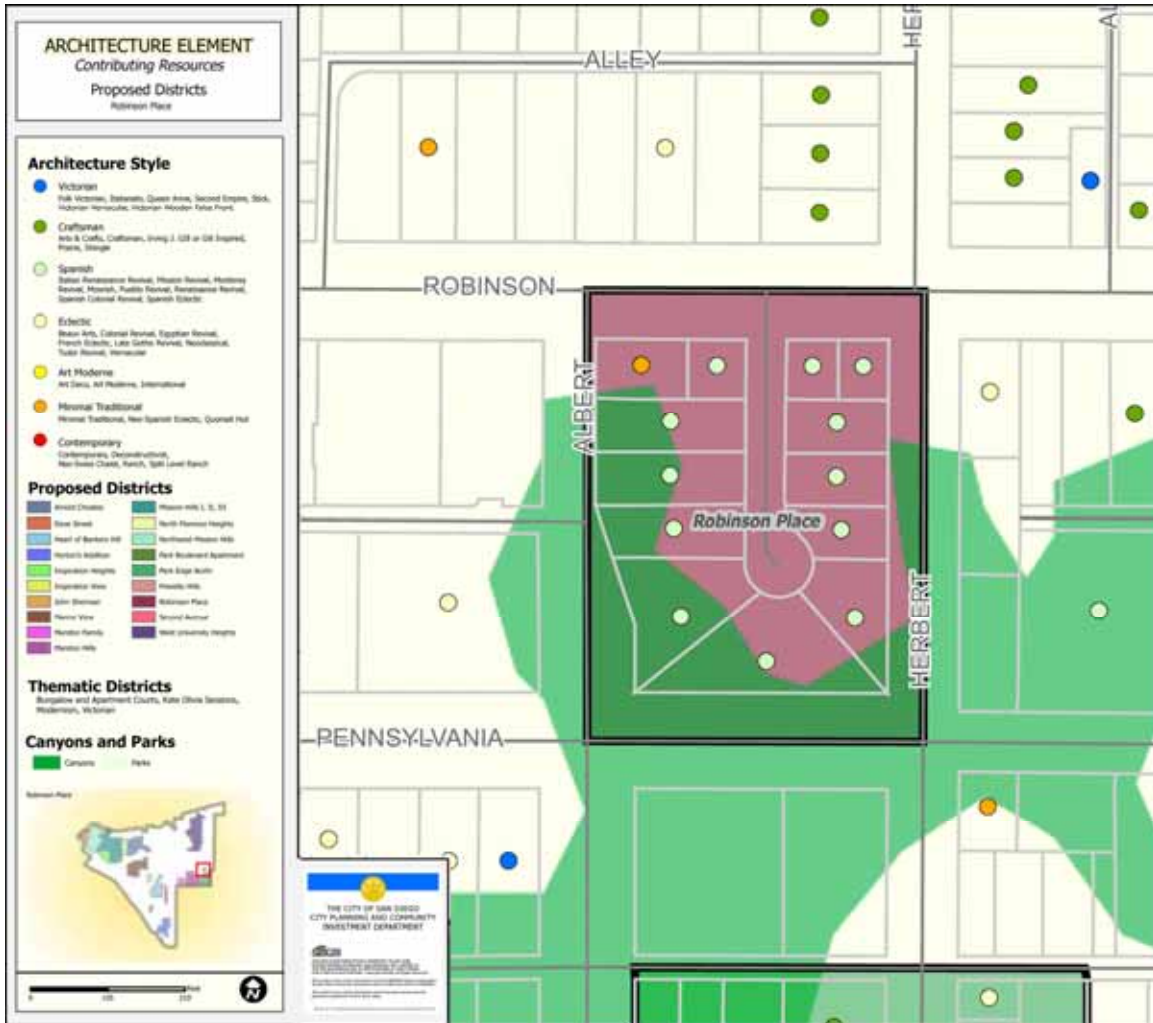


Figure 3.138: Map of Proposed Robinson Place Geographic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45216307	1501		ROBINSON AVE	5D3	Minimal Traditional	Minimally Altered	c.1950
45216307	1505		ROBINSON AVE	5D3	Mission Revival	Minimally Altered	c.1925
45216308	3744		ROBINSON PL	5D3	Spanish Colonial Revival	Minimally Altered	1925
45216309	3736		ROBINSON PL	5D3	Mission Revival	Minimally Altered	c.1925
45216310	3730		ROBINSON PL	5D3	Mission Revival	Minimally Altered	1925
45216311	3720		ROBINSON PL	5D3	Mission Revival	Minimally Altered	1925
45216312	3716		ROBINSON PL	5D3	Mission Revival	Minimally Altered	1925
45216313	3704		ROBINSON PL	5D3	Spanish Colonial Revival	Minimally Altered	1925
45216314	3703		ROBINSON PL	5D3	Mission Revival	Minimally Altered	1927
45216315	3725		ROBINSON PL	5D3	Mission Revival	Heavily Altered	1925
45216316	3731		ROBINSON PL	5D3	Mission Revival	Minimally Altered	1925
45216317	3735		ROBINSON PL	5D3	Mission Revival	Minimally Altered	1926
45216318	1521		ROBINSON AVE	5D3	Spanish Colonial Revival	Minimally Altered	1926
45216319	1529		ROBINSON AVE	5D3	Spanish Colonial Revival	Minimally Altered	1926

Figure 3.139: Condensed tabular listing of all resources in the Proposed Robinson Place Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 1)

3.18 Proposed Second Avenue Geographic Historic District

Period of Significance: 1871-1945

Boundaries – 2nd Avenue

- North of Palm Street.
- South of Upas Street.

See Attached Map for Further Information and Specific Boundaries

Total Structures	48
Potential Historic Resources	44
Non-Contributing Resources	4
Percentage Contributing	92%

Figure 3.140: Second Avenue Data.

Applicable District Criteria

A, C, D, F(i,j,k)

- **A:** Special elements of the city's, community's, or neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **D:** Notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city.
 - **F(i):** Craftsmanship - Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or

are of benefit to the contemporary community as significant reminders of the past.

- **F(j):** Building Groupings - Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.
- **F(k):** Landmark Supportive - District of quality buildings or sites, often made up of individual landmark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment.

Resource Types

(number of contributing resources)

- Arts & Crafts (2)
- Beaux Arts (2)
- Colonial Revival (7)
- Craftsman (9)
- Folk Victorian (2)
- Irving J. Gill or Gill Inspired (1)
- Italian Renaissance Revival (3)
- Mission Revival (1)
- Neoclassical (1)
- Neo-Spanish Eclectic (1)
- Prairie (2)
- Queen Anne (1)
- Queen Anne Free Classic (4)
- Queen Anne Free Classic/Transitional Craftsman (1)
- Spanish Colonial Revival (2)
- Tudor Revival (3)
- Vernacular (1)

- Victorian Vernacular/Transitional Craftsman (1)

Landscape/Hardscape Resources

- Wide straight street
- Mature trees
- Uniform tree lawn
- Decorative rock retaining walls

The Proposed Second Avenue Geographic Historic District contains a total of 48 structures. Of these structures, 44 are potential historic resources. Three structures are non-contributing due to significant alteration, while one is out of date range.

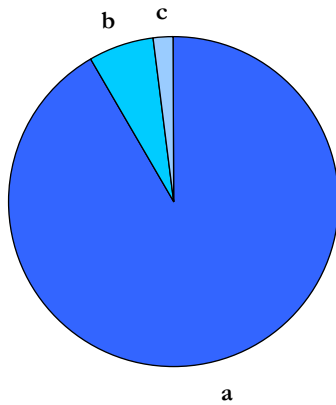


Figure 3.141: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (44)
- b. Non-Contributing: Significant Alteration (3)
- c. Non-Contributing: Out of Date Range (1)

the west, and Third Avenue to the east, now populated by higher density new development. The wide avenue retains its quiet residential character, despite its design for higher traffic volume and the significant change around it, because the north-south street grid on Second Avenue is interrupted by First Avenue Canyon that prohibits direct traffic from downtown San Diego. Southbound traffic from Hillcrest is also diverted around this tiny enclave because Second Avenue jogs one block to the north of this proposed district where the northern boundary of the 1871 Horton’s Addition Subdivision collides with the southern boundary of the Loma Grand subdivision.

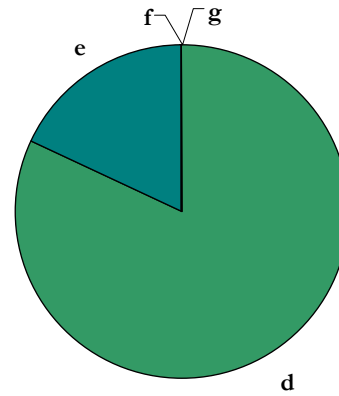


Figure 3.142: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (36)
- e. Multi-Family Residential (8)
- f. Commercial (0)
- g. Institutional/Religious (0)

The five blocks on Second Avenue between Palm and Upas Streets have a strong sense of time and place that is fostered by its predominantly turn of the century architecture and its unique location in the Uptown community. Geographically nestled between the First Avenue Canyon to the south and a mid-rise contemporary apartment district to the north, this gracious residential street occupies a flat mesa above the canyon-hugging First Avenue that drops away to

The proposed district is characterized by a wide, straight street flanked with gracious, architect-designed homes, mature palm trees, grassy tree lawns and straight sidewalks. The district’s upscale architecture from the first two decades of the twentieth century gives it a cohesiveness that contributes to its sense of time and place. Although Craftsman era design (Prairie, Tudor Revival, Craftsman, Arts & Crafts, Mission

Revival, Queen Anne Free Classic) predominates in the district, many other period revival styles are represented, including Colonial Revival, Italian Renaissance and Spanish Colonial Revival. Homes were designed by some of the city’s most prominent architects, including Irving Gill, William Hebbard, Carleton Winslow, Clive Johnson and Gustav Hansen. Because Second Avenue in Park West was always a well-to-do neighborhood, the individual integrity of the district’s 43 contributors is high. The collective integrity of the district is also high due to its isolation from the surrounding street grid.

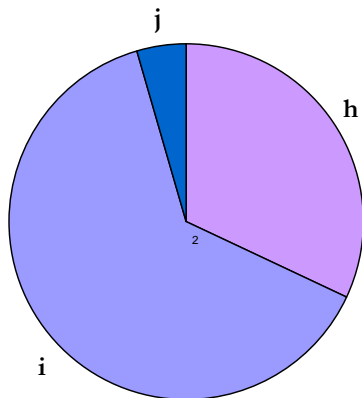


Figure 3.143: Potential Historic Resources by Integrity.

- h. Unaltered (14)
- i. Minimally Altered (28)
- j. Heavily Altered (2)

The proposed Second Avenue Geographic Historic District illustrates the attraction of the West Park neighborhood for the city’s elite during the population boom of first two decades of the twentieth century. During this era, northward residential expansion was fueled by the need for more commercial and industrial land downtown that pushed out earlier residential uses, the 1915 Panama Pacific Exhibition in Balboa Park that led to an influx of new residents, and the area’s new accessibility due to the

adjacent trolley line on Fifth Avenue, a three block walk to the west. Due to the area’s affluent residents, early motor car transportation also supported the district’s development, with matching detached garages featured in many of the prominent homes. The Second Avenue Geographic Historic District remains an intact remnant of a once much larger upscale residential area in Park West, now undergoing significant redevelopment to accommodate increased population in a still popular neighborhood. It qualifies for designation under HRB Criterion A, C, D and F (i,j,k).

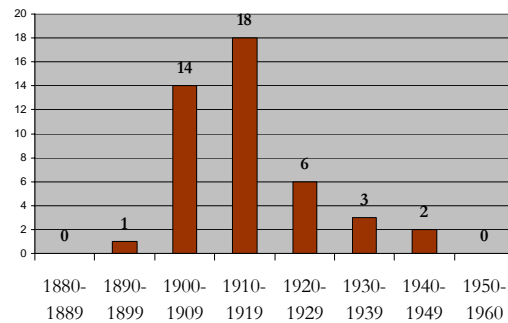


Figure 3.144: Potential Historic Resources by Decade.

The proposed Second Avenue Geographic Historic District qualifies under HRB Criterion A, reflecting special elements of the Uptown Community’s development history, Criterion C for the Craftsman era design (Prairie, Tudor Revival, Craftsman, Arts & Crafts, Mission Revival, Queen Anne Free Classic) predominate in the district and many other period revival styles including Colonial Revival, Italian Renaissance and Spanish Colonial Revival architecture, Criterion D for several homes designed or built by architects or builders of note and HRB Criterion F (i) for its examples of workmanship, craftsmanship, artistry, or design which today would be economically infeasible or difficult to

reproduce, F(j) for its collection upscale residences from the first half of the twentieth century and F(k) for its district

of quality buildings made up of individual landmark structures supported by other structures of somewhat lesser importance.

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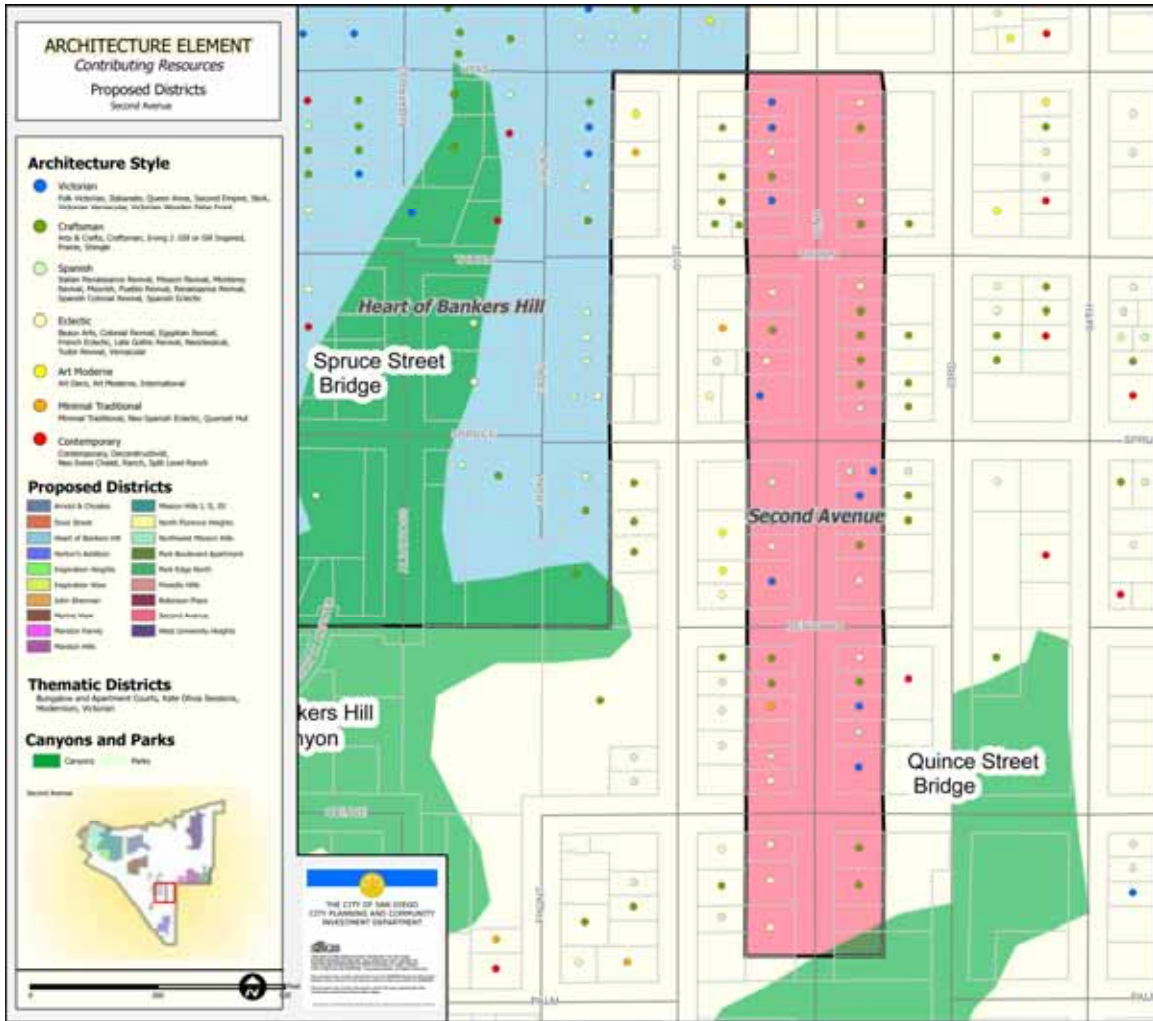


Figure 3.145: Map of Proposed Second Avenue Geographic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45253829	160		THORN ST	6Z			1980
45253830	3320		2ND AVE	5S1	Queen Anne Free Classic	Minimally Altered	1909
45253831	3330		2ND AVE	5D3	Arts & Crafts	Minimally Altered	1920
45253832	3340		2ND AVE	5D3	Beaux Arts	Minimally Altered	1918
45253833	3356		2ND AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1905
45253834	3368		2ND AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1905
45253848	3200		2ND AVE	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	c.1915
45253849	3218		2ND AVE	5D3	Colonial Revival	Minimally Altered	c.1915
45253850	3250		2ND AVE	5D3	Craftsman Bungalow	Minimally Altered	c.1910
45253851	3270		2ND AVE	5D3	Tudor Revival	Unaltered	1927
45255414	209		UPAS ST	5D3	Tudor Revival	Minimally Altered	c.1925
45255415	3353		2ND AVE	5D3	Irving J. Gill or Gill Inspired	Minimally Altered	1908
45255416	3345		2ND AVE	6Z	Prairie	Heavily Altered	1920
45255417	3329		2ND AVE	6Z	Craftsman Bungalow	Heavily Altered	c.1915
45255418	3315		2ND AVE	5S1	Colonial Revival	Unaltered	1912
45255419	3303		2ND AVE	5S1	Craftsman/Colonial Revival	Unaltered	1908
45255432	3265		2ND AVE	5D3	Beaux Arts	Minimally Altered	c.1915
45255433	3255		2ND AVE	5S1	Tudor Revival	Unaltered	1910
45255434	3241		2ND AVE	5D3	Craftsman	Minimally Altered	c.1910
45255435	3225		2ND AVE	5S1	Craftsman Bungalow	Minimally Altered	1914
45255436	3223		2ND AVE	5D3	Arts & Crafts	Minimally Altered	c.1905
45255437	3203		2ND AVE	5D3	Italian Renaissance Revival	Minimally Altered	c.1915
45261206	136		REDWOOD ST	5S1	Queen Anne Free Classic/transitional Craftsman	Unaltered	1898
45261207	3130		2ND AVE	5D3	Colonial Revival	Unaltered	1934
45261208	3140		2ND AVE	5D3	Prairie	Minimally Altered	1913
45261209	3162		2ND AVE	1S	Italian Renaissance Revival	Unaltered	c.1915
45261506	140		QUINCE ST	5D3	Colonial Revival	Minimally Altered	c.1910
45261507	3020		2ND AVE	5D3	Italian Renaissance Revival	Minimally Altered	c.1920
45261508	3028		2ND AVE	6Z	No Longer Apparent	Altered Beyond Recognition	1954
45261509	3040		2ND AVE	5D3	Neo-Spanish Eclectic	Minimally Altered	1945
45261510	3056		2ND AVE	5D3	Craftsman Bungalow	Minimally Altered	c.1910
45261511	3070		2ND AVE	5D3	Prairie/Italian Renaissance Revival	Unaltered	c.1910

Figure 3.146: Condensed tabular listing of all resources in the Second Avenue Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 2)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45262601	3163		2ND AVE	5D3	Mission Revival	Minimally Altered	c.1930
45262602	215		SPRUCE ST	5D3	Queen Anne	Heavily Altered	1904
45262603	3155		2ND AVE	5D3	Folk Victorian	Minimally Altered	c.1905
45262604	3141		2ND AVE	5D3	Spanish Colonial Revival	Minimally Altered	c.1940
45262605	3111		2ND AVE	5D3	Craftsman	Minimally Altered	1914
45262606	202		REDWOOD ST	5D3	Neoclassical	Unaltered	c.1910
45262701	3065		2ND AVE	5D3	Vernacular Bungalow	Heavily Altered	c.1920
45262702	3051		2ND AVE	5D3	Craftsman Bungalow w/half timbering	Minimally Altered	1909
45262703	3041		2ND AVE	5D3	Folk Victorian	Unaltered	1909
45262704	3029		2ND AVE	5D3	Spanish Colonial Revival	Unaltered	1926
45262705	212		QUINCE ST	5D3	Queen Anne Free Classic	Minimally Altered	c.1905
45265206	2928		2ND AVE	5D3	Colonial Revival	Unaltered	1938
45265207	2944		2ND AVE	5D3	Colonial Revival	Minimally Altered	1910
45265208	2970		2ND AVE	5D3	Colonial Revival	Unknown	1902
45266801	2959		2ND AVE	5D3	Craftsman	Minimally Altered	c.1905
45266802	2937		2ND AVE	5D3	Craftsman	Unaltered	c.1905

Figure 3.146: Condensed tabular listing of all resources in the Second Avenue Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 2 of 2)

3.19 Proposed West University Heights Geographic Historic District

Period of Significance: 1888-1945

Boundaries – Overall

- North of Washington Street.
- South of bluff facing Interstate 8 and Lincoln Avenue.
- West of Cleveland Avenue.
- East of Rhode Island Street and west side of Vermont.

See Figure 3.152 for further information and specific boundaries.

Total Structures	449
Potential Historic Resources	338
Non-Contributing Resources	111
Percentage Contributing	75%

Figure 3.147: West University Heights Data.

Applicable District Criteria

A, C, F(d,e,i,j)

- **A:** Special elements of the city's, community's, or neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural periods or styles in the history and development of the city.
 - **F(d):** Development Progression - Neighborhoods or districts illustrating the progressive

development of styles and changes in architectural and cultural taste.

- **F(e):** Consistent Plan - Districts illustrating the development of coherent or consistent planning and design, or innovations in planning philosophy.
- **F(i):** Craftsmanship - Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.
- **F(j):** Building Groupings - Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.

Resource Types

(number of significant resources)

- Art Moderne (1)
- Arts & Crafts (2)
- Colonial Revival (3)
- Craftsman (146)
- Egyptian Revival (1)
- Folk Victorian (1)
- Minimal Traditional (13)
- Mission Revival (10)
- Monterey Revival (1)
- Prairie (2)
- Pueblo Revival (2)
- Queen Anne Free Classic (9)
- Queen Anne Free Classic/ Transitional Craftsman (1)
- Spanish Colonial Revival (113)
- Tudor Revival (11)
- Vernacular (10)
- Victorian Vernacular (9)
- Victorian Vernacular/transitional Craftsman (3)

Landscape/Hardscape Resources

- Street trees
- Mature horticulture
- Low front yard walls
- Urban canyons
- Sidewalk stamps
- Viewsheds of Mission Valley

The proposed West University Heights Geographic Historic District contains a total of 449 structures. Of these structures, 338 are potential historic resources, while 58 structures are non-contributing due to significant alteration and 53 are out of date range.

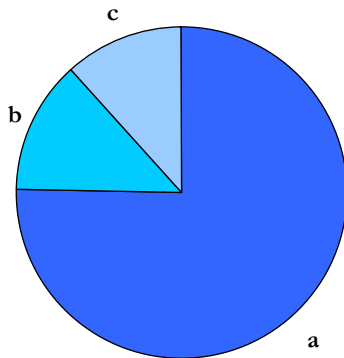


Figure 3.148: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (338)
- b. Non-Contributing: Significant Alteration (58)
- c. Non-Contributing: Out of Date Range (53)

The proposed district is located on a mesa whose bluffs overlook the I-8 and Rte 163 freeways. It contains a high concentration of Craftsman and Mediterranean-inspired homes exhibiting high levels of historic integrity. It also features several examples of Victorian architecture from the earliest period of local development, plus later examples of Eclectic, Art Moderne,

Minimal Traditional, and Contemporary architecture.

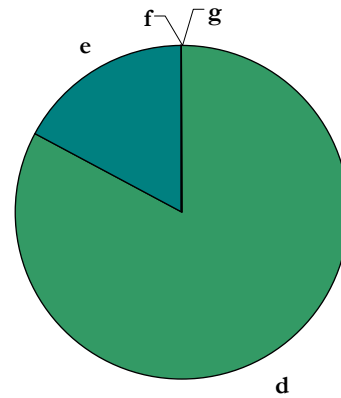


Figure 3.149: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (281)
- e. Multi-Family Residential (57)
- f. Commercial (0)
- g. Institutional/Religious (0)

University Heights, one of the oldest and largest subdivisions in Uptown, has been significant to the visual and cultural development of Uptown since its inception. In 1887, it was named the future site of the San Diego College of Arts of the University of Southern California, to be located at the present day intersection of Normal Street, Park Boulevard, and El Cajon Boulevard. Although the end of the boom era caused the University of Southern California to abandon its plans for the campus, the initial announcement set off a wave of anticipatory development in Uptown based on the establishment of early steam and electric streetcar lines. The new transportation routes allowed low density, linear development to occur as far as two miles north of downtown.⁴

⁴ City of San Diego, "Uptown Historic Context.," 18-19.

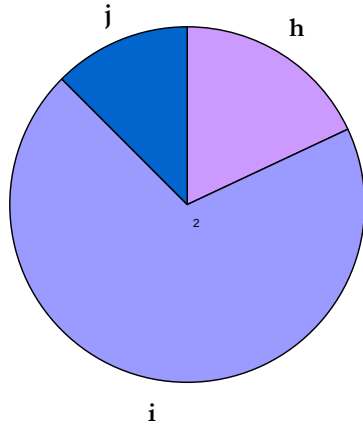


Figure 3.150: Potential Historic Resources by Integrity.
 h. Unaltered (61)
 i. Minimally Altered (235)
 j. Heavily Altered (42)

Supporters of the University Heights subdivision championed the area’s close proximity to the new steam-powered and electric streetcar lines. Attractions like the pavilion at Mission Cliffs Garden and the Ostrich Farm helped bolster growth. With the sudden financial downturn, however, grandiose plans for University Heights suddenly ceased, as they did for most other boom era subdivisions. The former proposed location for the College of Arts became the site of the State Normal School in 1899,⁵ and development remained in a liner concentration along the street car lines and near the intersections of Normal Street and Park Boulevard.

The further development of University Heights was part of a growing trend of establishing residential areas away from downtown. Throughout the early twentieth century, newspaper ads continued to promote the subdivision. As the population of San Diego began to grow exponentially during World War I,

⁵ City of San Diego, “Uptown Historic Context.,” 20-21.

the subdivision experienced a major surge in construction. This historical trend is reflected in the high number of pre-World War II Craftsman and Mediterranean-inspired residences within the proposed West University Heights Geographic Historic District. The area contains a high concentration of minimally altered, small and medium-sized residences built for working middle-class and upper-middle class families.

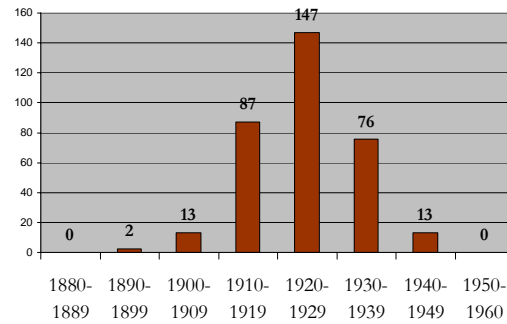


Figure 3.151: Potential Historic Resources by Decade.

The proposed West University Heights Geographic Historic District qualifies under HRB Criterion A, reflecting special elements of the Uptown Community’s development history by its association with both street car and auto related development, the State Normal School and the cultural landscape of its urban canyons and majestic palm lined streets that provides a special sense of place, HRB Criterion C for its Victorian, Craftsman, and Period Revival architecture, and HRB Criterion F(d) for its illustration of the progressive development of styles and changes in middle class architectural taste, F(e) illustrating the development of coherent planning and design, continuing the rectilinear grid pattern of street car suburbs, but modified by curving streets that acknowledge the canyon rim topography, F(i) for its examples of

workmanship, craftsmanship, artistry, or design from the late 1880s through the first half of the twentieth century that are of benefit to the contemporary

community as significant reminders of the past and F(j) for its collection of modest and comfortable dwellings from the first half of the twentieth century.

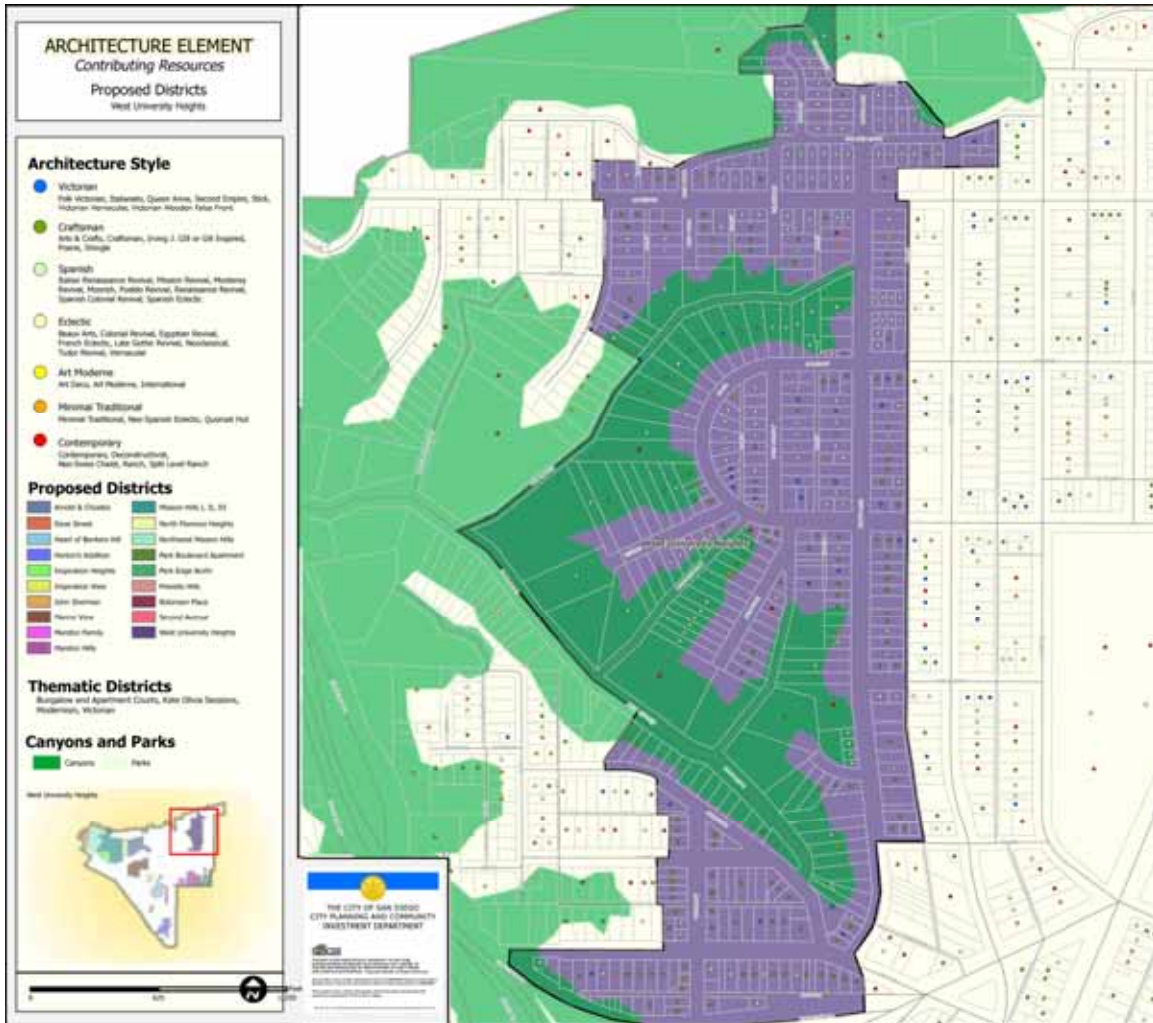


Figure 3.152: Map of Proposed West University Heights Geographic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
43808004	1234		FRANCISCAN WAY	5D3	Spanish Colonial Revival	Minimally Altered	1926
43808010	4690		HARVEY RD	5S3	Neo-Spanish Eclectic	Minimally Altered	1947
43808011	4680		HARVEY RD	5D3	Spanish Colonial Revival	Minimally Altered	1935
43808012	4672		HARVEY RD	5D3	Monterey Revival	Minimally Altered	1939
43808013	4668		HARVEY RD	5D3	Spanish Colonial Revival	Minimally Altered	1928
43808014	4667		HARVEY RD	5D3	Spanish Colonial Revival	Minimally Altered	1930
43808015	4671		HARVEY RD	5S1	Spanish Colonial Revival	Minimally Altered	1929
43808016	4681		HARVEY RD	5D3	Spanish Colonial Revival	Minimally Altered	1932
43808017	4691		HARVEY RD	5D3	Spanish Colonial Revival	Minimally Altered	1931
44413403	1004		MADISON AVE	5B	Tudor Revival	Unaltered	1935
44413404	1020		MADISON AVE	5D3	Tudor Revival	Unaltered	1929
44413406	1026		MADISON AVE	6Z	Craftsman Bungalow	Heavily Altered	c.1920
44413407	1030		MADISON AVE	5D3	Craftsman Bungalow	Unaltered	1924
44413408	1036		MADISON AVE	5D3	Craftsman Bungalow w/traditional detailing	Minimally Altered	1923
44413501	1104		MADISON AVE	5S3	Neo-Spanish Eclectic	Minimally Altered	1960
44413502	1108		MADISON AVE	5D3	Craftsman Bungalow w/Colonial Revival elements	Minimally Altered	1923
44413503	1111		GOLDEN GATE DR	5D3	Pueblo Revival	Minimally Altered	1923
44413504	1122		MADISON AVE	5D3	Spanish Colonial Revival	Minimally Altered	1931
44413505	1126		MADISON AVE	5D3	Spanish Colonial Revival	Heavily Altered	1927
44413506	1136		MADISON AVE	5D3	Spanish Colonial Revival	Minimally Altered	1931
44413507	4608		DELAWARE ST	5D3	Craftsman Bungalow	Minimally Altered	1921
44413508	4620		DELAWARE ST	5D3	Spanish Colonial Revival	Minimally Altered	1923
44418011	4537		RHODE ISLAND ST	5D3	Tudor Revival	Minimally Altered	1924
44418012	4541		RHODE ISLAND ST	5D3	Craftsman Bungalow	Minimally Altered	1924
44418013	4545		RHODE ISLAND ST	5D3	Queen Anne Free Classic	Minimally Altered	1906
44419001	4547		RHODE ISLAND ST	5D3	Craftsman Bungalow	Minimally Altered	1928
44419002	4555		RHODE ISLAND ST	5D3	Spanish Colonial Revival	Minimally Altered	1926
44419003	4561		RHODE ISLAND ST	6Z	No Longer Apparent	Altered Beyond Recognition	1936

Figure 3.153: Condensed tabular listing of all resources in the West University Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 15)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44419004	4571		RHODE ISLAND ST	5D3	Mission Revival	Unaltered	1924
44419005	4577		RHODE ISLAND ST	5D3	Mission Revival	Minimally Altered	c.1925
44419006	4585		RHODE ISLAND ST	5D3	Craftsman Bungalow	Minimally Altered	1923
44419007	1009		MADISON AVE	5D3	Craftsman Bungalow	Minimally Altered	1924
44419008	1019		MADISON AVE	5D3	Craftsman Bungalow	Heavily Altered	c.1925
44419009	1027		MADISON AVE	6Z	Vernacular	Heavily Altered	1939
44419010	4592		NEW YORK ST	6Z	No Longer Apparent	Altered Beyond Recognition	1930
44419011	4586		NEW YORK ST	5D3	Craftsman Bungalow	Unaltered	1924
44419012	4576		NEW YORK ST	5D3	Spanish Colonial Revival	Minimally Altered	1936
44419013	4568		NEW YORK ST	5D3	Spanish Colonial Revival	Unaltered	1930
44419014	4560		NEW YORK ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1925
44419015	4551		NEW YORK ST	6Z	Minimal Traditional	Heavily Altered	1950
44419016	4561		NEW YORK ST	6Z	Craftsman	Heavily Altered	1915
44419017	4567		NEW YORK ST	5D3	Minimal Traditional	Minimally Altered	1942
44419018	4577		NEW YORK ST	5D3	Craftsman Bungalow	Minimally Altered	1921
44419020	4583		NEW YORK ST	5D3	Craftsman Bungalow	Unaltered	c.1920
44419021	1105		MADISON AVE	5D3	Craftsman Bungalow	Unaltered	1924
44419023	1115		MADISON AVE	5D3	Vernacular	Minimally Altered	1920
44423001	1092		MEADE AVE	5D3	Craftsman Bungalow	Minimally Altered	c.1925
44423002	4416		ARCH ST	6Z			1967
44423003	4424		ARCH ST	5D3	Craftsman Bungalow	Minimally Altered	1912
44423004	4420		ARCH ST	5D3	Minimal Traditional	Minimally Altered	1941
44423005	1084		MEADE AVE	5D3	Craftsman Bungalow	Minimally Altered	1930
44423006	1082		MEADE AVE	5D3	Spanish Colonial Revival	Unaltered	1942
44423007	1070		MEADE AVE	5D3	Craftsman Bungalow	Unaltered	1926
44423008	1064		MEADE AVE	6Z			1925
44423009	1056		MEADE AVE	6Z			1961
44423010	1044		MEADE AVE	5S3	Minimal Traditional	Unaltered	1957
44423011	1032		MEADE AVE	5D3	Craftsman	Heavily Altered	c.1910
44423015	1027		MEADE AVE	6Z	Craftsman	Heavily Altered	1930
44423016	1039		MEADE AVE	6Z	Vernacular	Heavily Altered	1920
44423017	1045		MEADE AVE	5D3	Craftsman Bungalow	Unaltered	1925
44423018	1051		MEADE AVE	5D3	Spanish Colonial Revival	Unaltered	1936
44423019	1059		MEADE AVE	5D3	Spanish Colonial Revival	Unaltered	1928
44423020	1065		MEADE AVE	5D3	Mission Revival	Unaltered	1926

Figure 3.153: Condensed tabular listing of all resources in the West University Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 2 of 15)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44423021	1075		MEADE AVE	5D3	Craftsman Bungalow	Minimally Altered	1926
44423022	1085		MEADE AVE	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44423023	1097		MEADE AVE	5D3	Craftsman Bungalow	Heavily Altered	1928
44423024	1026		MEADE AVE	5D3	Spanish Colonial Revival	Minimally Altered	1928
44423025	1024		MEADE AVE	6Z			1963
44423026	1020		MEADE AVE	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44423027	1021		MEADE AVE	5D3	Spanish Colonial Revival	Minimally Altered	1935
44424101	4460		ARCH ST	5D3	Vernacular	Minimally Altered	1931
44424102	4456		ARCH ST	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44424103	4448		ARCH ST	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44424104	4444		ARCH ST	6Z	Spanish Colonial Revival	Altered Beyond Recognition	1936
44424105	4440		ARCH ST	5D3	Spanish Colonial Revival	Minimally Altered	1930
44424106	4430		ARCH ST	6Z	Ranch/Minimal Traditional	Minimally Altered	1956
44424201	4465		ARCH ST	5D3	Minimal Traditional	Heavily Altered	1939
44424202	4455		ARCH ST	5D3	Pueblo Revival	Minimally Altered	1934
44424203	4449		ARCH ST	5D3	Spanish Colonial Revival	Unaltered	1927
44424204	4441		ARCH ST	5D3	Spanish Colonial Revival	Minimally Altered	1927
44424205	4433		ARCH ST	5D3	Spanish Colonial Revival	Unaltered	1931
44424206	4425		ARCH ST	5D3	Spanish Colonial Revival	Unaltered	1925
44424207	4421		ARCH ST	5D3	Queen Anne Free Classic	Heavily Altered	1914
44424208	4417		ARCH ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Unaltered	1914
44424209	4415		ARCH ST	5D3	Victorian Vernacular	Minimally Altered	1911
44424210	4400		NEW JERSEY ST	5D3	Minimal Traditional	Minimally Altered	1940
44424211	4406		NEW JERSEY ST	5D3	Victorian Vernacular	Minimally Altered	1910
44424212	4416		NEW JERSEY ST	5D3	Craftsman Bungalow	Minimally Altered	1927
44424213	4422		NEW JERSEY ST	5D3	Craftsman Bungalow	Minimally Altered	c.1920
44424214	4430		NEW JERSEY ST	5D3	Vernacular	Minimally Altered	1910
44424215	4436		NEW JERSEY ST	6Z	Craftsman Bungalow	Heavily Altered	c.1920

Figure 3.153: Condensed tabular listing of all resources in the West University Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 3 of 15)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44424216	4444		NEW JERSEY ST	5D3	Craftsman Bungalow	Minimally Altered	1912
44424217	4454		NEW JERSEY ST	5D3	Spanish Colonial Revival	Unaltered	1927
44424218	4460		NEW JERSEY ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44424219	4464		NEW JERSEY ST	5D3	Vernacular	Minimally Altered	1915
44424220	4476		NEW JERSEY ST	6Z	Craftsman Bungalow	Heavily Altered	1924
44424223	4490		NEW JERSEY ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44425001	1133		MEADE AVE	5D3	Contemporary	Unaltered	1957
44425002	1137		MEADE AVE	5D3	Craftsman Bungalow	Minimally Altered	1926
44425003	1139		MEADE AVE	5D3	Craftsman Bungalow	Minimally Altered	1926
44425004	4390		PROCTOR PL	5D3	Vernacular	Minimally Altered	c.1925
44425004	4392		PROCTOR PL	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44425005	4386		PROCTOR PL	5D3	Craftsman Bungalow	Minimally Altered	1923
44425006	4376		PROCTOR PL	5D3	Craftsman Bungalow	Unaltered	1917
44425007	4368		PROCTOR PL	5D3	Craftsman Bungalow	Minimally Altered	1915
44425008	4358		PROCTOR PL	5D3	Minimal Traditional	Heavily Altered	1938
44425008 01	4362		PROCTOR PL	5D3	Craftsman Bungalow	Heavily Altered	c.1920
44425008 02	4358		PROCTOR PL	5D3	Minimal Traditional	Minimally Altered	1938
44425009	4350		PROCTOR PL	6Z	Vernacular	Heavily Altered	1911
44425010	4342		PROCTOR PL	6Z	Vernacular	Heavily Altered	1911
44425011	4336		PROCTOR PL	5D3	Spanish Colonial Revival	Heavily Altered	1928
44425012	4326		PROCTOR PL	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44425013	4322		PROCTOR PL	5D3	Spanish Colonial Revival	Unaltered	1927
44425014	4314		PROCTOR PL	5D3	Spanish Colonial Revival	Minimally Altered	1927
44425015	4312		PROCTOR PL	5D3	Spanish Colonial Revival	Minimally Altered	1927
44425016	4306		PROCTOR PL	5D3	Spanish Colonial Revival	Unaltered	1927
44425017	4302		PROCTOR PL	6Z	Ranch	Minimally Altered	1949
44425018	4295		PROCTOR PL	5S3	Minimal Traditional	Minimally Altered	1949
44436001	1094		JOHNSON AVE	6Z	No Longer Apparent	Altered Beyond Recognition	1908
44436003	1072		JOHNSON AVE	6Z			1988
44436004	1060		JOHNSON AVE	6Z			1963
44436005	1048		JOHNSON AVE	5D3	Craftsman Bungalow	Heavily Altered	c.1915
44436006	1040		JOHNSON AVE	5B	Craftsman Bungalow	Minimally Altered	1914

Figure 3.153: Condensed tabular listing of all resources in the West University Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 4 of 15)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44436014	1084		JOHNSON AVE	6Z			1988
44436015	1090		JOHNSON AVE	6Z			1985
44437110	4176		VERMONT ST	5D3	Victorian Vernacular	Unaltered	c.1890
44437111	4154		VERMONT ST	5D3	Craftsman Bungalow	Unaltered	1920
44437112	4152		VERMONT ST	5D3	Craftsman Bungalow	Unaltered	1920
44437113	4150		VERMONT ST	5D3	Craftsman Bungalow	Minimally Altered	1920
44437201	4151		VERMONT ST	5D3	Craftsman Bungalow	Minimally Altered	1930
44437202	4149		VERMONT ST	5D3	Craftsman Bungalow	Minimally Altered	1920
44437203	1212		HAYES AVE	6Z			1965
44437309	4144		VERMONT ST	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44437309	1087		HAYES AVE	5D3	Craftsman Bungalow	Minimally Altered	c.1930
44437310	4138		VERMONT ST	5D3	Craftsman Bungalow	Heavily Altered	1915
44437311	4132		VERMONT ST	5D3	Craftsman Bungalow	Unaltered	c.1915
44437312	4126		VERMONT ST	5D3	Craftsman Bungalow	Unaltered	1928
44437314	4112		VERMONT ST	5D3	Mission Revival	Unaltered	1926
44437315	4106		VERMONT ST	5D3	Spanish Colonial Revival	Minimally Altered	1936
44437316	1092		LINCOLN AVE	5D3	Craftsman Bungalow w/clipped gable and traditional detailing	Minimally Altered	1923
44437329	4120		VERMONT ST	5D3	Craftsman Bungalow	Minimally Altered	1925
44459001	1021		LINCOLN AVE	5S3	Minimal Traditional	Minimally Altered	1946
44459002			LINCOLN AVE	5S1	Prairie	Minimally Altered	1920
44459003	1039		LINCOLN AVE	5D3	Queen Anne Free Classic	Unaltered	c.1905
44459004	1049		LINCOLN AVE	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44459005	1053		LINCOLN AVE	5D3	Minimal Traditional	Minimally Altered	c.1945
44459006	1059		LINCOLN AVE	5D3	Craftsman Bungalow	Unaltered	1920
44459007	1067		LINCOLN AVE	5D3	Craftsman	Heavily Altered	c.1915
44459008	1075		LINCOLN AVE	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44459010	1091		LINCOLN AVE	6Z	Vernacular	Heavily Altered	c.1920
44459011	4076		VERMONT ST	5D3	Craftsman Bungalow	Minimally Altered	1920
44459012	4082		VERMONT ST	5D3	Minimal Traditional	Minimally Altered	1940
44459013	1097		LINCOLN AVE	5D3	Craftsman Bungalow	Minimally Altered	1915
44459014	4070		VERMONT ST	5D3	Craftsman Bungalow	Minimally Altered	1925
44459015	4064		VERMONT ST	5D3	Craftsman Bungalow	Minimally Altered	1925
44459017	1068		PASCOE ST	6Z	Vernacular	Heavily Altered	1920
44459018	1044		PASCOE ST	6Z	Vernacular	Heavily Altered	1925
44459021	1024		PASCOE ST	6Z	Vernacular	Heavily Altered	1920
44459023	1087		LINCOLN AVE	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44459024	1015		LINCOLN AVE	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44459025	1005		LINCOLN AVE	5D3	Spanish Colonial Revival	Minimally Altered	1925

Figure 3.153: Condensed tabular listing of all resources in the West University Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 5 of 15)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44459030	4060		VERMONT ST	5D3	Craftsman Bungalow	Heavily Altered	1920
44459031	4062		VERMONT ST	6Z	Vernacular	Heavily Altered	1920
44501101	4662		HARVEY RD	5D3	Spanish Colonial Revival	Minimally Altered	1935
44501102	4656		HARVEY RD	5D3	Spanish Colonial Revival	Minimally Altered	1935
44501103	4650		HARVEY RD	5D3	Spanish Colonial Revival	Minimally Altered	1932
44501104	1202		GOLDEN GATE DR	5D3	Spanish Colonial Revival	Minimally Altered	1930
44501201	4661		HARVEY RD	5D3	Spanish Colonial Revival	Minimally Altered	1935
44501202	4655		HARVEY RD	5D3	Spanish Colonial Revival	Minimally Altered	1935
44501203	4649		HARVEY RD	5D3	Minimal Traditional	Minimally Altered	1938
44501204	4645		HARVEY RD	5D3	Tudor Revival	Minimally Altered	c.1945
44501205	1240		GOLDEN GATE DR	5D3	Spanish Colonial Revival	Unaltered	1930
44501206	4648		MARYLAND ST	5D3	Spanish Colonial Revival	Minimally Altered	1936
44501207	4656		MARYLAND ST	5D3	Spanish Colonial Revival	Minimally Altered	1930
44501208	4662		MARYLAND ST	5D3	Craftsman Bungalow	Minimally Altered	1920
44501301	4665		MARYLAND ST	5D3	Spanish Colonial Revival	Minimally Altered	1926
44501302	1411		FRANCISCAN WAY	5D3	Spanish Colonial Revival	Minimally Altered	1931
44501303	1419		FRANCISCAN WAY	5D3	Spanish Colonial Revival	Minimally Altered	1931
44501304	1444		GOLDEN GATE DR	5D3	Tudor Revival	Heavily Altered	1927
44501305	1430		GOLDEN GATE DR	5D3	Spanish Colonial Revival	Minimally Altered	1935
44501306	1420		GOLDEN GATE DR	5D3	Spanish Colonial Revival	Minimally Altered	1927
44501307	1412		GOLDEN GATE DR	5D3	Spanish Colonial Revival	Unaltered	1928
44501308	1404		GOLDEN GATE DR	5D3	Spanish Colonial Revival	Minimally Altered	1929
44501401	1403		GOLDEN GATE DR	5D3	Tudor Revival	Minimally Altered	1927
44501402	1413		GOLDEN GATE DR	5D3	Spanish Colonial Revival	Minimally Altered	1926
44501403	1419		GOLDEN GATE DR	5D3	Spanish Colonial Revival	Minimally Altered	1930
44501404	1429		GOLDEN GATE DR	5D3	Spanish Colonial Revival	Minimally Altered	1936
44501405	1433		GOLDEN GATE DR	5D3	Craftsman Bungalow	Minimally Altered	1910

Figure 3.153: Condensed tabular listing of all resources in the West University Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 6 of 15)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44501406	4620		CLEVELAND AVE	6Z	Vernacular	Minimally Altered	c.1950
44501406	4624		CLEVELAND AVE	5D3	Prairie	Minimally Altered	c.1915
44501406	1443		GOLDEN GATE DR	5D3	Spanish Colonial Revival	Minimally Altered	c.1925
44501409	4607		MARYLAND ST	5D3	Craftsman	Minimally Altered	1924
44501501	1205		GOLDEN GATE DR	5D3	Spanish Colonial Revival	Minimally Altered	1932
44501502	1211		GOLDEN GATE DR	5D3	Spanish Colonial Revival	Minimally Altered	1927
44501503	1219		GOLDEN GATE DR	5D3	Spanish Colonial Revival	Minimally Altered	1928
44501504	1229		GOLDEN GATE DR	5D3	Spanish Colonial Revival	Minimally Altered	1927
44501505	1235		GOLDEN GATE DR	5D3	Spanish Colonial Revival	Minimally Altered	1927
44501506	1245		GOLDEN GATE DR	5D3	Spanish Colonial Revival	Heavily Altered	1927
44501507	1244		MADISON AVE	5D3	Tudor Revival	Minimally Altered	1927
44501508	1236		MADISON AVE	5D3	Spanish Colonial Revival	Minimally Altered	1927
44501509	1228		MADISON AVE	5D3	Spanish Colonial Revival	Minimally Altered	1928
44501510	1220		MADISON AVE	5D3	Spanish Colonial Revival	Minimally Altered	1927
44501511	1212		MADISON AVE	5D3	Spanish Colonial Revival	Minimally Altered	1928
44501512	1204		MADISON AVE	5D3	Spanish Colonial Revival	Heavily Altered	1930
44503101	4637		CLEVELAND AVE	5D3	Victorian Vernacular	Minimally Altered	1911
44503102	1521		GOLDEN GATE DR	6Z	No Longer Apparent	Altered Beyond Recognition	1939
44503103	4627		CLEVELAND AVE	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44503104	4621		CLEVELAND AVE	6Z	Spanish Colonial Revival	Heavily Altered	c.1925
44510101	1131		MADISON AVE	5D3	Spanish Colonial Revival	Minimally Altered	1935
44510102	1139		MADISON AVE	5D3	Colonial Revival	Unaltered	1942
44510103	4580		DELAWARE ST	5D3	Craftsman Bungalow	Minimally Altered	1928
44510104	4576		DELAWARE ST	5D3	Craftsman Bungalow	Minimally Altered	c.1910
44510105	4572		DELAWARE ST	5D3	Craftsman Bungalow	Minimally Altered	1910
44510106	4558		DELAWARE ST	5D3	Craftsman	Unaltered	1920
44510107	4555		DELAWARE ST	5S3	Minimal Traditional	Minimally Altered	1950
44510108	4557		DELAWARE ST	5D3	Craftsman w/Classical elements	Minimally Altered	1925

Figure 3.153: Condensed tabular listing of all resources in the West University Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 7 of 15)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44510109	4581		DELAWARE ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44510110	4583		DELAWARE ST	5D3	Craftsman Bungalow	Unaltered	c.1915
44510111	4589		DELAWARE ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44510112	1203		MADISON AVE	5D3	Mission Revival	Unaltered	1924
44510113	1215		MADISON AVE	6Z	Spanish Colonial Revival	Heavily Altered	1924
44510114	1221		MADISON AVE	5D3	Spanish Colonial Revival	Minimally Altered	1924
44510115	1225		MADISON AVE	5D3	Craftsman	Minimally Altered	1918
44510116	1233		MADISON AVE	5D3	Spanish Colonial Revival	Unaltered	1937
44510117	1241		MADISON AVE	5D3	Spanish Colonial Revival	Unaltered	1937
44510118	4582		MARYLAND ST	5D3	Neo-Swiss Chalet	Unaltered	c.1960
44510119	4572		MARYLAND ST	5D3	Minimal Traditional	Unaltered	1937
44510120	4566		MARYLAND ST	6Z	Unknown	Unknown	
44510201	4470		ARCH ST	5D3	Craftsman Bungalow	Minimally Altered	1924
44510202	4474		ARCH ST	5D3	Craftsman Bungalow	Unaltered	1921
44510203	4480		ARCH ST	5D3	Queen Anne Free Classic	Heavily Altered	c.1905
44510204	4488		ARCH ST	5D3	Craftsman Bungalow	Heavily Altered	c.1920
44510205	4490		ARCH ST	5D3	Craftsman Bungalow	Heavily Altered	1925
44510206	4496		ARCH ST	5D3	Spanish Colonial Revival	Minimally Altered	1930
44510207	1204		MONROE AVE	5D3	Mission Revival	Minimally Altered	1924
44510208	1216		MONROE AVE	5D3	Mission Revival	Minimally Altered	1924
44510209	1218		MONROE AVE	5D3	Tudor Revival	Minimally Altered	c.1925
44510210	1216		MONROE AVE	5D3	Mission Revival	Minimally Altered	1924
44510211	1222		MONROE AVE	5D3	Tudor Revival	Minimally Altered	1927
44510212	1230		MONROE AVE	5D3	Tudor Revival	Minimally Altered	1937
44510213	4502		MARYLAND ST	5D3	Craftsman Bungalow	Minimally Altered	1911
44510214	4510		MARYLAND ST	6Z			1970
44510215	4524		MARYLAND ST	6Z	Craftsman Bungalow	Heavily Altered	1913
44510216	4530		MARYLAND ST	5D3	Egyptian Revival	Heavily Altered	1926
44510217	4544		MARYLAND ST	6Z			
44511101	1407		MADISON AVE	5D3	Spanish Colonial Revival Bungalow Court	Minimally Altered	1927
44511102	4573		MARYLAND ST	5D3	Art Moderne	Minimally Altered	1941
44511103	4571		MARYLAND ST	6Z			c.1970
44511104	4563		MARYLAND ST	5D3	Craftsman Bungalow	Minimally Altered	c.1910
44511105	4559		MARYLAND ST	5D3	Craftsman Bungalow	Minimally Altered	c.1910
44511106	4551		MARYLAND ST	5D3	Spanish Colonial Revival	Minimally Altered	1926

Figure 3.153: Condensed tabular listing of all resources in the West University Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 8 of 15)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
4451110701	4543		MARYLAND ST	6Z			1985
4451110702	4543		MARYLAND ST	6Z			1985
4451110703	4543		MARYLAND ST	6Z			1985
4451110704	4543		MARYLAND ST	6Z			1985
4451110705	4543		MARYLAND ST	6Z			1985
4451110706	4543		MARYLAND ST	6Z			1985
4451110707	4543		MARYLAND ST	6Z			1985
44511108	4525		MARYLAND CT	5D3	Spanish Colonial Revival	Minimally Altered	1926
44511109	4527		MARYLAND CT	5D3	Spanish Colonial Revival	Minimally Altered	1926
44511110	4529		MARYLAND CT	5D3	Spanish Colonial Revival	Heavily Altered	1926
44511111	4531		MARYLAND CT	5D3	Spanish Colonial Revival	Minimally Altered	1926
44511112	4517		MARYLAND CT	5D3	Spanish Colonial Revival	Minimally Altered	1926
44511113	4519		MARYLAND CT	5D3	Spanish Colonial Revival	Minimally Altered	1926
44511114	4521		MARYLAND CT	5D3	Spanish Colonial Revival	Minimally Altered	1926
44511115	4523		MARYLAND CT	5D3	Spanish Colonial Revival	Minimally Altered	1926
44511116	1420		MONROE AVE	6Z	Craftsman Bungalow	Heavily Altered	c.1920
44511116	1418		MONROE AVE	6Z	Minimal Traditional	Heavily Altered	c.1950
44511117	1416		MONROE AVE	5D3	Craftsman Bungalow	Heavily Altered	1923
44511118	4511		MARYLAND ST	5D3	Spanish Colonial Revival	Minimally Altered	1929
44511119	4501		MARYLAND ST	5D3	Spanish Colonial Revival	Minimally Altered	1924
44518101	4495		NEW JERSEY ST	6Z	Spanish Colonial Revival	Heavily Altered	1925
44518102	1217		MONROE AVE	6Z	Spanish Colonial Revival	Heavily Altered	1926
44518103	4483		NEW JERSEY ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44518104	4475		NEW JERSEY ST	5D3	Victorian Vernacular	Minimally Altered	c.1905
44518105	4467		NEW JERSEY ST	5D3	Craftsman Bungalow	Minimally Altered	1918
44518106	4459		NEW JERSEY ST	5D3	Spanish Colonial Revival	Unaltered	1935

Figure 3.153: Condensed tabular listing of all resources in the West University Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 9 of 15)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44518107	4455		NEW JERSEY ST	5D3	Spanish Colonial Revival	Minimally Altered	1936
44518108	4443		NEW JERSEY ST	6Z	Craftsman Bungalow	Heavily Altered	c.1925
44518109	4435		NEW JERSEY ST	5D3	Spanish Colonial Revival	Minimally Altered	1933
44518110	4425		NEW JERSEY ST	6Z	Minimal Traditional	Heavily Altered	c.1945
44518111	4423		NEW JERSEY ST	5D3	Victorian Vernacular	Minimally Altered	c.1910
44518112	4403		NEW JERSEY ST	6Z			
44518113	1214		MEADE AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1910
44518114	1220		MEADE AVE	6Z	Vernacular	Altered Beyond Recognition	1960
44518115	1230		MEADE AVE	5D3	Spanish Colonial Revival/Minimal Traditional	Minimally Altered	c.1930
44518116	4404		MARYLAND ST	5D3	Spanish Colonial Revival	Minimally Altered	1928
44518117	4410		MARYLAND ST	5D3	Spanish Colonial Revival	Unaltered	c.1920
44518118	4420		MARYLAND ST	5D3	Queen Anne Free Classic	Unaltered	1906
44518119	4428		MARYLAND ST	6Z	Tudor Revival	Heavily Altered	c.1920
44518120	4440		MARYLAND ST	5D3	Tudor Revival	Minimally Altered	1920
44518121	4436		MARYLAND ST	5B	Minimal Traditional	Unaltered	1955
44518122	4442		MARYLAND ST	5D3	Spanish Colonial Revival	Unaltered	1935
44518123	4456		MARYLAND ST	5D3	Craftsman	Minimally Altered	c.1915
44518124	4458		MARYLAND ST	5D3	Spanish Colonial Revival	Unaltered	1924
44518125	4470		MARYLAND ST	5D3	Victorian Vernacular	Minimally Altered	c.1905
44518126	4474		MARYLAND ST	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44518126	4474		MARYLAND ST	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44518127	1227		MONROE AVE	5D3	Craftsman Bungalow	Minimally Altered	1928
44518128	1239		MONROE AVE	5D3	Craftsman Bungalow	Minimally Altered	1916
44518129	4484		MARYLAND ST	6Z	Contemporary	Heavily Altered	1924
44518130	1247		MONROE AVE	5D3	Craftsman Bungalow	Unaltered	1921
44518201	4489		MARYLAND ST	5D3	Craftsman Bungalow	Unaltered	1917
44518202	1413		MONROE AVE	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1917
44518203	1419		MONROE AVE	5D3	Craftsman Bungalow	Heavily Altered	1912
44518204	4479		MARYLAND ST	6Z			1971
44518205	4469		MARYLAND ST	5D3	Vernacular Bungalow	Minimally Altered	1929

Figure 3.153: Condensed tabular listing of all resources in the West University Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 10 of 15)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44518206	4471		MARYLAND ST	5D3	Victorian Vernacular/transitional Craftsman	Minimally Altered	c.1905
44518207	4463		MARYLAND ST	6Z	Craftsman Bungalow	Heavily Altered	1912
44518208	4457		MARYLAND ST	5D3	Craftsman Bungalow	Heavily Altered	c.1915
44518209	4451		MARYLAND ST	5D3	Spanish Colonial Revival	Minimally Altered	1937
44518210	4441		MARYLAND ST	5S3	Minimal Traditional/Ranch	Minimally Altered	1950
44518211	4433		MARYLAND ST	5D3	Craftsman	Heavily Altered	c.1920
44518212	4425		MARYLAND ST	5D3	Craftsman Bungalow	Minimally Altered	1912
44518213	4421		MARYLAND ST	5D3	Craftsman Bungalow	Unaltered	1912
44518214	4419		MARYLAND ST	5S3	Vernacular	Minimally Altered	1948
44518215	4411		MARYLAND ST	5D3	Spanish Colonial Revival	Minimally Altered	1940
44518216	1404		MEADE AVE	5D3	Queen Anne Free Classic	Minimally Altered	c.1910
44518217	1422		MEADE AVE	5D3	Craftsman	Minimally Altered	1930
44526101	4303		PROCTOR PL	5D3	Craftsman Bungalow	Minimally Altered	1928
44526102	4311		PROCTOR PL	5D3	Craftsman Bungalow	Minimally Altered	1926
44526103	4319		PROCTOR PL	5D3	Craftsman Bungalow	Heavily Altered	1930
44526104	4325		PROCTOR PL	6Z	Craftsman Bungalow	Heavily Altered	c.1920
44526105	4335		PROCTOR PL	6Z	Craftsman Bungalow	Heavily Altered	c.1920
44526106	4343		PROCTOR PL	6Z			
44526107	4351		PROCTOR PL	6Z	Craftsman Bungalow	Minimally Altered	c.1930
44526107	4351		PROCTOR PL	5D3	Contemporary	Minimally Altered	c.1950
44526108	4361		PROCTOR PL	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44526109	4371		PROCTOR PL	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44526201	1203		MEADE AVE	6Z	Craftsman Bungalow	Heavily Altered	1918
44526202	1215		MEADE AVE	5D3	Craftsman Bungalow	Minimally Altered	1918
44526203	4383		NEW JERSEY ST	5D3	Craftsman Bungalow	Minimally Altered	c.1925
44526205	4373		NEW JERSEY ST	6Z	Craftsman Bungalow	Heavily Altered	1920
44526206	4363		NEW JERSEY ST	5D3	Victorian Vernacular	Minimally Altered	c.1900
44526207	4357		NEW JERSEY ST	6Z	Vernacular	Altered Beyond Recognition	1951
44526208	4318		MARYLAND ST	6Z	Spanish Colonial Revival	Heavily Altered	1935
44526209	4314		MARYLAND ST	5D3	Spanish Colonial Revival	Minimally Altered	1930
44526210	4306		MARYLAND ST	5D3	Craftsman Bungalow	Minimally Altered	1928
44526212	4330		MARYLAND ST	5D3	Spanish Colonial Revival	Minimally Altered	1931

Figure 3.153: Condensed tabular listing of all resources in the West University Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 11 of 15)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44526213	4334		MARYLAND ST	5D3	Minimal Traditional	Minimally Altered	1941
44526215	4352		MARYLAND ST	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44526216	4356		MARYLAND ST	5D3	Craftsman Bungalow	Minimally Altered	1922
44526217	4362		MARYLAND ST	5D3	Craftsman Bungalow	Minimally Altered	c.1910
44526218	4366		MARYLAND ST	5D3	Folk Victorian	Minimally Altered	c.1895
44526219 01	4376		MARYLAND ST	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44526219 02	4378		MARYLAND ST	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44526220	4386		MARYLAND ST	5D3	Vernacular Bungalow w/clipped gable	Minimally Altered	c.1920
44526221	4396		MARYLAND ST	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44526224	4298		MARYLAND ST	5D3	Contemporary	Minimally Altered	c.1955
44526225	4381		NEW JERSEY ST	6Z			1979
44526226	4377		NEW JERSEY ST	6Z			1979
44527101	1417		MEADE AVE	5D3	Victorian Vernacular	Unaltered	1908
44527102	1409		MEADE AVE	5D3	Craftsman Bungalow	Unaltered	1911
44527103	1405		MEADE AVE	5D3	Craftsman Bungalow	Unaltered	1912
44527104	4379		MARYLAND ST	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44527105	4373		MARYLAND ST	5D3	Craftsman Bungalow	Minimally Altered	1910
44527106	4363		MARYLAND ST	5D3	Craftsman Bungalow	Minimally Altered	1913
44527107	4353		MARYLAND ST	5D3	Craftsman Bungalow	Heavily Altered	c.1915
44527108	4347		MARYLAND ST	6Z	Craftsman Bungalow	Altered Beyond Recognition	c.1915
44527109	4341		MARYLAND ST	5D3	Craftsman Bungalow	Minimally Altered	1912
44527110	4333		MARYLAND ST	5D3	Craftsman Bungalow	Minimally Altered	c.1920
44527111	4325		MARYLAND ST	5D3	Spanish Colonial Revival	Unaltered	1932
44527112	4317		MARYLAND ST	5D3	Craftsman Bungalow	Heavily Altered	1925
44527113	4311		MARYLAND ST	5D3	Mission Revival	Minimally Altered	1920
44527114	1406		VAN BUREN AVE	5D3	Craftsman Bungalow	Minimally Altered	1913
44527115	1414		VAN BUREN AVE	5D3	Craftsman Bungalow	Heavily Altered	1913
44528102	4274		MARYLAND ST	5D3	Spanish Colonial Revival	Minimally Altered	1927
44528103	4270		MARYLAND ST	5D3	Spanish Colonial Revival	Minimally Altered	1927
44528104	4254		MARYLAND ST	5D3	Spanish Colonial Revival	Minimally Altered	1927
44528105	4250		MARYLAND ST	5D3	Spanish Colonial Revival	Minimally Altered	1927
44528106	1206		MARYLAND PL	6Z			1964
44528107	1201		MARYLAND PL	5D3	Craftsman Bungalow	Minimally Altered	1924

Figure 3.153: Condensed tabular listing of all resources in the West University Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 12 of 15)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44528108	1203		MARYLAND PL	6Z			1963
44528109	1205		MARYLAND PL	6Z	No Longer Apparent	Altered Beyond Recognition	1976
44528110	1211		MARYLAND PL	6Z	Craftsman Bungalow	Heavily Altered	c.1915
44528111	1221		MARYLAND PL	5D3	Craftsman Bungalow	Unaltered	1914
44528112	1241		MARYLAND PL	5D3	Craftsman Bungalow	Unaltered	1911
44528113	4236		MARYLAND ST	5D3	Craftsman Bungalow	Minimally Altered	1912
44528115	4220		MARYLAND ST	6Z			c.1985
44528116 01	4212		MARYLAND ST	6Z			1980
44528116 02	4212		MARYLAND ST	6Z			1980
44528116 03	4212		MARYLAND ST	6Z			1980
44528116 04	4212		MARYLAND ST	6Z			1980
44528116 05	4212		MARYLAND ST	6Z			1980
44528116 06	4212		MARYLAND ST	6Z			1980
44528117	4204		MARYLAND ST	5D3	Spanish Colonial Revival	Minimally Altered	1930
44528125	4160		MARYLAND ST	5S3	Minimal Traditional	Unaltered	1948
44528126	4154		MARYLAND ST	6Z	Minimal Traditional	Altered Beyond Recognition	1938
44528127	4142		MARYLAND ST	5D3	Minimal Traditional	Unaltered	1943
44528132	4130		MARYLAND ST	6Z			1994
44528133	4120		MARYLAND ST	5D3	Spanish Colonial Revival	Heavily Altered	c.1930
44528134	4116		MARYLAND ST	5D3	Craftsman Bungalow	Heavily Altered	1912
44528135	4110		MARYLAND ST	5D3	Queen Anne Free Classic	Minimally Altered	1912
44528136	1280		LINCOLN AVE	5D3	Craftsman Bungalow	Minimally Altered	1913
44528137	1286		JOHNSON AVE	6Z	No Longer Apparent	Altered Beyond Recognition	
44528137	1288		JOHNSON AVE	5D3	Queen Anne Free Classic/transitional Craftsman	Minimally Altered	c.1905
44528140	4136		MARYLAND ST	6Z			
44528141	4220		MARYLAND ST	6Z			
44528141 01			MARYLAND ST	6Z			
44528141 02			MARYLAND ST	6Z			
44528141 04			MARYLAND ST	6Z			
44528141 05			MARYLAND ST	6Z			

Figure 3.153: Condensed tabular listing of all resources in the West University Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 13 of 15)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
4452814106			MARYLAND ST	6Z			
4452814107	4228		MARYLAND ST	5D3	Craftsman Bungalow	Minimally Altered	c.1910
44528202	1212		JOHNSON AVE	6Z			1979
44528204	1230		JOHNSON AVE	6Z			1962
44528205	1238		JOHNSON AVE	6Z	Ranch	Heavily Altered	1955
44528206	1240		JOHNSON AVE	5D3	Craftsman Bungalow	Minimally Altered	c.1920
44528208	1248		JOHNSON AVE	5D3	Craftsman Bungalow	Minimally Altered	1916
44528209	1216		JOHNSON AVE	6Z	Craftsman Bungalow	Heavily Altered	1921
44528210	1220		JOHNSON AVE	6Z			
44529101	1407		VAN BUREN AVE	5D3	Colonial Revival	Unaltered	1936
44529102	1417		VAN BUREN AVE	5D3	Spanish Colonial Revival	Minimally Altered	1936
44529105	4273		MARYLAND ST	6Z	Spanish Colonial Revival	Heavily Altered	c.1930
44529106	4259		MARYLAND ST	5D3	Craftsman	Heavily Altered	c.1930
44529107	4253		MARYLAND ST	6Z	Craftsman Bungalow	Heavily Altered	c.1920
44529108	4245		MARYLAND ST	5D3	Mission Revival	Minimally Altered	1926
44529109	4233		MARYLAND ST	5D3	Craftsman Bungalow	Heavily Altered	1910
44529112	4219		MARYLAND ST	6Z			1994
4452911301	4209		MARYLAND ST	5D3	Craftsman Bungalow	Minimally Altered	c.1915
4452911302	4205		MARYLAND ST	6Z	Unknown	Unknown	1938
44529114	1404		TYLER AVE	5D3	Craftsman Bungalow	Unaltered	1923
44529115	1406		TYLER AVE	5D3	Craftsman Bungalow	Minimally Altered	1923
44529116	1416		TYLER AVE	6Z	Craftsman Bungalow	Heavily Altered	c.1920
44529134	4227		MARYLAND ST	6Z			1971
4452913501	4285		MARYLAND ST	6Z			1977
4452913502	4283		MARYLAND ST	6Z			1977
4452913503	4281		MARYLAND ST	6Z			1977
44544001	4145		VERMONT ST	5D3	Craftsman Bungalow	Minimally Altered	1924
44544002	4127		VERMONT ST	5D3	Minimal Traditional	Minimally Altered	c.1940
44544002	4129		VERMONT ST	5D3	Craftsman Bungalow	Minimally Altered	c.1920
44544003	1215		HAYES AVE	6Z	Vernacular	Altered Beyond Recognition	c.1930
44544004	1217		HAYES AVE	6Z	No Longer Apparent	Altered Beyond Recognition	c.1920
44544005	1221		HAYES AVE	5D3	Craftsman Bungalow	Heavily Altered	c.1920
44544006	1231		HAYES AVE	6Z			1978

Figure 3.153: Condensed tabular listing of all resources in the West University Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 14 of 15)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
44544007	1235		HAYES AVE	6Z	No Longer Apparent	Altered Beyond Recognition	1930
44544008	1259		JOHNSON AVE	5D3	Craftsman Bungalow	Heavily Altered	1913
44544011	1283		JOHNSON AVE	6Z	Craftsman Bungalow	Heavily Altered	c.1910
44544012	1260		LINCOLN AVE	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44544013	1252		LINCOLN AVE	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44544014	1238		LINCOLN AVE	5D3	Craftsman Bungalow	Minimally Altered	c.1920
44544015	1236		LINCOLN AVE	5D3	Queen Anne Free Classic	Unaltered	c.1905
44544016	1228		LINCOLN AVE	6Z	No Longer Apparent	Altered Beyond Recognition	1918
44544017	1222		LINCOLN AVE	5D3	Craftsman Bungalow	Unaltered	1912
44544018	1210		LINCOLN AVE	6Z	Minimal Traditional	Heavily Altered	1945
44544019	4117		VERMONT ST	5D3	Craftsman Bungalow	Unaltered	1921
44544020	1204		LINCOLN AVE	5D3	Arts & Crafts	Heavily Altered	c.1910
44544021	1267		JOHNSON AVE	5D3	Craftsman Bungalow	Heavily Altered	1918
44544022	1275		JOHNSON AVE	5D3	Craftsman Bungalow	Heavily Altered	1923
44548003	4089		VERMONT ST	5D3	Colonial Revival	Minimally Altered	1937
44548004	1209		LINCOLN AVE	6Z	No Longer Apparent	Altered Beyond Recognition	
44548005	1215		LINCOLN AVE	5D3	Vernacular	Heavily Altered	1930
44548006	1223		LINCOLN AVE	5D3	Arts & Crafts	Heavily Altered	c.1915
44548007	1233		LINCOLN AVE	5D3	Craftsman	Minimally Altered	1913
44548008	1237		LINCOLN AVE	5D3	Vernacular	Heavily Altered	c.1915
44548009	1245		LINCOLN AVE	5D3	Craftsman Bungalow	Minimally Altered	c.1905
44548010	1251		LINCOLN AVE	5D3	Craftsman Bungalow	Minimally Altered	1913
44548011	1259		LINCOLN AVE	5D3	Vernacular Bungalow	Minimally Altered	1908
44548013	1275		LINCOLN AVE	5D3	Craftsman Bungalow	Minimally Altered	1912
44548014	1285		LINCOLN AVE	5D3	Craftsman Bungalow	Minimally Altered	1925
44548015	1287		LINCOLN AVE	5D3	Craftsman Bungalow	Minimally Altered	1915
44548016	1291		LINCOLN AVE	5D3	Craftsman Bungalow	Minimally Altered	1915
44548018	1224		PASCOE ST	5S3	Vernacular	Heavily Altered	1949
44548021	4071		VERMONT ST	5D3	Craftsman Bungalow	Heavily Altered	c.1910
44548022	4075		VERMONT ST	6Z	Craftsman Bungalow	Heavily Altered	1930
44548023	1265		LINCOLN AVE	5D3	Craftsman Bungalow	Unaltered	1926
44548024	1271		LINCOLN AVE	6Z			1980

Figure 3.153: Condensed tabular listing of all resources in the West University Heights Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 15 of 15)

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