

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

**IS Architecture
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City of San Diego

May 2007

**Historical
Resources
Board
Meeting**

May 24, 2007

Agenda Item #5

**Uptown Survey
Status Report**

Public Comments

from March 2007 HRB Meeting

CONTENT

- Survey appears architecturally biased:
 - It does not use Historic Contexts to identify or evaluate properties
 - It does not take business districts into account
 - It does not address institutional contribution to community history (eg. schools, churches, charitable/social/arts groups, etc.)
 - It does not address community/social history (ethnic, gay, lesbian, etc.)

PROCESS

- Review of Survey by outside groups
- Question Adoption by City Council not HRB

USE

- Database is incomplete & inaccurate
- Why use status codes to clear properties in LDC 45-year review process

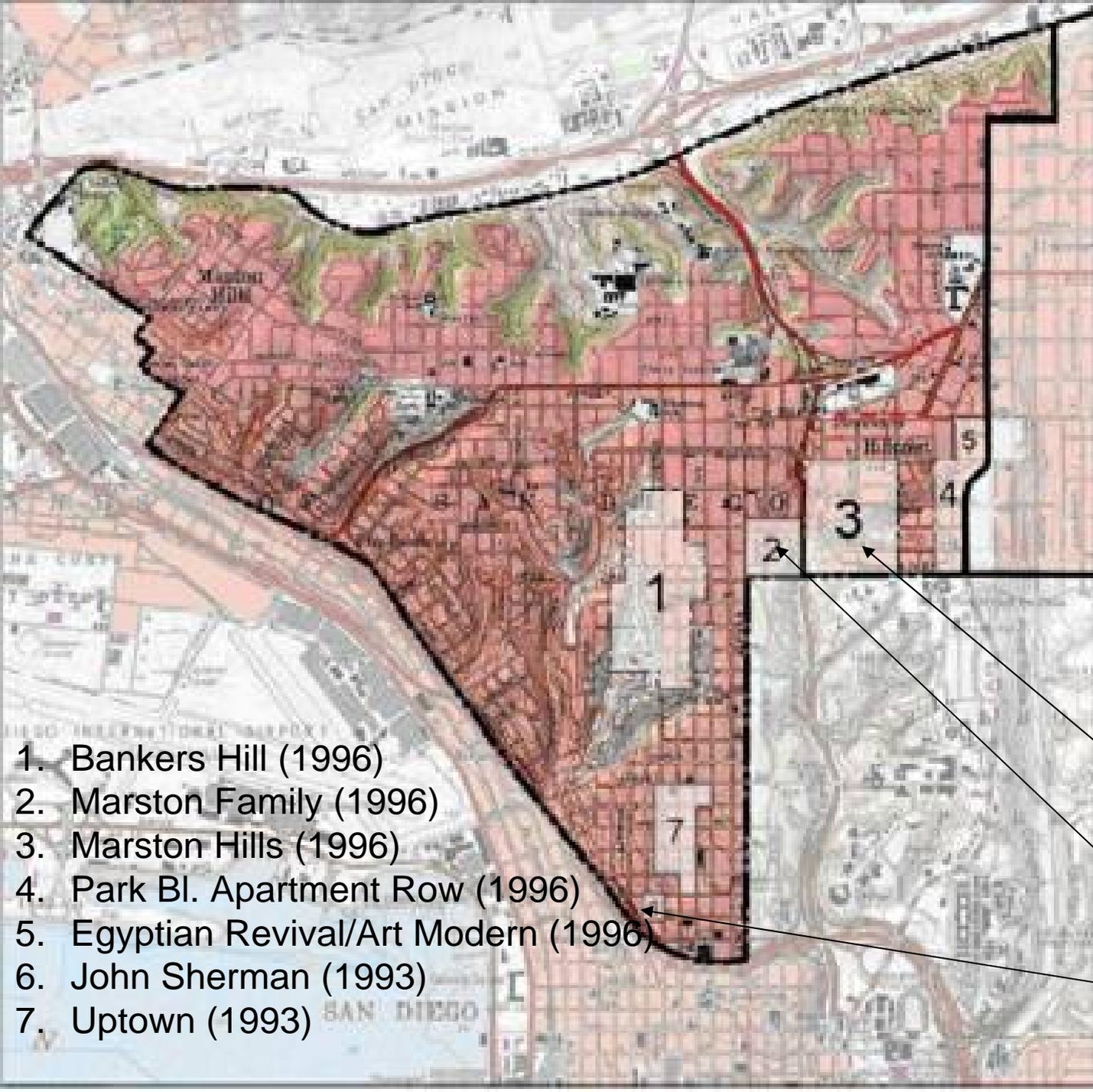
Staff Response to Public Concerns

Comment:

- Survey doesn't meet Secretary of the Interior's Standards for Identification or Evaluation, specifically with use of Historic Contexts

Staff Response:

- New material added in Chapter 1, Section 2.3.1 (Review of Previously Identified Historic Districts) that clarifies how districts were evaluated.



Survey Area
with previously
identified
Historic Districts

No Change
in Status

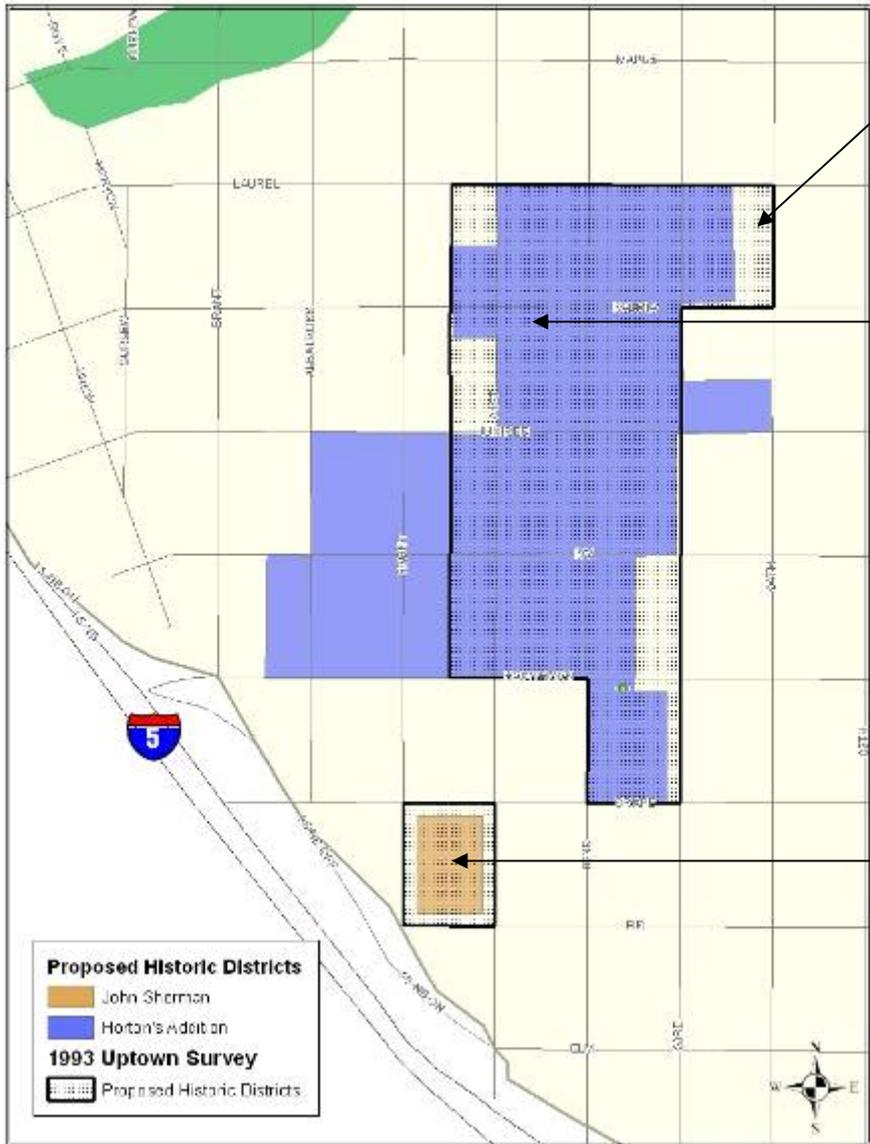
Marston Family

Marston Hills

John Sherman

- 1. Bankers Hill (1996)
- 2. Marston Family (1996)
- 3. Marston Hills (1996)
- 4. Park Bl. Apartment Row (1996)
- 5. Egyptian Revival/Art Modern (1996)
- 6. John Sherman (1993)
- 7. Uptown (1993)

Previously Identified Historic Districts



Uptown Geographic
Historic District, 1993

Horton's Addition Geographic
Historic District, 2007

John Sherman Geographic
Historic District, 1993 & 2007

Previously Identified Historic Districts

Bankers Hill

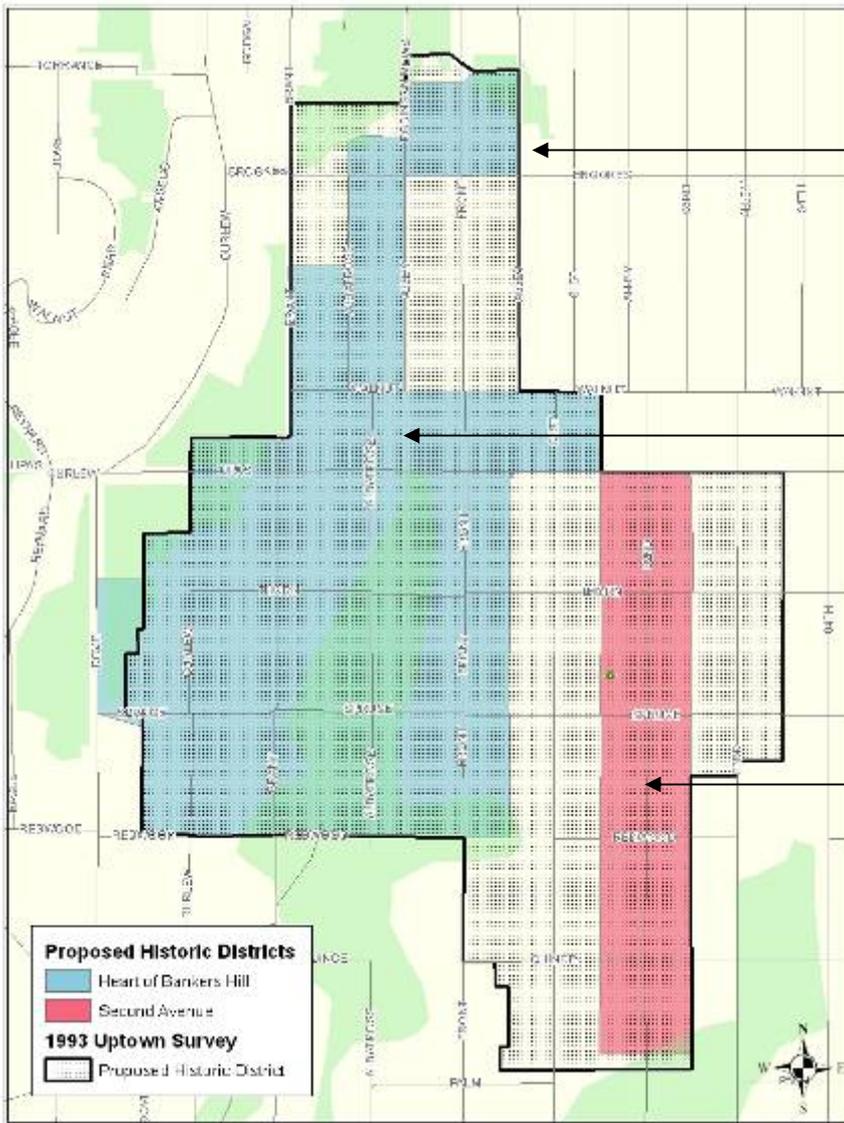
Geographic Historic District, 1996

Heart of Bankers Hill

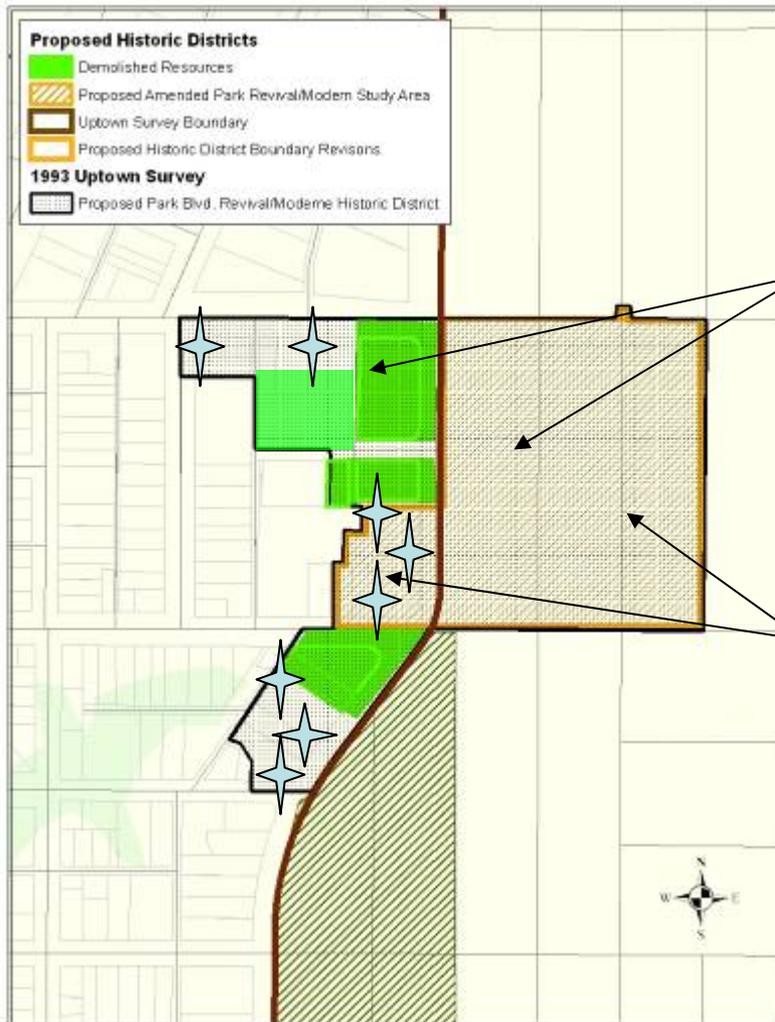
Geographic Historic District, 2007

Second Avenue

Geographic Historic District, 2007



Previously Identified Historic Districts

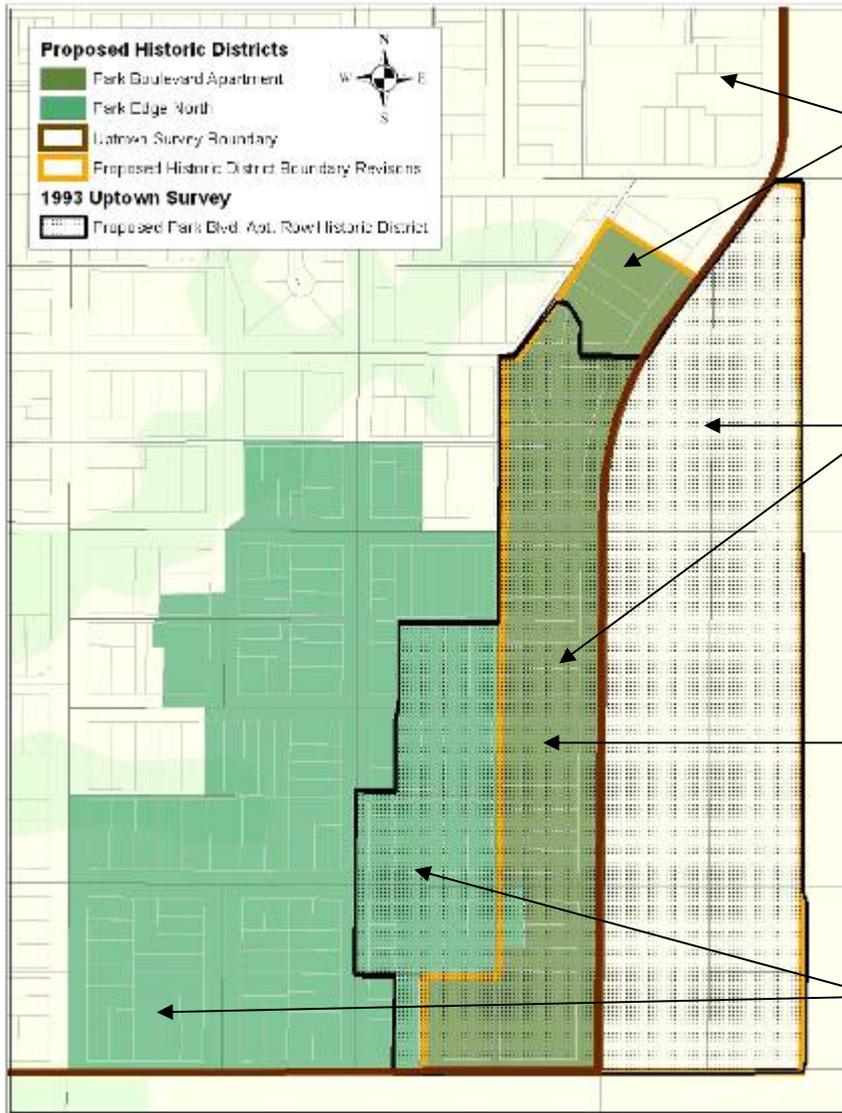


Park Avenue Revival/Moderne
Geographic Historic District, 1996

Revised Park Avenue Revival/Moderne
Geographic Historic District, 2007

✦ Individually Eligible Resource

Previously Identified Historic Districts



Park Avenue Revival/Moderne
Geographic Historic District, 1996

Park Avenue Apartment
Geographic Historic District, 1996

Park Avenue Apartment
Geographic Historic District, 2007

Park Edge North
Geographic Historic District, 2007

Staff Response to Public Concerns

Comment:

- Survey doesn't meet Secretary of the Interior's Standards for Identification or Evaluation

Staff Response:

- New material added in Chapter 1, Section 2.3.2 (Association with Historic Contexts) that explains how contexts were used to identify & evaluate surveyed properties

Uptown Historic Survey Evaluation Tools

Context Statement (November 24, 2003):

Theme, Boundary, Period of Significance

Boundary: Uptown Community Planning Area

Identified Themes & Period of Significance

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

Context: Horse Car-Related Development 1870-1899

A ARCHITECTURE ELEMENT Horse Car Related Development

DRAFT

Draft map for preliminary analysis only
Information subject to change

Transportation

Horse Car/Street Car Lines

●●●● Built 1892

Development

Subdivisions Filed

□ Pre-1870

□ 1870-1899 Horse Car Related

▨ Resubdivided Areas

Buildings

● 1890-1899

Proposed Districts

1870-1899

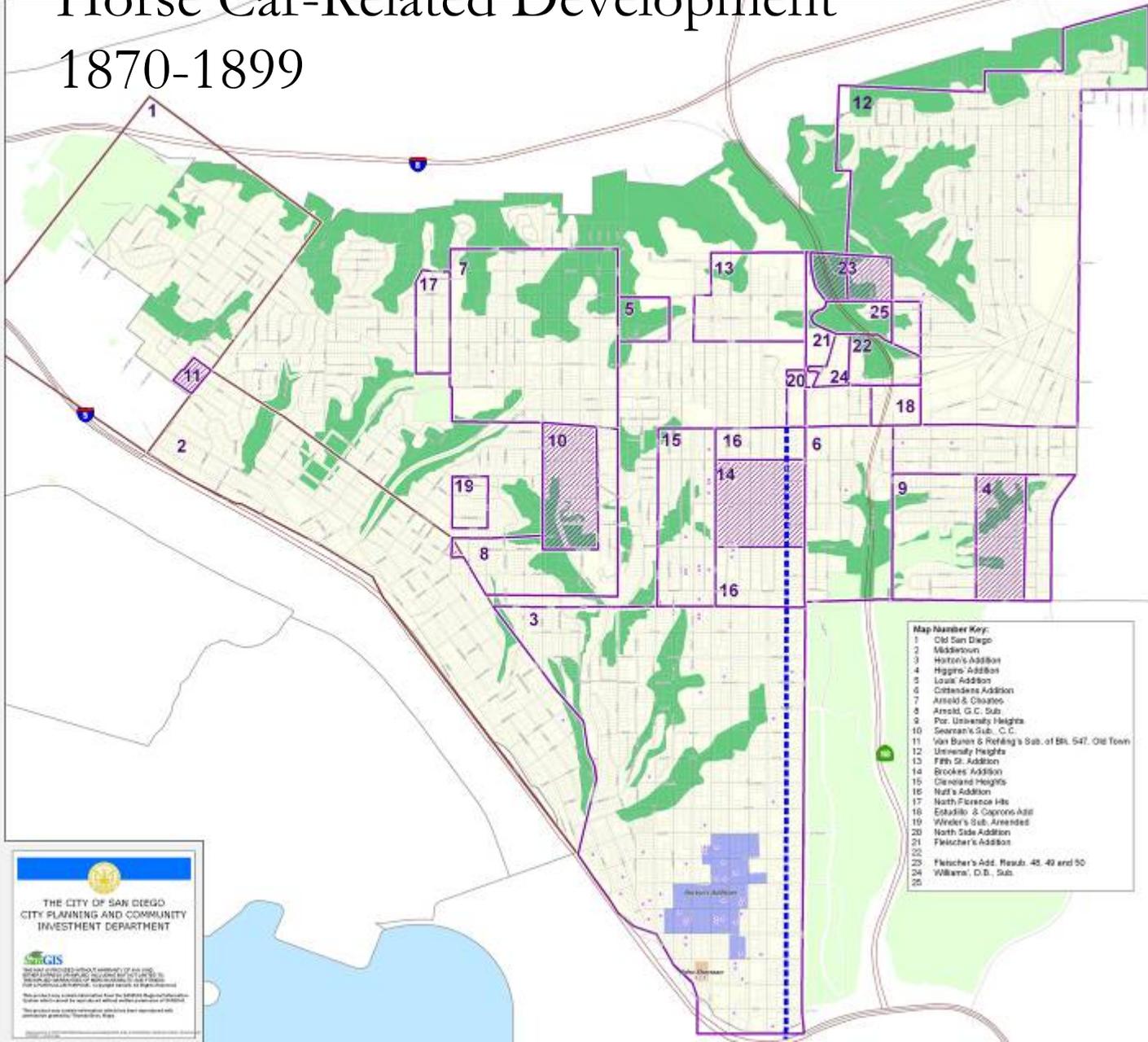
■ John Sherman

■ Horton's Addition

Canyons and Parks

■ Canyons

■ Parks



Map Number Key:

- 1 Old San Diego
- 2 Middletown
- 3 Horton's Addition
- 4 Higgin's Addition
- 5 Louis' Addition
- 6 Cottlands Addition
- 7 Arnold & Chavos
- 8 Arnold, G.C. Sub.
- 9 Por. University Heights
- 10 Seaman's Sub., C.C.
- 11 Van Buren & Refling's Sub. of Blk. 547, Old Town
- 12 University Heights
- 13 Fifth St. Addition
- 14 Brookes' Addition
- 15 Cleveland Heights
- 16 Nutt's Addition
- 17 North Florence Hill
- 18 Eschillo & Caprons Add.
- 19 Winder's Sub., Annexed
- 20 North Side Addition
- 21 Fleischer's Addition
- 22
- 23 Fleischer's Add. Blocks 45, 48 and 50
- 24 Williams, D.B., Sub.
- 25

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GIS

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Context: Streetcar-Related Development 1900-1919

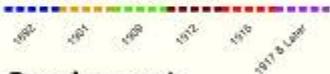
B ARCHITECTURE ELEMENT Street Car Related Development

DRAFT

*Draft map for preliminary analysis only
Information subject to change*

Transportation

Trolley and Street Car Lines



Development

Subdivisions Filed



Buildings

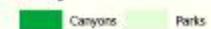


Proposed Districts

Potential Districts



Canyons and Parks

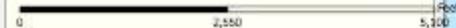


Map Number Key:

26	Citizens Add., Resub., Bks. 5, 6, 15, 16
27	Florence Hts. Addition
28	First St. Addition
29	Florence Hts. Add. No. 2
30	
31	Myford
32	La Canyada Villa Tract
33	University Heights
34	Palm Heights
35	Good's Villa Tract
36	Hilwood-Annexed
37	Washington Hts.
38	Deer Place
39	Horton's Add., Bk. 3&7
40	Mission Hills
41	Arnold & Choates Add., Sub. Bks. 9&10
42	University Heights
43	Clarewood Terrace
44	Marine View
45	Re-Subdivision of La Canyada Villa Tract, Bks. 7 & Citizend's Add., Bk. 8
46	Inspiration Hts.
47	Mission Hills No. 2
48	Floral Place
49	Inspiration Hts., Bks. 2&4
50	Jones, R. Middleth, Resub.
51	Mission Hills, Sub. Pt. Bks. 9 & 10

Map Number Key (continued):

52	Tract No. 1350
53	Osborn Hill
54	University Place
55	Creathline
56	Tract of 1375
57	Mission Hills No. 3
58	South Florence Hts.
59	El Paso Tract
60	Royal Heights
61	Mission Hills Sub. Villa Lot 64, 65, 66
62	Fort Stockton Hts.
63	Richards Sub. of Bks. 12&13, Middleton
64	Franklin Court
65	Freemont Hts.
66	Mission Hills, Sub. Pt. Bk. 12
67	Bellevue
68	Seaman's Sub. N 10, P.L. 1122, Bk. 4&5
69	Seaman's Sub. N 7, Bk. 4&5
70	Marine View, Bk. 2
71	Inspiration Hts., Bk. 6
72	Cliff Garden Tract
73	Rice, C.M. Add.
74	Santa Cruz Addition
75	Avon Hill
76	Allen Terrace
77	View Point Park
78	Louis Park
79	Inspiration Hts., Bks. 7-10



ARCHITECTURE ELEMENT

Proposed Victorian
Thematic Historic District

Architecture Style

- Victorian
Folk Victorian, Italianate, Queen Anne, Second Empire, Stick,
Victorian Vernacular, Victorian Wooden False Front

Proposed Districts

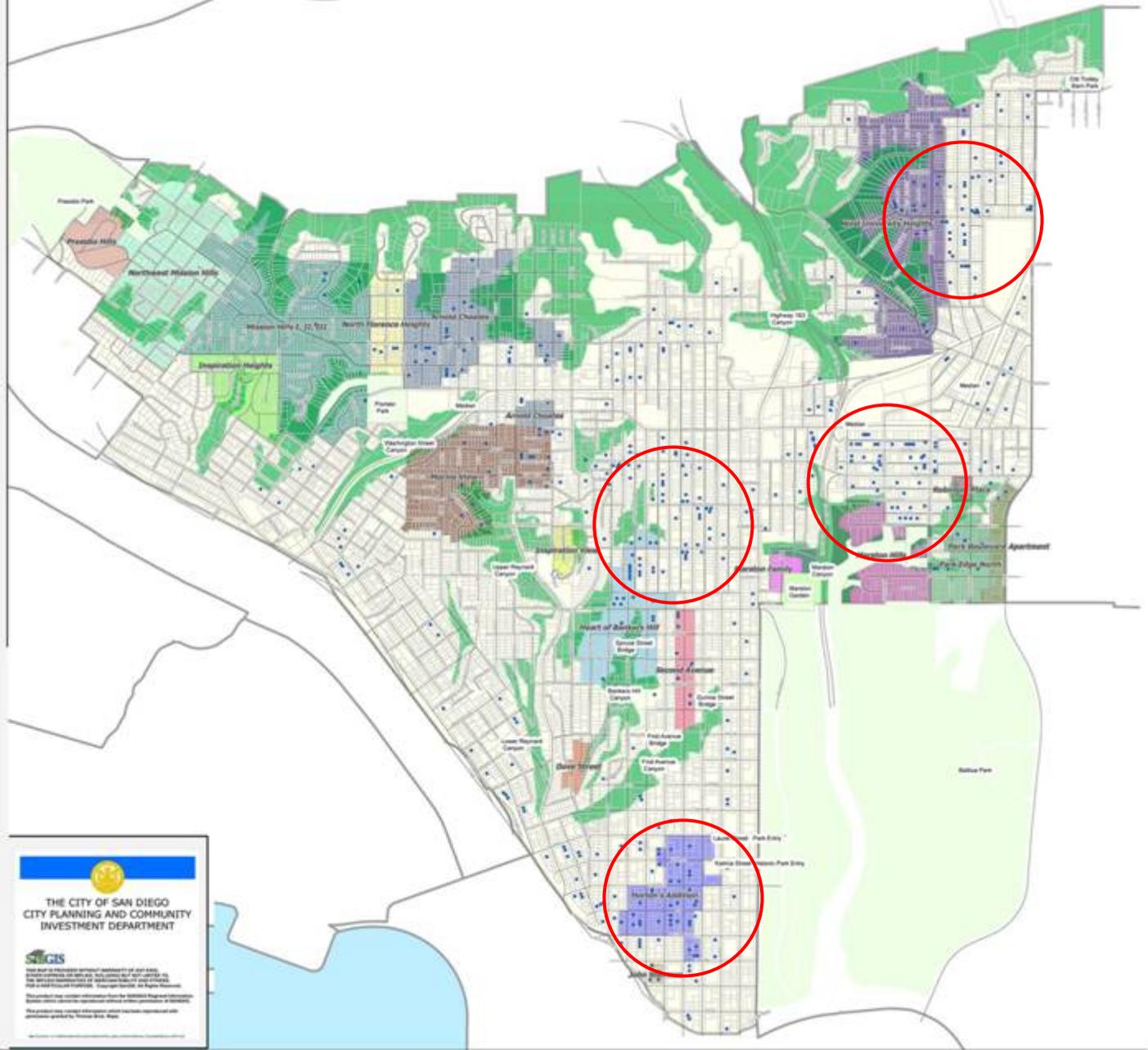
- | | |
|-----------------------|--------------------------|
| Arnold Chalet | Mission Hills I, II, III |
| Dove Street | North Florence Heights |
| Heart of Bankers Hill | Northwest Mission Hills |
| Horton's Addition | Park Boulevard Apartment |
| Inspiration Heights | Park Edge North |
| Inspiration View | Presidio Hills |
| John Sherman | Robinson Place |
| Marine View | Second Avenue |
| Marston Family | West University Heights |
| Marston Hills | |

Thematic Districts

Bungalow and Apartment Courts, Kate Olivia Sessions,
Modernism, Victorian

Canyons and Parks

Parks Canyons



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Proposed Victorian Thematic District

Context: Auto-Related Development 1920-1960

C ARCHITECTURE ELEMENT Auto Related Development

DRAFT

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Information subject to change

Development

Subdivisions Filed

- Pre-1870
- 1870-1889
- 1890-1919
- 1920-1949 Auto-Related Development
- Resubdivided Areas

Buildings

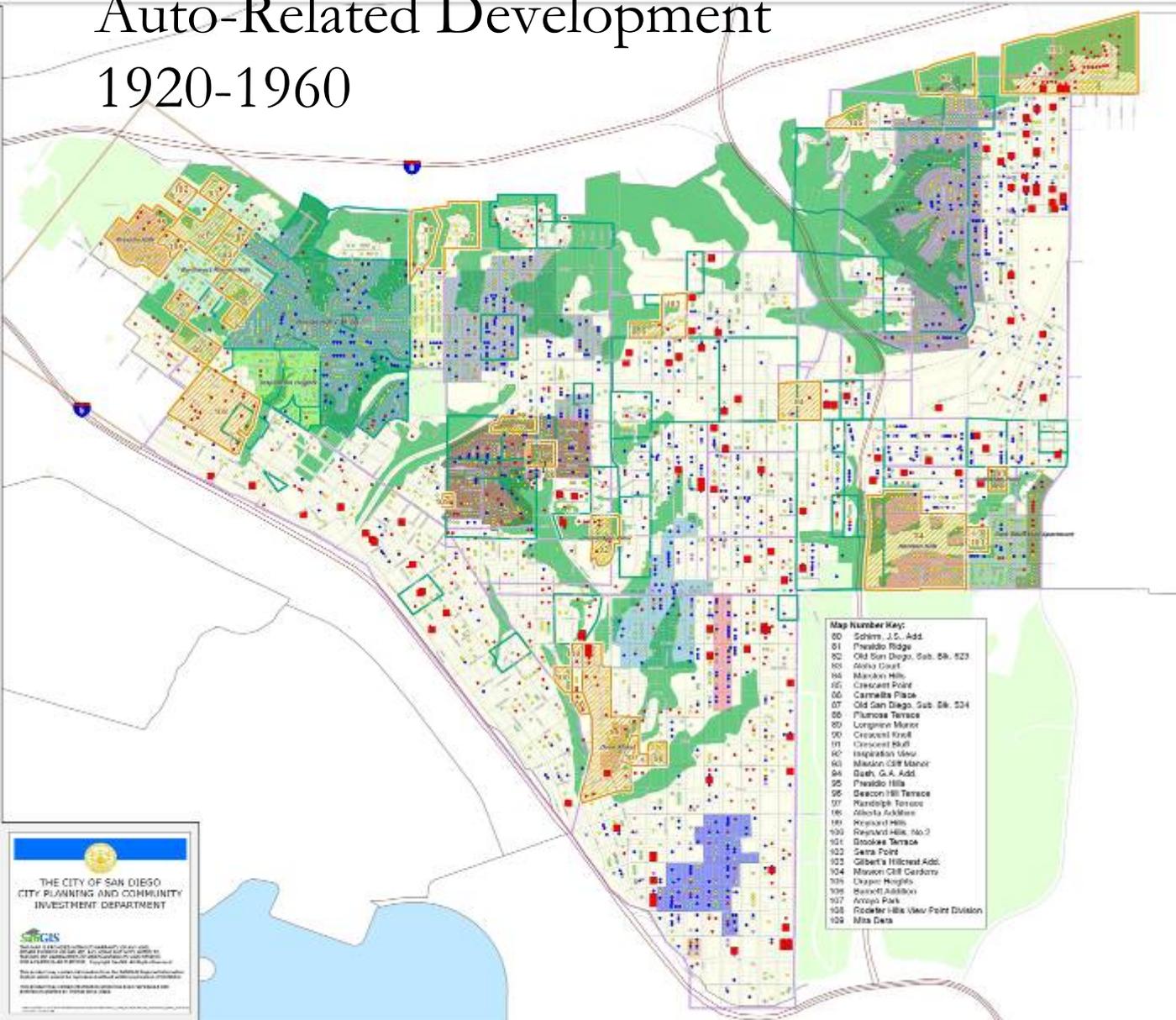
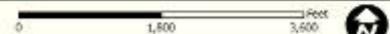
- 1899 - 1899
- 1900 - 1914
- 1915 - 1919
- 1920 - 1929
- 1930 - 1945
- 1946 - 1952
- Bungalow and Apartment Courts

Proposed Districts

- | | |
|--|--|
| 1973-1989 | 1920-1960 |
| John Sherman | Weston Hills (I, II, III) |
| Melick's Addition | Dyer Wood |
| 1990-1919 | Heart of Parkers Hill |
| Weston Hills (I, II, III) | Inspiration Heights |
| South Parkside Heights | Inspiration View |
| Heart of Parkers Hill | Warner View |
| Arroyo & Chimes | Stanton Hill |
| West University Heights | Northwest Mission Hill |
| Horton's Addition | Pheasant Hills |
| Warner View | Park Boulevard Apartments |
| Inspiration Heights | Robinson Place |
| Park Boulevard Apartments | |
| Park Pkwy North | |
| Westwood Avenue | |

Canyons and Parks

- Canyons
- Parks



- Map Number Key:**
- 80 Schier, J.C. Add.
 - 81 Pheasant Ridge
 - 82 Old San Diego, Sub. 59, 523
 - 83 Alpha Court
 - 84 Marston Hills
 - 85 Crescent Point
 - 86 Carmella Place
 - 87 Old San Diego, Sub. 59, 534
 - 88 Phoenix Terrace
 - 89 Longview Manor
 - 90 Crescent Knoll
 - 91 Crescent Court
 - 92 Inspiration View
 - 93 Marston Cliff Manor
 - 94 Bath, G.A. Add.
 - 95 Pheasant Hills
 - 96 Seaton Hill Terrace
 - 97 Wardsville Terrace
 - 98 Alhambra Addition
 - 99 Reynolds Hill, No. 2
 - 100 Brookside Terrace
 - 101 Serra Point
 - 102 Calvert's Hillcrest Add.
 - 104 Marston Cliff Condoms
 - 105 Duxton Heights
 - 106 Hancock Addition
 - 107 Arroyo Park
 - 108 Rochester Hills View Point Division
 - 109 Misc Data


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Bungalow Courts and Garden Apartment Courts (1900-1960)

- Criteria A, C, F (c,e,i,j)
- 144 potential contributors

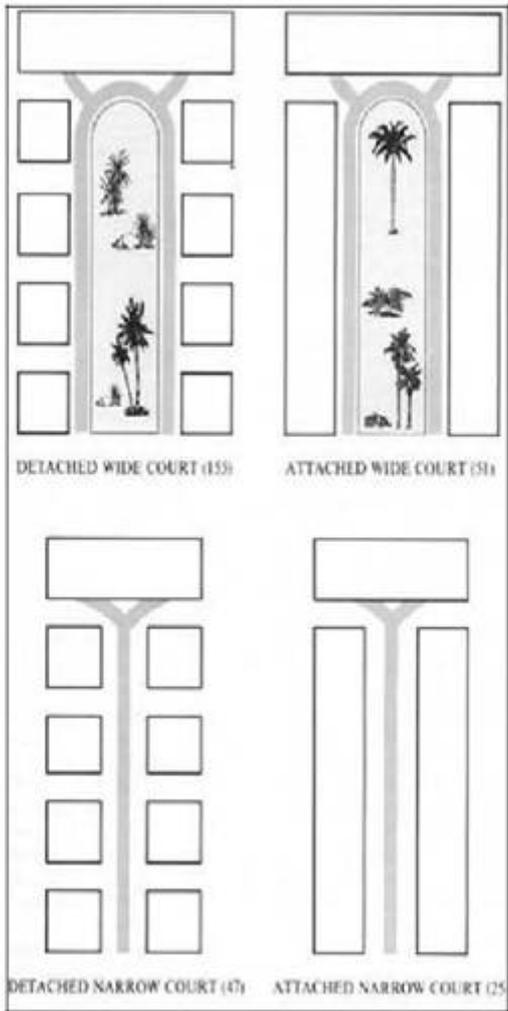


Figure 4: Court layouts

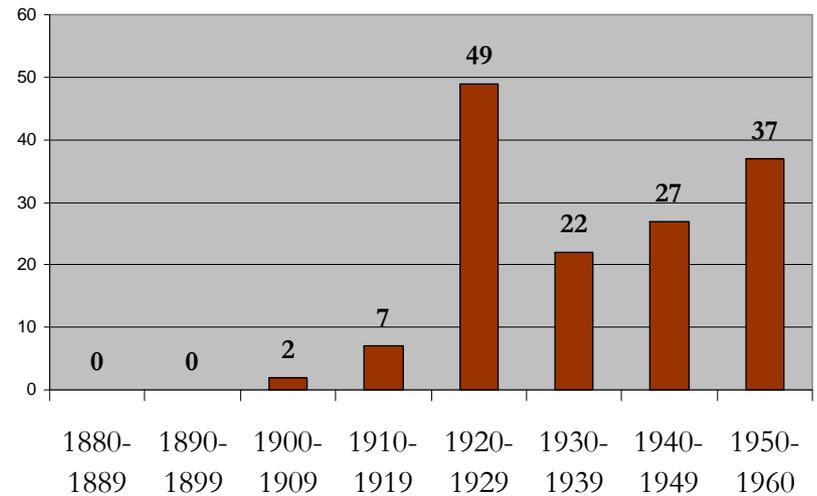


Figure 3.5: Potential Historic Resources by Decade.

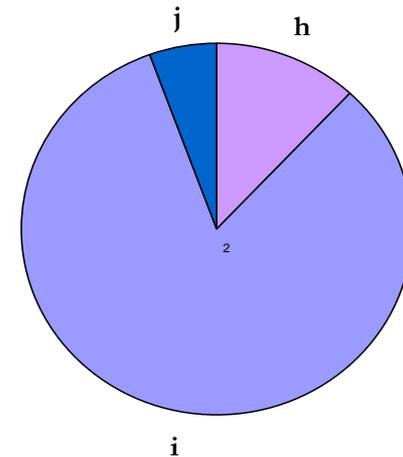


Figure 3.3: Potential Historic Resources by Integrity.

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

Context: World War II and Post- War Development (1941-2000)

ARCHITECTURE ELEMENT

*Proposed Modernism
Thematic Historic District*

Architecture Style

- Art Moderne
International
- Contemporary
Contemporary, Deconstructivist,
Neo-Swiss Chalet, Ranch, Split Level Ranch

Proposed Districts

- | | |
|--|--|
| ■ Arnold Chaotes | ■ Mission Hills I, II, III |
| ■ Dove Street | ■ North Florence Heights |
| ■ Heart of Bankers Hill | ■ Northwest Mission Hills |
| ■ Horton's Addition | ■ Park Boulevard Apartment |
| ■ Inspiration Heights | ■ Park Edge North |
| ■ Inspiration View | ■ Presidio Hills |
| ■ John Sherman | ■ Robinson Place |
| ■ Marine View | ■ Second Avenue |
| ■ Marston Family | ■ West University Heights |
| ■ Marston Hills | |

Thematic Districts

Bungalow and Apartment Courts, Kate Olivia Sessions,
Modernism, Victorian

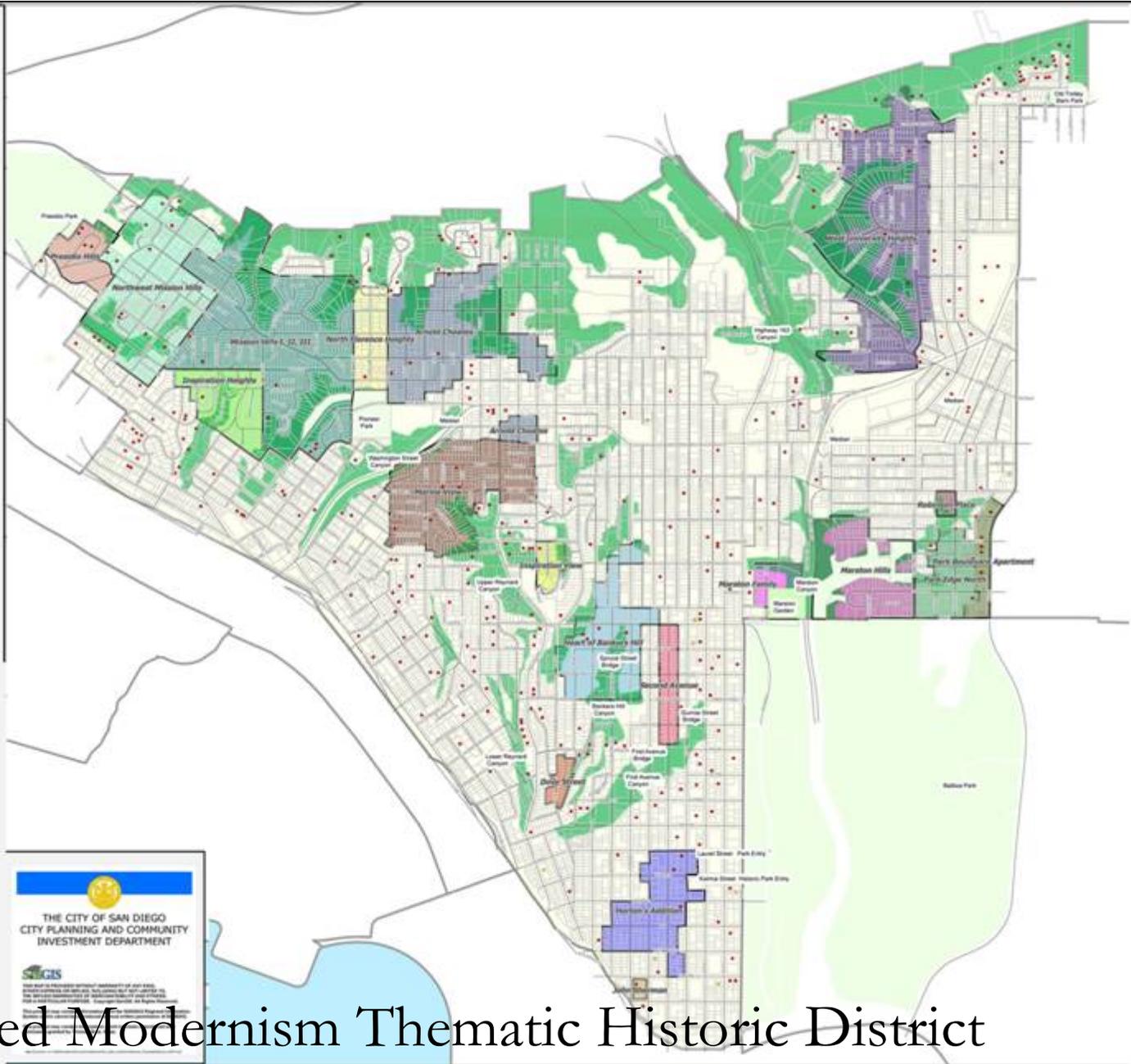
Canyons and Parks

- Canyons
- Parks

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Proposed Modernism Thematic Historic District

Context: George Marston & the Nolen Plan 1908-1945

Presidio

Hills

1926-1945

Mission Hills I, II, III

1908-1941

Inspiration Heights

1908-1941

Marston

Hills

1924-1940

Marston Family

1904-1918



Contexts:

Business Development 1880-1960

Institutional Development 1880-1960

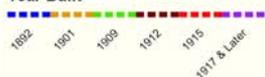
11 ARCHITECTURE ELEMENT Business and Institutional Development

DRAFT

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Information subject to change

Transportation

Trolley and Street Car Lines
Year Built



Development

Business Hub
Commercial Buildings

- Hotel / Motel
- 1-2 Story Commercial Building
- 3-4 Story Commercial Building
- Theatre

Institutional Buildings

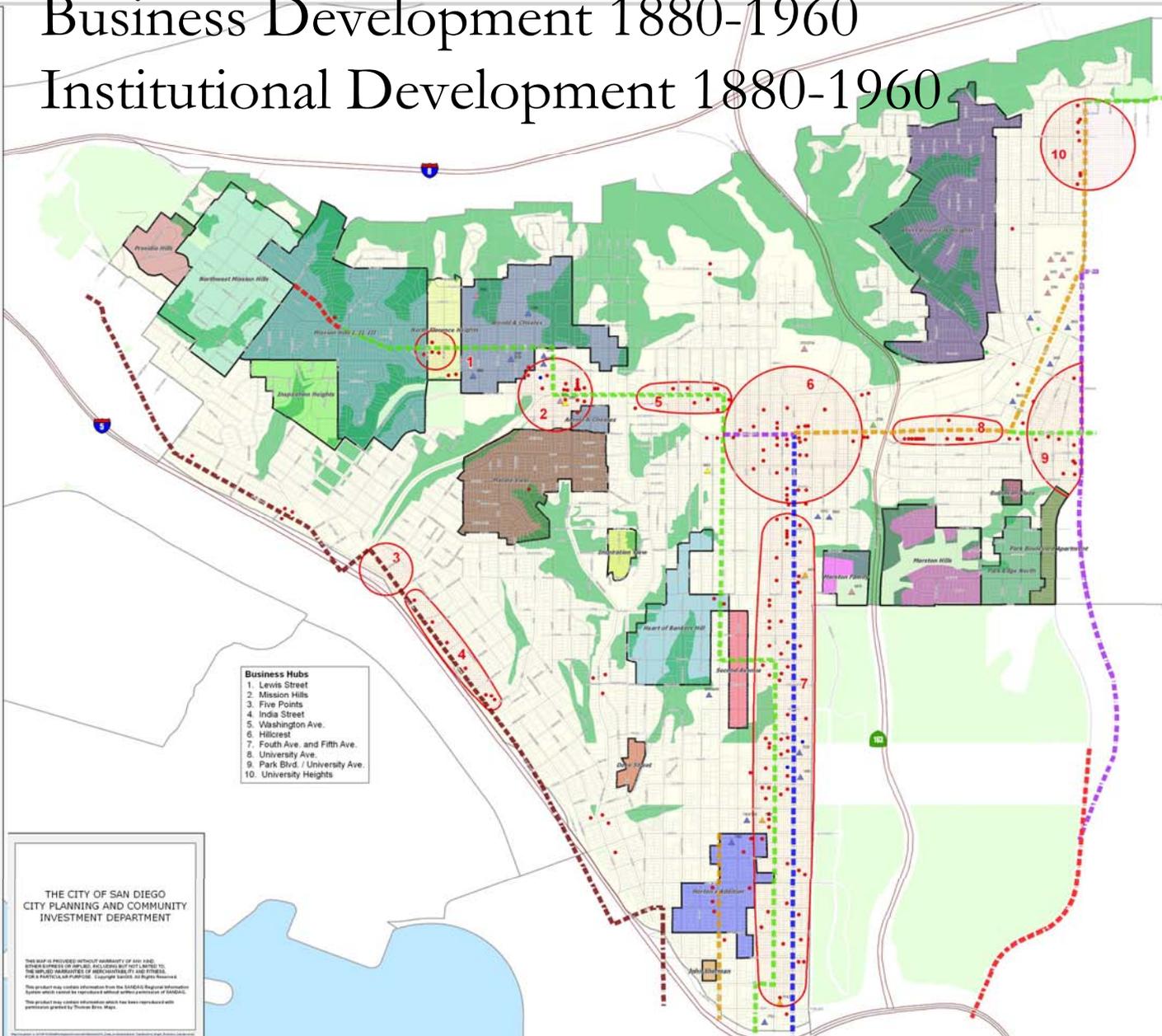
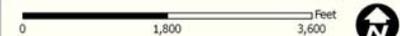
- Public Utility Building
- Community Center / Social Hall
- Government Building
- Educational Building
- Religious Building

Proposed Districts

- | | |
|--------------------------|-----------------------|
| West University Heights | Marston Family |
| Second Avenue | Marine View |
| Robinson Place | John Sherman |
| Presidio Hills | Inspiration View |
| Park Edge North | Inspiration Heights |
| Park Boulevard Apartment | Horton's Addition |
| Northwest Mission Hills | Heart of Bankers Hill |
| North Florence Heights | Dove Street |
| Mission Hills I, II, III | Arnold & Choates |
| Marston Hills | |

Canyons and Parks

- Canyons
- Parks



- Business Hubs**
1. Lewis Street
 2. Mission Hills
 3. Five Points
 4. India Street
 5. Washington Ave.
 6. Hillcrest
 7. Fourth Ave. and Fifth Ave.
 8. University Ave.
 9. Park Blvd / University Ave.
 10. University Heights

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Mission Hills Business Area

4000 Block Goldfinch St. (East side)



4000 Block Goldfinch St. (West side)



North side
700 Block Washington St.
South side



4000 Block Falcon St.
West side



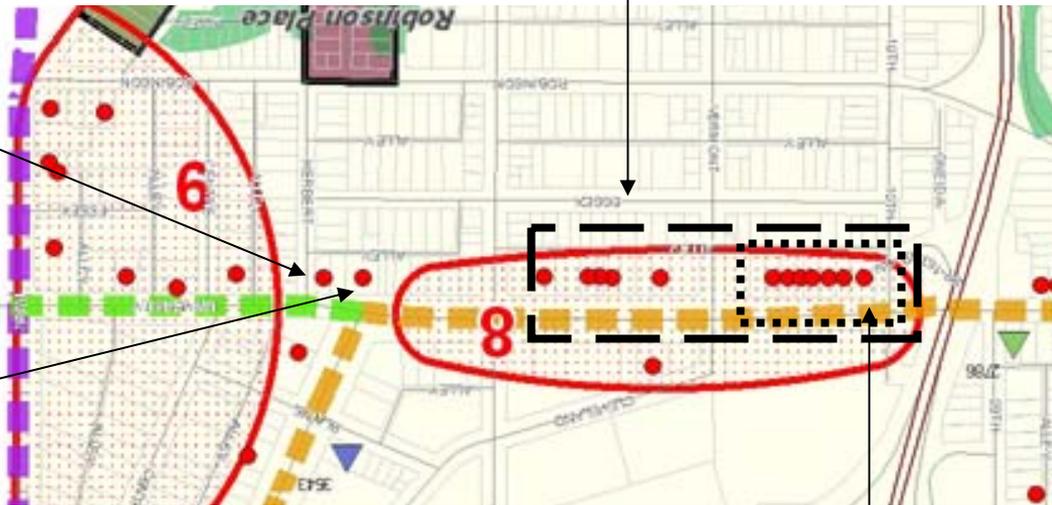
North side
800 Block Washington St.
South side



University Avenue Commercial Strip



1200 Block



*

*



1100 Block

University Avenue Commercial Strip 1300 Block





University Heights Business Area



West side

4600 Block Park Boulevard

Hillcrest Business Area





Context: Public Parks 1870-1970

Presidio Park

Mission Cliffs Gardens

Urban Canyons

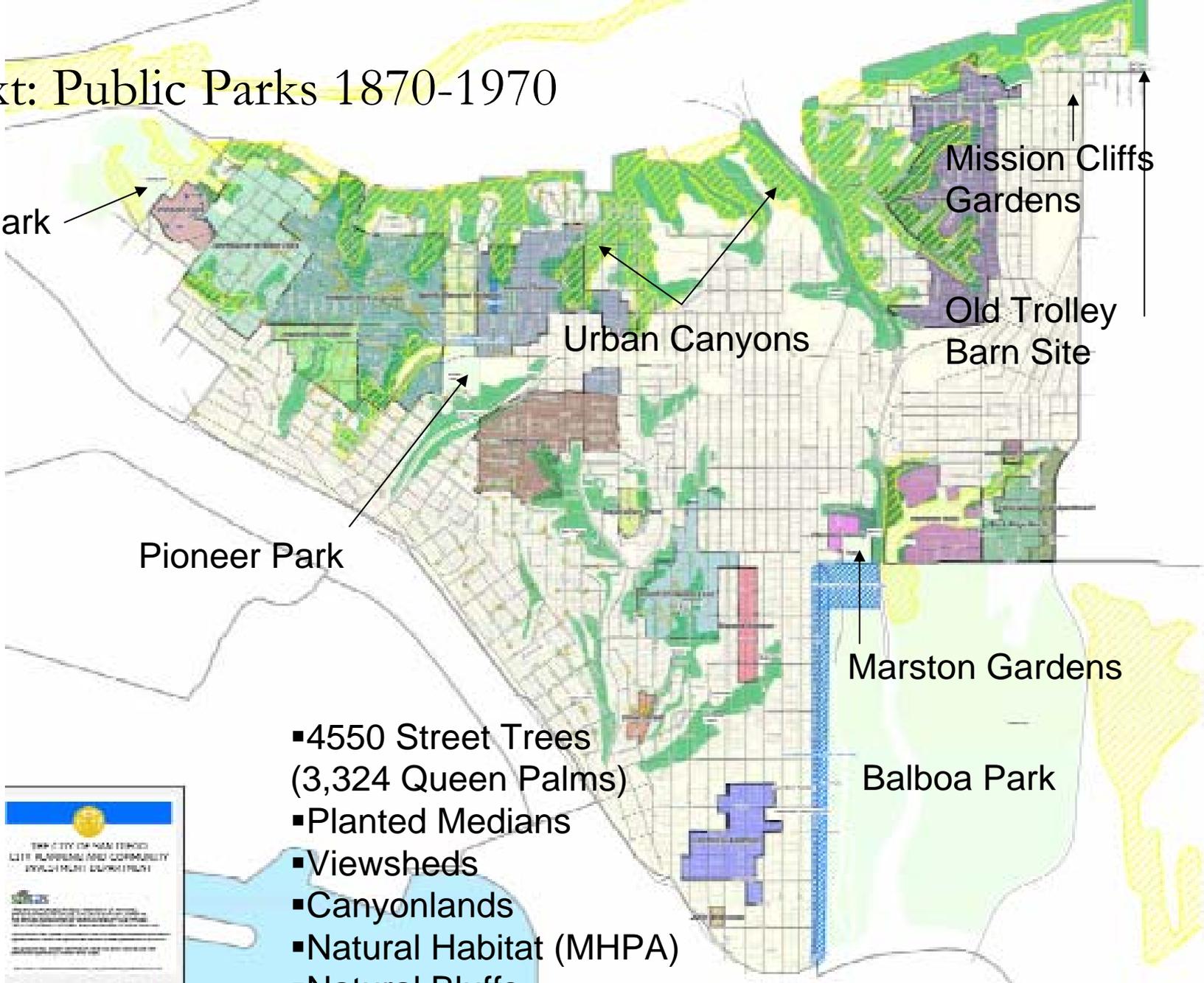
Old Trolley Barn Site

Pioneer Park

Marston Gardens

Balboa Park

- 4550 Street Trees (3,324 Queen Palms)
- Planted Medians
- Viewsheds
- Canyonlands
- Natural Habitat (MHPA)
- Natural Bluffs



Context: Public Parks/Cultural Landscapes 1870-1970



Figure 34: Public Staircase, Upper Reynard Canyon.

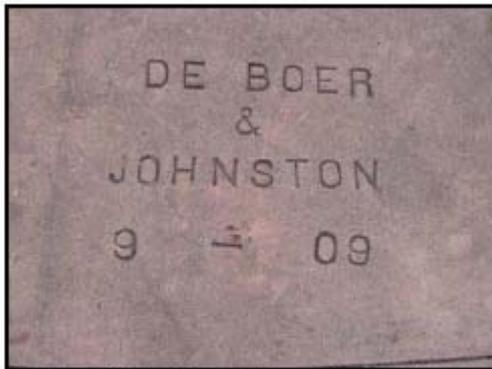


Figure 2.27: Sidewalk Stamp, Mission Hills.



Contributing Elements to Historic Districts



Figure 2.11: Mission Cliffs Gardens Wall
Adams Avenue 2005.

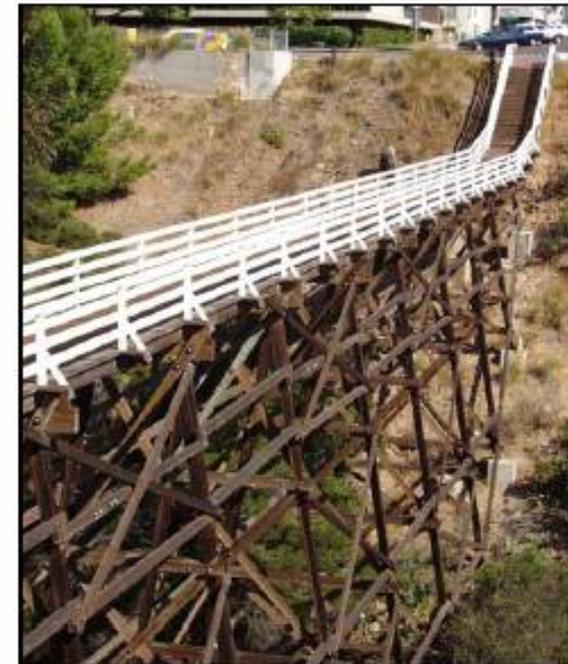


Figure 2.24: Quince Street Bridge, 1987.
Figure 2.57: Viewshed of Urban Canyon.

Context: Public Parks/Cultural Landscapes

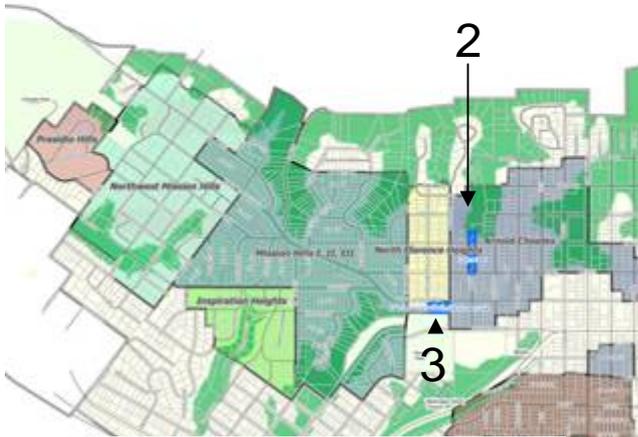


Figure 2.8: Kate Sessions' trademark 'pink' sidewalks.

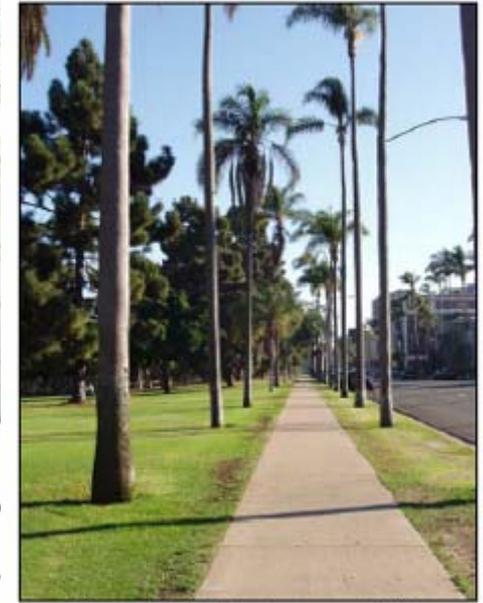
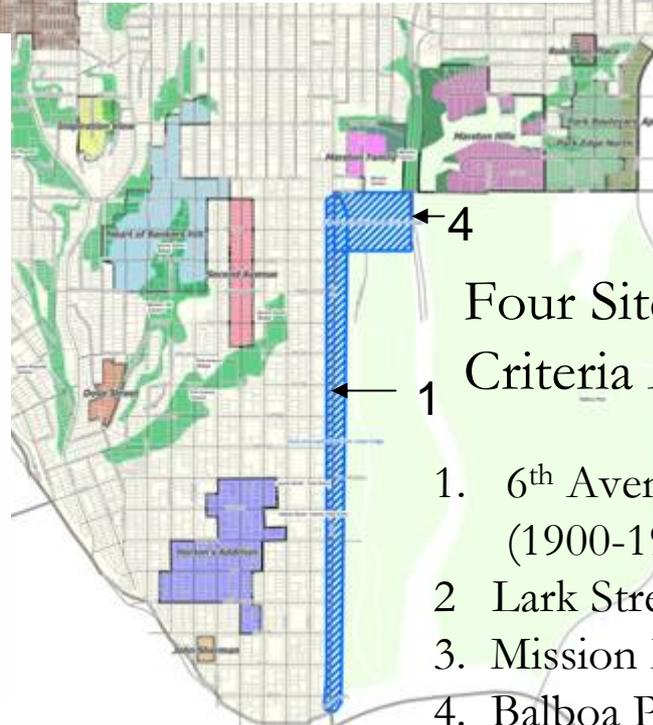


Figure 2.16: Sixth Avenue, ca. 2005.



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



Four Sites

Criteria A, D, F (b)

1. 6th Avenue/Balboa Park Urban Edge (1900-1915)
2. Lark Street (1902-1916)
3. Mission Hills Nursery Site (1902-1925)
4. Balboa Park Nursery Site (1892-1902)

Proposed Kate Sessions Thematic District (1892-1925)

Staff Response to Public Concerns

Comment:

- Was Survey reviewed by outside groups? (OHP)
- Survey is incomplete & inaccurate (UPC)
- UPC questions its use in LDC 45-year review process

Staff Response:

New language added to Chapter 1, Section 2.3.4 (Data Analysis & Outside Review) and Chapter 4, Section 1.2 (Land Development Code & Project Review) that outlines process

Staff Response to Public Concerns

Comment:

- Was Survey reviewed by outside groups? (OHP)
- Survey is incomplete & inaccurate (UPC)
- UPC questions its use in LDC 45-year review process

Staff Response:

- Survey will be reviewed by Uptown Preservation Coalition
 - UPC has been given sorted hard copy database & field map
- Survey will not be used in DSD 45-year review process for 120 days after HRB certification
- HRB staff will review all Uptown demolition permits for
Another 8 months = 1 year for outside survey review

Staff Response to Public Concerns

Comment:

Survey should be “adopted” by HRB, not City Council

Staff Response:

- New language added to Chapter 4, Section 1.1

Revised Survey Adoption Process

- Survey will be certified by HRB as meeting the Secretary of the Interior’s Standards for Preservation Planning
- HRB will recommend to the City Council how the survey can be used in the Planning process
- Survey will be adopted by City Council as part of the Uptown Community Plan Update
- Plan Update will have CEQA review that will address Survey impacts to historic & non-historic properties

Staff Response to Public Concerns

Comment:

What is Survey's relationship to future development?

Staff Response:

- Survey implements 45 year review process of Land Development Code
- Survey will be used to update Uptown Community Plan
- Proposed historic districts track closely with underlying land use densities

Additional HRB Recommendations

- Develop Context Statements for Victorian, Bungalow Court and Kate Sessions Thematic Historic Districts
- Develop Context for Medical Community History
- Use Uptown Survey to assess potential geographic historic districts on northern edge of Balboa Park in North Park Survey Area
- As part of Uptown Community Plan Update, conduct additional studies in Hillcrest, Mission Hills, University Avenue and University Heights business areas to develop strategies that retain community character while allowing for compatible new infill