

# **Greater Golden Hill Community Plan Area**

## **Historic Resources Survey**



Prepared by  
Historic Resources Group

April 2011

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Community Plan Area  
Historic Resources Survey**

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## EXECUTIVE SUMMARY

This report presents the results of a historic resources survey conducted in the Greater Golden Hill Community Plan Area. In August 2009, The City of San Diego retained Historic Resources Group (HRG) to complete this survey as part of its community plan update process. HRG conducted a detailed examination of the community plan area, focusing on properties constructed prior to 1970. Surveyors identified properties that appeared eligible for individual designation, as well as geographically-definable areas that appeared eligible for designation as historic districts. All identified properties were evaluated using the City of San Diego's local designation criteria and documented in an Access database provided by the City.

This survey has identified two (2) potential historic districts which meet one or more of the City's local designation criteria for historical sites, as well as fifty-two (52) individual properties which appear eligible for local designation, including residential (single-family and multi-family), commercial, civic and institutional properties. Finally, the survey proposes two (2) conservation areas, or *neighborhood conservation overlay zones*, for neighborhoods that do not meet local designation criteria but that possess a unifying or distinctive character that the community wishes to preserve.

This project was conducted by Historic Resources Group, including Christy McAvoy, Managing Principal; Kari Michele Fowler, Senior Preservation Planner; Christine Lazzaretto, Senior Architectural Historian; and Paul Travis, Senior Preservation Planner; all of whom meet the Secretary of the Interior's qualifications for professionals in historic preservation.<sup>1</sup> The project was managed by Jennifer Hirsch, Senior Planner, and Cathy Winterrowd, Principal Planner, with the City of San Diego's City Planning and Community Investment Department.

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<sup>1</sup> Federal Register, Vol. 48, No. 190, pp. 44738-44739, September 29, 1983.

## 1.0 PROJECT OVERVIEW

### 1.1 INTRODUCTION

In 2008, the City of San Diego completed a comprehensive update of its General Plan, which calls for updates to its various the community plans. Among the stated goals of the community plan updates is the identification of potential historic districts, individual sites, and conservation areas. The City identified the Uptown, Greater North Park, and Greater Golden Hill community plan areas as a single update cluster, with all three community plan updates to take place concurrently. A historic resources survey in each of the three areas was included as part of the update process to identify potential historic resources in order to inform the updated community plans. On August 10, 2009, HRG attended a project kick-off meeting with City staff to begin the historic resources survey for the Greater Golden Hill Community Plan Area.

### 1.2 PUBLIC PARTICIPATION

The Greater Golden Hill community boasts an interested and involved citizenry that has contributed in various ways to the completion of this historic resources survey. To facilitate public participation, the City established several committees through which community residents, business owners, and other stakeholders could contribute the community update process generally, including the historic resources survey effort. Groups included a Stakeholder Advisory Committee (a sub-committee to Community Planning Group); a Cluster Update Advisory Committee (a joint committee for all three community plan areas being updated); and a Historic Resources Project Working Group. The specific role of the Historic Resources Project Working Group was to provide historic information about the survey area; review draft historic context statements and preliminary survey results; and provide feedback.

Throughout the project, the City conducted a number of public workshops and volunteer meetings, as well as meetings with the Historic Resources Working Group and the Cluster Update Advisory Committee, to discuss a range of issues relating to historic preservation in Greater Golden Hill.

- On March 20, 2010, HRG participated in the *Uptown, Greater North Park and Greater Golden Hill Cluster Advisory Meeting*, a half-day public workshop on urban design & historic resources in the three community plan areas. HRG and City staff provided an introduction to historic resources surveys and described how the Greater Golden Hill survey fit into the larger community plan update process.
- The City hosted a Historic Resources Survey Open House on June 22<sup>nd</sup> to discuss the status of the survey.
- In early October, the City and its urban design consultant conducted a three-day public design charette for the community plan update. HRG attended the charette on November 6<sup>th</sup> and presented preliminary results of the historic resources survey for comment.

At these events, members of the community were invited to contribute to the survey process by reviewing local library and historical society archives, locating historic photographs, supplying property-specific information, and providing general feedback on draft survey documents.

### 1.3 SURVEY AREA

The Greater Golden Hill Community Plan Area is one of the older areas of the city. Located east of downtown, the community plan area is bounded by Balboa Park and Juniper Street on the north; State Route 94 on the south; Interstate 5 on the west; and an irregular border roughly following 32nd Street, Marlton Drive, the 34th Street canyon, and Beech Street on the east.<sup>2</sup>

Greater Golden Hill is characterized by its hilly topography and strict street grid. 30<sup>th</sup> Street is its main north-south route, and A Street its main east-west route. The area is primarily developed with one- and two-story single-family residences dating from the turn-of-the-last-century through the 1920s, reflecting the popular architectural styles of the day, including Victorian-era styles (Queen Anne, Stick/Eastlake), Craftsman, Spanish Colonial Revival, and Prairie. Many of the area's larger two-story homes have since been converted into multi-unit buildings. Multi-family residential development includes apartment buildings and residential courts from the teens through the 1920s, with occasional postwar infill. Commercial development is primarily clustered along historical streetcar routes, including 25<sup>th</sup>, 30<sup>th</sup> and B Streets. Neighborhood-serving commercial nodes occur at well-traveled intersections, including 28<sup>th</sup> and B, 30<sup>th</sup> and Beech, and Fern and Grape Streets. The Greater Golden Hill Community Plan Area contains little institutional or civic development.

As noted in the City's historic context statement for Greater Golden Hill, the community plan area is composed of two distinct communities, Golden Hill and South Park. Golden Hill developed somewhat earlier and was populated by some of the city's most affluent residents. South Park's development followed, with more modest homes designed to cater to the middle class:

*Golden Hill was first settled in the late 19<sup>th</sup> century...Initially marketed by real estate speculators as one of San Diego's finest districts, many of the city's most esteemed citizens constructed their mansions atop the crest of Golden Hill near the turn of the 20<sup>th</sup> century. Residential development accelerated, but shifted to [the South Park neighborhood] adjacent to Balboa Park, in the years preceding the highly anticipated Panama-California Exposition of 1915.<sup>3</sup>*

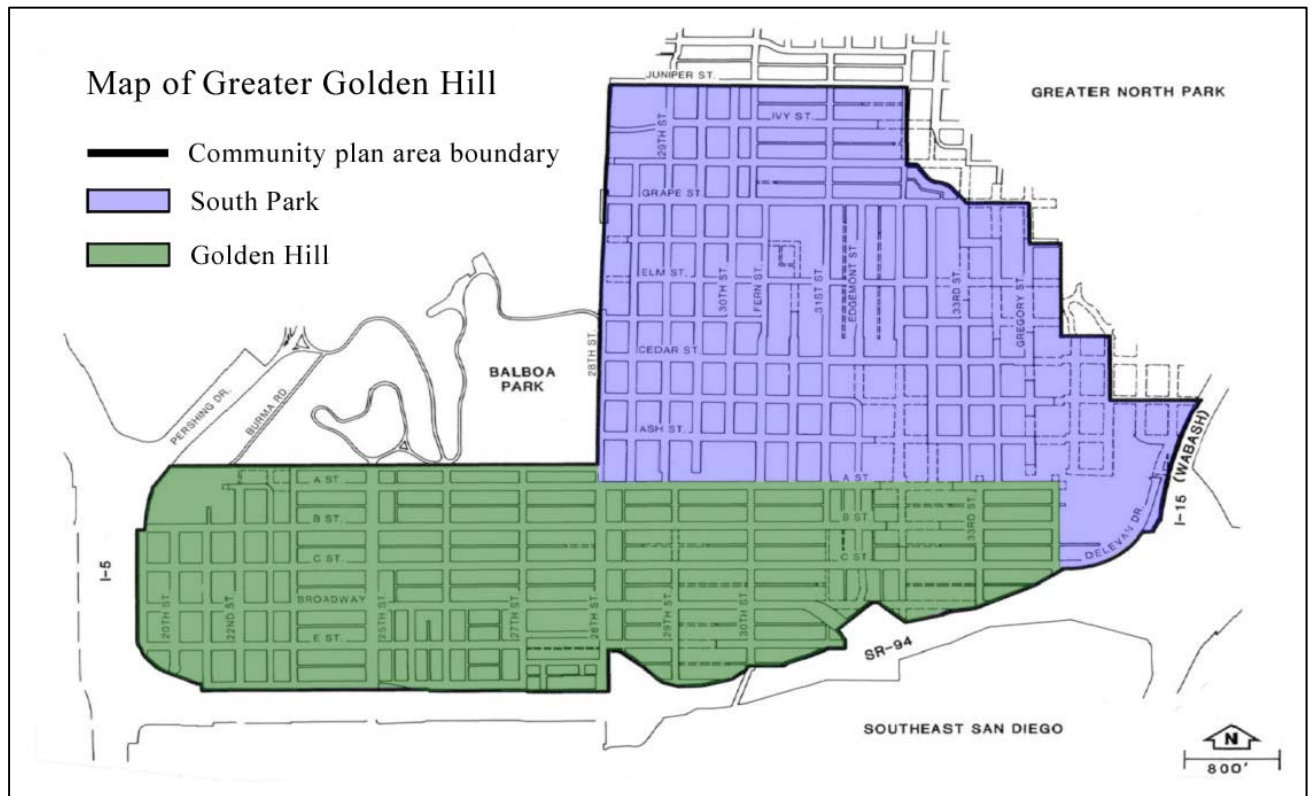
At the start of this project, the Greater Golden Hill Community Plan Area contained approximately 63 individually designated historical sites, and the designated Golden Hill Historic District.

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<sup>2</sup> Greater Golden Hill Community Plan Update, Draft Historic Context Statement. City of San Diego, City Planning and Community Investment, June 2010. (2)

<sup>3</sup> Greater Golden Hill Community Plan Update, Draft Historic Context Statement. City of San Diego, City Planning and Community Investment, June 2010. (3)

**Figure 1. Greater Golden Hill Community Plan Area.**



Base map: Golden Hill Community Plan, 1988.

## 2.0 METHODOLOGY

### 2.1 LEVEL OF SURVEY

A *reconnaissance-level survey*, as defined by the National Park Service, is a “once over lightly” inspection of an area, the purpose of which is to characterize the area generally as the basis for more detailed survey efforts. General historical research is conducted, such as aerial photos, historical maps, written histories; and field teams would identify basic characteristics of the area, such as extant property types, architectural styles, and street patterns.

In contrast, an *intensive-level survey* includes a detailed inspection of the survey area in order to identify “precisely and completely” all historic resources in an area. Property-specific research is conducted, including historic photos of individual structures and building permits; and all historic properties are documented on California Department of Parks and Recreation (DPR) forms.

The historic resources survey for the Greater Golden Hill Community Plan Update is substantially more detailed than a reconnaissance-level survey, but without the degree of documentation required for an intensive-level survey. The purpose of this survey is to identify potentially historic properties within the community plan area for consideration in the community plan update process and for possible future designation. This includes the verification of previously-identified potential historic districts and individual resources, as well as the identification of new historic districts and individual resources.

### 2.2 SURVEY APPROACH

This survey was conducted using a four-step approach defined by standard preservation practice:

#### STEP 1: RESEARCH

Prior to the commencement of fieldwork, HRG conducted a wide range of research. This task included reviewing various relevant City documents (municipal codes and regulations, planning reports, previous historic resources surveys, and various historic nominations); as well as various historical materials (period newspaper articles, photographs, maps).<sup>4</sup>

The primary historical reference for this survey project was the *Greater Golden Hill Community Plan Update, Draft Historic Context Statement*, prepared by the City of San Diego City Planning and Community Investment Department. (See Appendix A.) This narrative development history of the area’s built environment, organized by important periods of development, provided a

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<sup>4</sup> At the public charette for the Greater Golden Hill community plan area, held on November 6, 2010, HRG received a recently-published history of the South Park community entitled *South Park: San Diego, California*, by Susan H. Bugbee. Unfortunately, the field survey for this project was already completed by this time and therefore the information in this volume was not incorporated as part of this project.



framework for understanding the historical development of this area of the city, and a basis for identifying its potential historic resources.<sup>5</sup>

## **STEP 2: FIELDWORK**

Preliminary field reconnaissance was conducted with City staff on January 25<sup>th</sup>, 2010, in order to become familiar with the property types and relative levels of integrity to be found in the survey area. HRG then conducted a detailed, property-by-property inspection of the entire community plan area. In particular, HRG examined the following:

- Built resources constructed prior to 1970
- All one-story residential courts
- A potential South Park district and a potential Golden Hill expansion district, both identified in previous surveys<sup>6</sup>
- Additional properties identified by members of the community as potentially significant

Field teams identified individual properties that appeared eligible for individual designation, as well as geographically-definable areas that appeared eligible for designation as historic districts. For districts, boundaries were defined and contributing and non-contributing resources were identified. Designated properties were not re-surveyed.

All fieldwork was conducted from the public right-of-way. Only the primary building on a parcel (the building that fronts the public right-of-way) was surveyed. Any properties that could not be observed from the public right-of-way were not surveyed. Properties that were identified as potentially significant through fieldwork were then evaluated and documented.

## **STEP 3: EVALUATION**

### ***Designation Criteria***

All properties identified in the field as potentially eligible for designation were evaluated using the City of San Diego's local designation criteria.<sup>7</sup> The Designation Criteria for City of San Diego Historical Sites are as follows:

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<sup>5</sup> In August 2009, the City provided HRG with an early draft of the Greater Golden Hill historic context. This draft described the historical development of Greater Golden Hill, but did not yet include identification of property types, registration requirements or integrity thresholds. HRG received a revised draft containing these components on July 28, 2010, after the identification phase of the field work in Greater Golden Hill had been completed. Field surveyors used the San Diego designation criteria, as well as knowledge gained from the concurrent survey in the Greater North Park community plan area, to identify and evaluate resources in Greater Golden Hill.

<sup>6</sup> The 1978 *Greater Golden Hill Historic Strategy* identified a potential Golden Hill historic district, which was subsequently designated. A potential expansion to this district was identified in 1985 but was not designated. The 1996 *Historical Greater Mid-City Preservation Strategy* identified a potential South Park historic district, which was not designated.

<sup>7</sup> Properties were not evaluated for the California Register of Historical Resources or the National Register of Historic Places.

*To be designated as historical by the City of San Diego Historical Resources Board, the site must meet any of the following criteria:*

- A. Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.*
- B. Is identified with persons or events significant in local, state or national history.*
- C. Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.*
- D. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.*
- E. Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.*
- F. Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.<sup>8</sup>*

### ***Integrity Thresholds***

In addition to meeting at least one of the designation criteria, a property must retain sufficient integrity to convey its significance. Integrity is the ability of a property to convey its significance; that is, the authenticity of a property's historic identity as evidenced by the survival of physical characteristics that existed during the property's historic period.<sup>9</sup> The National Park Service has defined the following seven aspects of integrity:

- ***Location:*** The place where the historic property was constructed or the place where the historic event occurred.
- ***Design:*** The combination of elements that create the form, plan, space, structure, and style of a property.
- ***Setting:*** The physical environment of a historic property.
- ***Materials:*** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- ***Workmanship:*** The physical evidence of the crafts of a particular culture of people during any given period in history or prehistory.

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<sup>8</sup> City of San Diego Planning Department. "Designation Criteria for City of San Diego Historical Sites."

<sup>9</sup> *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation*. Washington D.C.: U.S. Department of the Interior, National Park Service, 1995. (44-45)

- ***Feeling:*** A property's expression of the aesthetic or historic sense of a particular period of time.
- ***Association:*** The direct link between an important historic event or person and a historic property.

This survey establishes meaningful integrity thresholds for each of the various property types identified in Greater Golden Hill.<sup>10</sup> In order to determine if a property retains integrity, it is necessary first to establish why the property is significant. Because properties are significant for different reasons, separate integrity thresholds have been established for different types of resources.

The communities that comprise Greater Golden Hill were developed during the late-19<sup>th</sup> and early-20<sup>th</sup> century as residential suburbs, with houses typically designed in one of the popular architectural styles of the period. Single-family residential properties significant for this association were identified as eligible for local designation. Early intact examples of multi-family residential properties were also identified as potential landmarks.<sup>11</sup>

Similarly, historic districts composed of property types that are common in an area have a higher integrity threshold than those that are composed of types that are rarer. Integrity thresholds for district types are described below:

### **Single-Family Residential Districts**

Greater Golden Hill is predominantly composed of single-family residences dating from the late-19<sup>th</sup> and early-20<sup>th</sup> century. For this reason, integrity thresholds for these resources have been set relatively high. In order for a property to retain *high* integrity, it must be essentially unaltered, with only very minor or highly reversible alterations. Properties with some alterations – some windows replaced; porch altered; side or rear additions – have *moderate* integrity. Properties with more substantial alterations – original wall cladding replaced with inappropriate material; original windows removed for inappropriate replacements; large or prominent additions – have *low* integrity.

In order for a grouping of single-family residences to retain sufficient integrity to qualify as a historic district, it must contain a substantial concentration of properties with high integrity, although properties with moderate integrity would also be contributors to the district. Other features that may contribute to a district's overall integrity include street patterns, uniform setbacks, and landscaping.

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<sup>10</sup> Note that integrity thresholds that are generally accepted in standard preservation practice today are higher than they have been in the past. This is particularly true since 2003, when the California Historical Resource Status Codes were revised by the State Office of Historic Preservation.

<sup>11</sup> Potentially significant multi-family residences are those that were originally developed with multiple units. Single-family houses that were later subdivided were not considered as multi-family residential development.

## **Residential Court District**

The residential court – including the pre-war bungalow court and the postwar linear court – is a low-density housing type and therefore examples are increasingly threatened. For this reason, integrity thresholds have been set relatively low. Properties that retain their original wall cladding and window and door openings have *moderate* integrity and would qualify as contributors to a potential historic district.

## **Commercial Districts**

The built environment of Greater Golden Hill is overwhelmingly residential, with neighborhood commercial development occurring in small nodes primarily along historical streetcar routes. A substantial geographic concentration of such properties with moderate to high integrity may qualify as a commercial historic district.

### ***Dates of Construction***

Reliable construction dates are a critical tool in evaluating the significance of potentially historic properties. Because the City does not have available building permits prior to 1955, this survey utilized the construction dates that were pre-loaded into in the City-provided database.<sup>12</sup> In some cases these dates did not appear to be accurate, or no date was provided. In these instances, estimated (circa) dates have been assigned based upon field observation.

## **STEP 4: DOCUMENTATION**

All properties identified as potentially significant – either as an individual site or as a feature of a potential historic district – have been documented in a Microsoft Access database provided by the City. The database was preloaded with baseline parcel information, including parcel addresses; Assessor Parcel Numbers (APNs); and estimated dates of construction. The database also identified designated historic sites.

HRG has updated the database so that it contains records only for those properties that have been identified and evaluated as potentially significant for local designation as part of this survey. Properties that were determined to be ineligible for local designation are not documented in the database. All survey data has been provided to the City in this Access database; no State DPR forms have been generated.

### ***Database***

For each documented property, survey information has been verified, updated, or added in the following data fields only:

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<sup>12</sup> The dates of construction in the City-provided database are from the County tax assessor, which are estimated based upon building improvement records.

DATA FIELD	ACTION
NUM/STREET	Verify/Revise per street or parcel address. <sup>13</sup>
FULL ADDRESS	Verify/Revise to include any alternate street or parcel addresses.
ARCHITECTURAL STYLE	Add per field observation.
YEAR BUILT	Verify/Revise per field observation.
DESCRIPTION	Add property name or other info, if any.
ALTERATIONS	Add per field observation. ( <i>See list below</i> )
INTEGRITY	Add (low, moderate, high).
CRITERIA	Add one or more (San Diego Register A-F).
NRHP STATUS CODE	Add (5B, 5S3, 5D3, 6Z).
STATUS	Add “Surveyed” for documented properties; Verify “Designated” for designated properties.
CONTRIBUTING	Add (individually significant, contributing, non-contributing).
DISTRICT NAME	Add to all properties (contributors and non-contributors) within the boundaries of a potential district.
IMAGE NAME	Add one or more file names using standardized naming convention (ex. 10272009_001).

### ***Noted Alterations***

In order to ensure an efficient field methodology while maintaining consistency in the data, HRG developed a standardized list of inappropriate alterations to be noted in the field:

Windows replaced	Roof material altered
Wall cladding replaced	Security window bars/doors added
Front door replaced	Awnings added
Storefronts altered	Rear addition
Porch enclosed	Second-story addition

Properties with few or no visible alterations are identified as having “No major alterations.” Properties with numerous alterations are identified as “Substantially altered.” Appropriate modifications, such as the replacement of roof material in kind, are not noted.

### ***Photography***

At least one color digital photograph was taken of each documented property. Photos have been renamed using a standardized naming convention, with the date the photo was taken followed by sequential numbering (ex. 10272009\_001). All photos taken during fieldwork are being provided to the City on CD; they are keyed to the survey database and to the attached a photo log. (*See Appendix B.*)

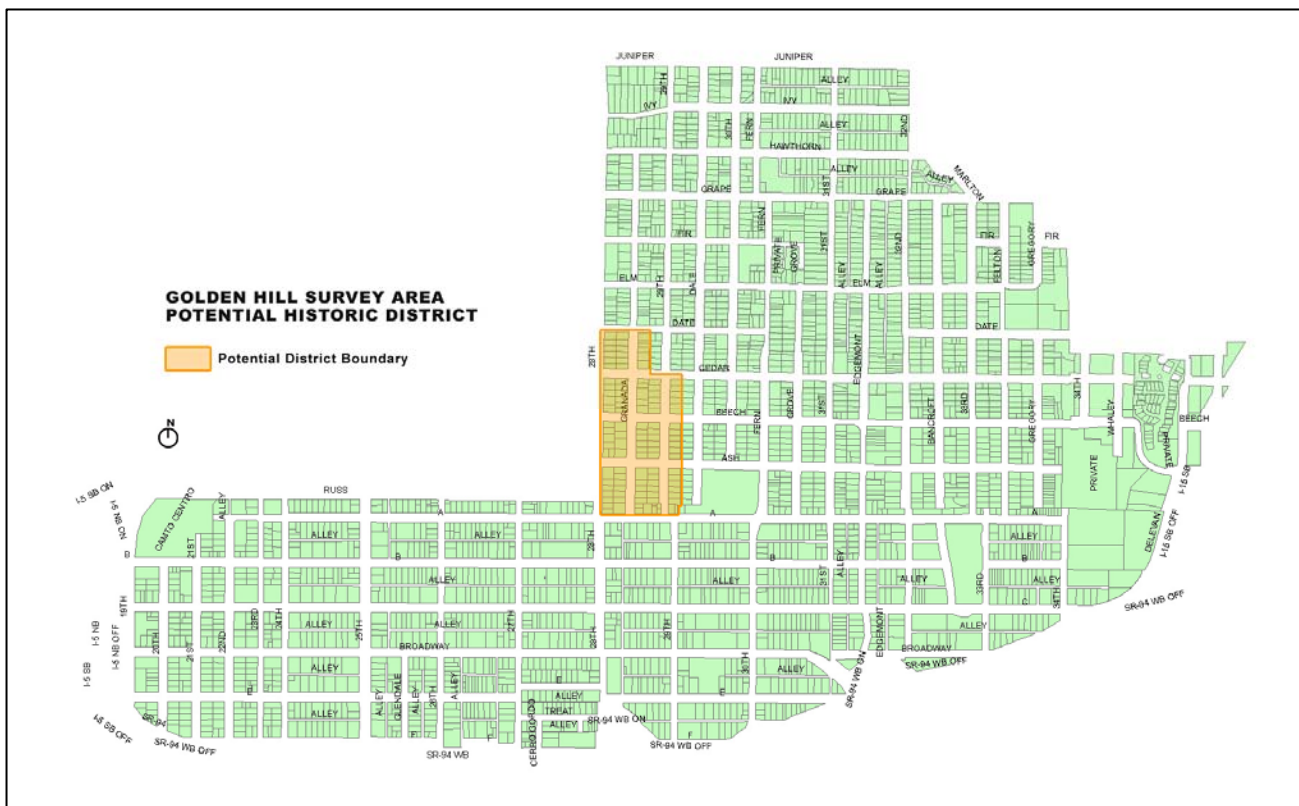
<sup>13</sup> Parcel addresses were provided by the City.

## 3.0 IDENTIFIED HISTORIC RESOURCES<sup>14</sup>

### 3.1 POTENTIAL HISTORIC DISTRICTS

The survey has identified two (2) potential historic districts which meet one or more of the City's local designation criteria for historical sites.<sup>15</sup> A description of each potential district appears below, along with photos of representative district contributors, and a map defining district boundaries and contributing and non-contributing features.<sup>16</sup> (*For a complete list of properties contained within the potential historic districts, see Appendix C.*)

*Figure 2. Potential Historic District.*



<sup>14</sup> All identified historic resources have been associated with the appropriate context, as outlined in the City of San Diego's *Greater Golden Hill Community Plan Area Draft Historic Context Statement* (June 2010). This historic context statement does not identify themes within the contexts.

<sup>15</sup> There is a designated Golden Hill Historic District, first identified in 1978 and revised in 2001. In 1985, a potential expansion to this district was identified. This survey examined this potential expansion area and determined that it does not retain sufficient integrity to merit designation as a local historic district. However, the area does contain a number of residential properties that were identified as potential landmarks.

<sup>16</sup> Because the potential Residential Court Thematic Historic District is composed of discontinuous properties, it has not been mapped.

## South Park Residential Historic District

A potential South Park Residential Historic District was identified in 1996, though not designated. While the entirety of this area does not retain sufficient integrity to merit designation as a local historic district, a smaller area was identified as a potential historic district.

Eligible under San Diego criterion A, the potential South Park Residential Historic District is an intact grouping of single-family residences developed immediately adjacent to Balboa Park. This potential district is composed of approximately 109 primarily two-story residences, designed in the Craftsman, Prairie, Spanish Colonial Revival and Mediterranean Revival styles. It has a period of significance of 1910 through the 1920s, and is significant under the *Streetcar Development: 1905-1930* context. This area includes 15 designated local landmarks.<sup>17</sup>

**Figure 3. South Park Residential Historic District.**



<sup>17</sup> This potential district comprises the westernmost portion of the original South Park Addition, subdivided in 1906. The eastern portion of this subdivision comprises the potential South Park Residential Conservation Area described below.



Representative district contributors:



*1320 Granada Avenue.*



*1336 Granada Avenue.*



*1344 Granada Avenue.*



*1341 29<sup>th</sup> Street.*



*1355 Granada Avenue.*



*1345 Granada Avenue.*



## ***Residential Court Thematic Historic District***<sup>18</sup>

The potential Residential Court Thematic Historic District is a discontinuous grouping of approximately 19 residential courts located throughout the survey area, eligible under San Diego Criterion A.<sup>19</sup> These properties were not developed in geographic clusters. Rather, they were constructed as infill in neighborhoods primarily developed with single-family residences. The potential district has a period of significance of 1920 through the 1950s, and is significant under the *Streetcar Development: 1905-1930* and *Era of Transitions: 1930-1990* contexts. For the purposes of this survey, the term “residential court” includes both pre-war detached-unit “bungalow courts,” as well as post-war linear courts. Earlier examples were designed in the Craftsman/California Bungalow, Spanish Colonial Revival, and American Colonial Revival style; later examples are Streamline Moderne and Minimal Traditional.<sup>20</sup>

Representative district contributors:



2208-2222 30<sup>th</sup> Street.



1225-1243 26<sup>th</sup> Street.



1730-1738 29<sup>th</sup> Street.

<sup>18</sup> Because this district is composed of discontinuous properties, it has not been mapped.

<sup>19</sup> Because this is a thematic and not a geographic district, all of the properties in the district are contributors.

<sup>20</sup> The City of San Diego is currently in the process of replacing the thematic district framework with the Multiple Property Submission (MPS) method for recording discontinuous properties. HRG recommends designating these properties as part of a city-wide MPS for San Diego residential courts.

## 3.2 POTENTIAL INDIVIDUAL RESOURCES

In addition to the 63 properties currently designated as individual local historic resources in Greater Golden Hill, this survey has identified fifty-two (52) individual properties which meet one or more of the City's local designation criteria. These include residential (single-family and multi-family), commercial, civic, and institutional properties. All of these properties are listed below, organized by property type, along with photos of representative examples. (*For a complete list of potential individual resources, organized by address, see Appendix D.*)

### **Residential**

#### ***Single-Family Residences***

- 1113-1117 19<sup>th</sup> Street, 1900. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context.
- 905 20<sup>th</sup> Street, 1895. Good example of late-19<sup>th</sup> century residential development in Greater Golden Hill; significant under the *Elite Residential District: 1885-1905* context.
- 917-919 20<sup>th</sup> Street, 1888. Good example of late-19<sup>th</sup> century residential development in Greater Golden Hill; significant under the *Elite Residential District: 1885-1905* context.
- 930 20<sup>th</sup> Street, 1900. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context.
- 971 20<sup>th</sup> Street, 1904; significant under the *Elite Residential District: 1885-1905* context. Good example of Victorian-era residential architecture.
- 903-909 21<sup>st</sup> Street, 1905; significant under the *Elite Residential District: 1885-1905* context. Good example of Victorian-era residential architecture.
- 1044-1046 21<sup>st</sup> Street, 1908. Good example of Victorian-era residential architecture; significant under the *Streetcar Development: 1905-1930* context.
- 1068-1070 21<sup>st</sup> Street, 1906. Good example of Victorian-era residential architecture; significant under the *Streetcar Development: 1905-1930* context.
- 1143-1145 21<sup>st</sup> Street, 1904. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context.
- 849 22<sup>nd</sup> Street, 1905. Good example of early-20<sup>th</sup> century residential development in Greater Golden Hill; significant under the *Elite Residential District: 1885-1905* context.
- 1042 23<sup>rd</sup> Street, 1903. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context.
- 1160 23<sup>rd</sup> Street, 1905. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context.
- 832 24<sup>th</sup> Street, 1900. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context.

- 1930 30<sup>th</sup> Street, 1900. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context.
- 2526-2530 A Street, 1905. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context.
- 2528 B Street, 1900. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context.
- 2821 B Street, 1905. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context.
- 2830 B Street, 1908. Good example of Victorian-era residential architecture; significant under the *Streetcar Development: 1905-1930* context.
- 2832 Beech Street, 1912. Good example of American Colonial Revival residential architecture; significant under the *Streetcar Development: 1905-1930* context.
- 2026 Broadway, 1893. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context.
- 2227 C Street, 1905. Good example of early-20<sup>th</sup> century residential development in Greater Golden Hill; significant under the *Elite Residential District: 1885-1905* context.
- 2545 C Street. 1908. Good example of Victorian-era residential architecture; significant under the *Streetcar Development: 1905-1930* context.
- 2557 C Street, 1920. Good example of Mission Revival residential architecture; significant under the *Streetcar Development: 1905-1930* context.
- 1801 Dale Street, 1905. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context.
- 2148 Dale Street, 1903. Good example of Victorian-era residential architecture; significant under the *Elite Residential District: 1885-1905* context.



2832 Beech Street.



832 24<sup>th</sup> Street.



1930 30<sup>th</sup> Street.



2026 Broadway.

### ***Multi-Family Residences***

- 953-959 20<sup>th</sup> Street, 1913. Good example of Renaissance Revival residential architecture; good example of early-20<sup>th</sup> century multi-family residential development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 918-922 22<sup>nd</sup> Street, 1925. Good example of Spanish Colonial Revival residential architecture; good example of early-20<sup>th</sup> century multi-family residential development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 1150-1156 22<sup>nd</sup> Street, 1914. Good example of early-20<sup>th</sup> century multi-family residential development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 840 23<sup>rd</sup> Street, 1926. Good example of early-20<sup>th</sup> century multi-family residential development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 970 23<sup>rd</sup> Street, 1921. Good example of early-20<sup>th</sup> century multi-family residential development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 1226-1232 23<sup>rd</sup> Street, 1914. Good example of early-20<sup>th</sup> century multi-family residential development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 1166-1168 24<sup>th</sup> Street, 1926. Good example of early-20<sup>th</sup> century multi-family residential development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 1228-1234 24<sup>th</sup> Street, 1907. Good example of early-20<sup>th</sup> century multi-family residential development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 1301 28<sup>th</sup> Street, El Tovar Apartments, 1929. Good example of Spanish Colonial Revival residential architecture; good example of early-20<sup>th</sup> century multi-family residential

development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.

- 2666-2670 A Street, 1935. Good example of Streamline Moderne residential architecture; significant under the *Era of Transitions: 1930-1990* context.
- 2203 B Street, 1908. Good example of early-20<sup>th</sup> century multi-family residential development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 2502 B Street, 1925. Good example of Spanish Colonial Revival residential architecture; good example of early-20<sup>th</sup> century multi-family residential development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 2533-2545 B Street, 1909. Good example of early-20<sup>th</sup> century multi-family residential development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 2664-2668 B Street, 1925. Good example of Spanish Colonial Revival residential architecture; good example of early-20<sup>th</sup> century multi-family residential development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 2029-2035 Broadway, 1913. Good example of early-20<sup>th</sup> century multi-family residential development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 2103-2121 Broadway, 1924. Good example of early-20<sup>th</sup> century multi-family residential development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 2214 Broadway, 1920. Good example of Craftsman residential architecture; good example of early-20<sup>th</sup> century multi-family residential development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 2102-2116 C Street, 1926. Good example of Spanish Colonial Revival residential architecture; good example of early-20<sup>th</sup> century multi-family residential development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 2329 C Street, 1928. Good example of Spanish Colonial Revival residential architecture; good example of early-20<sup>th</sup> century multi-family residential development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 2689-2695 C Street, 1925. Good example of early-20<sup>th</sup> century multi-family residential development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.





1228-1234 24<sup>th</sup> Street.



2214 Broadway.



2533-2545 B Street.



918-922 22<sup>nd</sup> Street.



953-959 20<sup>th</sup> Street.



2102-2116 C Street.

## **Commercial**

- 2504 C Street, 1935. Good example of early auto-related development in Greater Golden Hill; significant under the *Era of Transitions: 1930-1990* context.
- 2505-2519 C Street, Jaycee's Market, 1930. Good example of early-20<sup>th</sup> century commercial development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.
- 2001 Fern Street, 1960, Gala Foods. Good example of Googie commercial architecture in Greater Golden Hill; significant under the *Era of Transitions: 1930-1990* context.

- 3015 Juniper Street, 1925. Good example of early-20<sup>th</sup> century commercial development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.



*Gala Foods, 2001 Fern Street.*



*2504 C Street.*



*Jaycee's Market, 2505-2519 C Street.*

## **Civic and Institutional**

### ***Churches***

- 2691 B Street, Iglesia Presbiteriana Hispana, 1950. Good example of mid-20<sup>th</sup> century institutional development in Greater Golden Hill; significant under the *Era of Transitions: 1930-1990* context.

- 3025 Fir Street, Christ United Presbyterian Church, 1925. Good example of early-20<sup>th</sup> century institutional development in Greater Golden Hill; significant under the *Streetcar Development: 1905-1930* context.

### ***Fraternal Organizations***

- 1055 22<sup>nd</sup> Street, 1935. Good example of early-20<sup>th</sup> century institutional development in Greater Golden Hill; significant under the *Era of Transitions: 1930-1990* context.



*1055 22<sup>nd</sup> Street.*



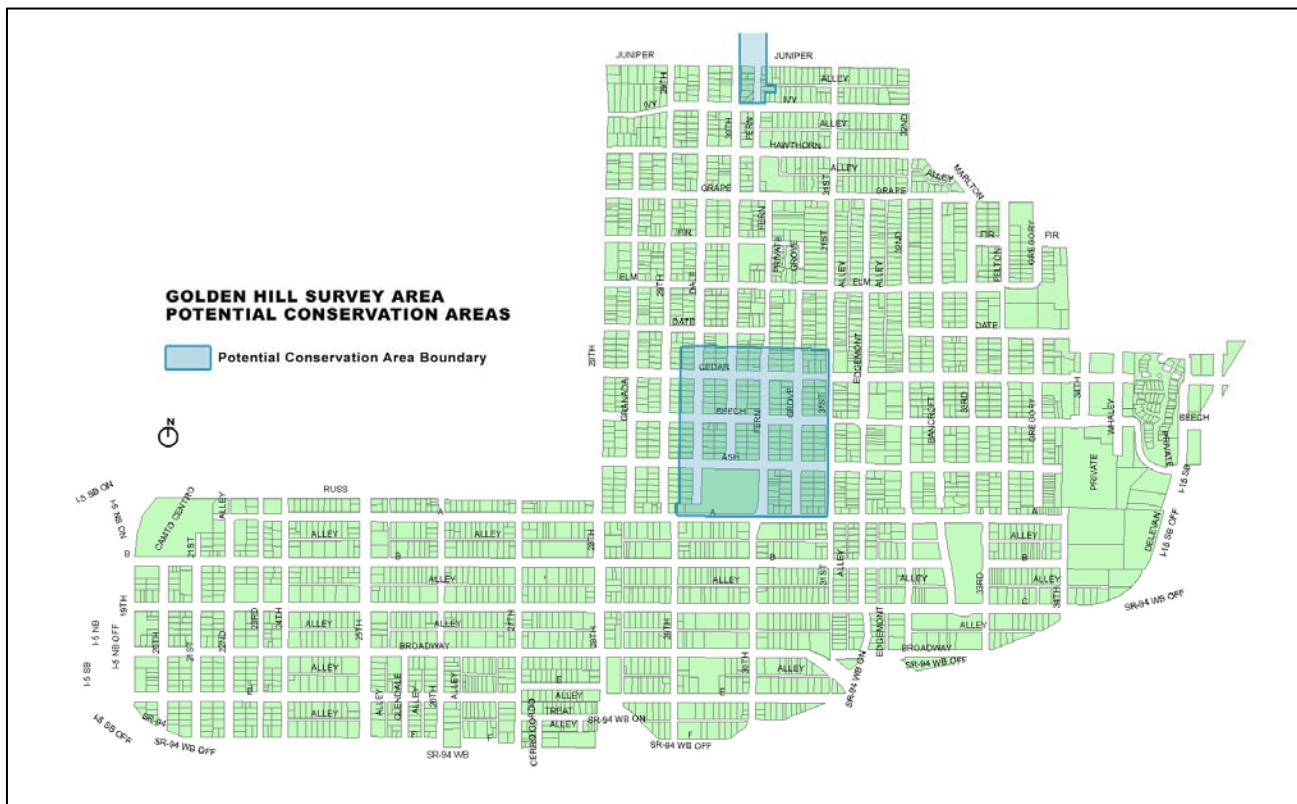
*Christ United Presbyterian Church, 3025 Fir Street.*



## 4.0 POTENTIAL CONSERVATION AREAS

The survey has identified two (2) potential conservation areas. A conservation area, or *neighborhood conservation overlay zone*, is a designation typically utilized in neighborhoods that do not meet local criteria for designation as a historic district, but that possess a unifying or distinctive character that the community wishes to preserve.<sup>21</sup> Conservation areas possess a strong sense of place based on physical characteristics, though not necessarily on historic fabric. As such, conservations areas preserve neighborhood character, but generally do not provide protection for historic structures. Features often regulated by conservation areas guidelines include overall lot size, lot width at the right-of-way, front and side yard setbacks, and building height. The potential conservation area is described below and is accompanied by a map defining potential area boundaries.<sup>22</sup>

Figure 4. Potential Conservation Areas.



<sup>21</sup> The potential conservation area does not qualify for historic district designation due to poor integrity of individual properties and a low ratio of contributors to non-contributors.

<sup>22</sup> Should the City decide to re-examine the application of its integrity thresholds, and appropriate rehabilitation of individual properties is undertaken, some potential conservation areas may become eligible for historic designation in the future. However, such an area would need to be re-surveyed, and contributing and non-contributing resources identified, in order to make this determination.

## **South Park Residential Conservation Area**

### ***Location:***

Both sides of Dale Street on the west, 31<sup>st</sup> Street on the east, A Street on the south, and midblock between Cedar and Date Streets on the north.<sup>23</sup>

### ***Characteristics:***

- Residential use, single family
- Buildings one to two stories in height
- Uniform front setbacks
- Standardized lot size

## **30<sup>th</sup> Street/Juniper Street Commercial Conservation Area**

### ***Location:***

Both sides of 30<sup>th</sup> Street/Fern Street between Kalmia on the north and Ivy on the south.<sup>24</sup>

### ***Characteristics:***

- Commercial use, primarily retail
- Buildings one to two stories in height
- Zero front setback (buildings set at the sidewalk)
- Pedestrian orientation and direct communication with the street (building entrances, windows, etc.)

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<sup>23</sup> This boundary corresponds to the eastern portion of the original South Park Addition, subdivided in 1906. The western portion of this subdivision comprises the potential South Park Residential Historic District described above.

<sup>24</sup> This potential conservation area straddles the Greater North Park and Greater Golden Hill community plan areas. This report addresses the portion of the conservation area that is in the Greater Golden Hill CPA (south of Juniper) only.

## 5.0 RECOMMENDATIONS

The following are recommendations for the ongoing identification, evaluation and designation of historic resources within the Greater Golden Hill Community Plan Area. These recommendations are based upon standard preservation guidelines and practice as outlined by the National Park Service, the California Office of Historic Preservation, and the National Trust for Historic Preservation, and are consistent with relevant City of San Diego policies and the Historic Preservation Element of the General Plan.

### ***Residential Court Multiple Property Submission***

This survey identified a Residential Court Thematic Historic District composed of thematically-related properties located throughout the Greater Golden Hill community plan area. While the City of San Diego currently has a mechanism for designating “thematic” districts, this is no longer a recognized resource type. Standard preservation practice now uses the Multiple Property Submission (MPS) method to evaluate and document properties that are historically associated but geographically discontinuous. The City of San Diego is currently in the process of replacing the thematic district framework with the MPS method. HRG recommends that the Residential Court Thematic Historic District identified in this survey be designated as part of a city-wide MPS of San Diego residential courts.

### ***Properties with Social or Cultural Significance***

Properties in this survey have been identified primarily as representative of significant patterns of development in Greater Golden Hill, or for their architectural merit (as an excellent example of a building type or architectural style). There may be additional properties within the Greater Golden Hill community plan area which possess historic significance for social or cultural reasons (such an association with an important person or event), which cannot always be established at the survey level. HRG recommends that City staff work with members of the community to identify and evaluate such properties for potential historic designation.

### ***“South Park: San Diego,” by Susan Bugbee***

As noted above, this survey project does not incorporate the information contained in the recently-published local history, *South Park: San Diego, California*, by Susan H. Bugbee. This volume contains a great deal of property-specific research that could be very useful in identifying additional properties within the Greater Golden Hill community plan area which possess historic significance. HRG recommends that members of the community utilize this valuable resource to identify additional properties that may be eligible for historic designation.

### ***Registration Requirements***

As currently written, the registration requirements outlined in the City’s June 2010 draft of the *Greater Golden Hill Historic Context Statement* could be broadly interpreted to include a wide range of properties and integrity levels. This is particularly relevant to single-family residences, as this property type is so prevalent in Greater Golden Hill. HRG recommends that City staff

review these registration requirements to ensure that they establish meaningful thresholds that speak specifically to the resources found in this area of the City.

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## **APPENDICES**

**APPENDIX A:** Draft Historic Context Statement (City of San Diego)

**APPENDIX B:** Field Photo Log

**APPENDIX C:** Properties in Potential Historic Districts

**APPENDIX D:** Potential Individual Resources

## **APPENDIX A: Draft Historic Context Statement (City of San Diego)**



**GREATER GOLDEN HILL COMMUNITY PLAN  
UPDATE  
DRAFT HISTORIC CONTEXT STATEMENT**

**JUNE 2010**

**CITY OF SAN DIEGO  
CITY PLANNING AND COMMUNITY INVESTMENT  
202 C STREET  
SAN DIEGO, CALIFORNIA 92101**

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## PROJECT OVERVIEW

### A. INTRODUCTION AND DEFINITION OF GEOGRAPHIC AREA

#### *Purpose and Scope of the Historic Context:*

This historic context statement applies to the Greater Golden Hill Community Planning Area, and was prepared in support of the City of San Diego's Greater Golden Hill Community Plan Update. The information contained herein will be used to identify locations within the Planning Area that may contain significant historical resources. In addition, this document will be used to shape the Historic Preservation element of the Community Plan Update. The prehistoric context and archaeological resources in Golden Hill will be addressed in a separate document.

The Greater Golden Hill Community Planning Area (Planning Area) is situated within San Diego's urban core. Located to the east of downtown and adjacent to Balboa Park, the Planning Area occupies 441 acres and encompasses the communities of Golden Hill and South Park.<sup>1</sup> More specifically, the Planning Area is bounded by Balboa Park and Juniper Street on the north; State Route 94 on the south; Interstate 5 on the west; and an irregular border roughly following 32<sup>nd</sup> Street, Marlton Drive, the 34<sup>th</sup> Street canyon, and Beech Street on the east. The study area is illustrated in Figure 1.

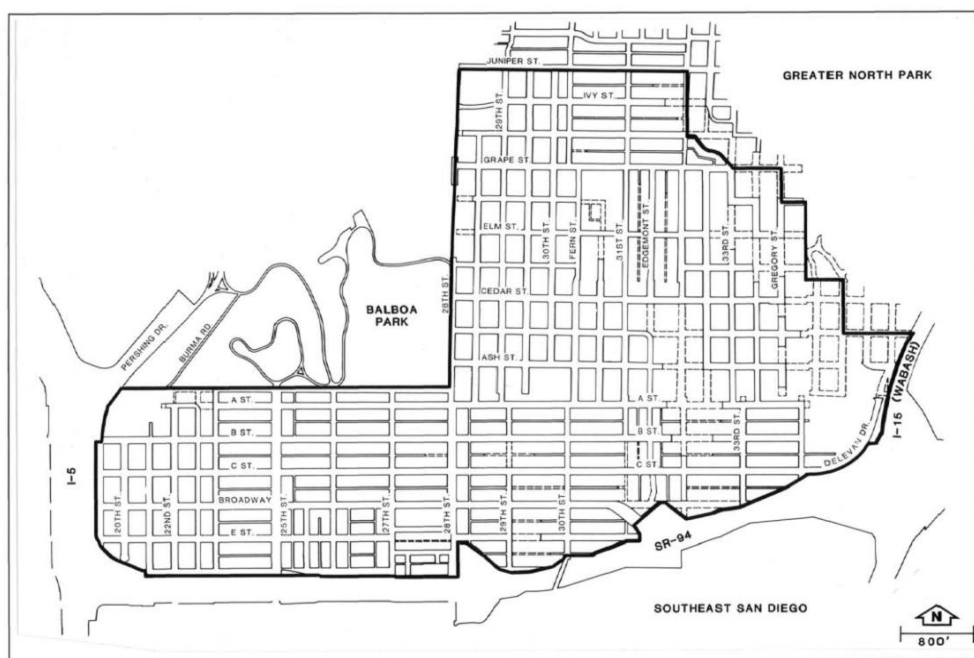


Figure 1. Map of the Greater Golden Hill Planning Area, showing boundaries.

Source: Golden Hill Community Plan, 1988

<sup>1</sup> Greater Golden Hill Planning Committee and City of San Diego Planning Department, *Golden Hill Community Plan* (1988), 1.

Aside from topography and location, the communities within the Planning Area – Golden Hill and South Park – are remarkably distinct. To account for differences in neighborhood character and provide a sense of orientation, this historic context distinguishes between the central and northeastern sections of the Planning Area. Generally, “central Golden Hill” refers to the neighborhood of Golden Hill proper, and includes the area south of Balboa Park and “A” Street. On the other hand, “northeastern Golden Hill” encompasses the community of South Park, and lies east of Balboa Park and north of “A” Street. These boundaries are illustrated in Figure 2.



**Figure 2. Map of the central and northeastern sections of Greater Golden Hill.**  
Source: Golden Hill Community Plan, 1988

#### *Historical Overview of the Planning Area:*

Golden Hill was settled in the late 19<sup>th</sup> century, and is largely significant with regard to its residential history. Initially marketed by real estate speculators as one of San Diego’s finest districts, many of the city’s most esteemed citizens constructed their mansions atop the crest of Golden Hill near the turn of the 20<sup>th</sup> century. Residential development accelerated, but shifted to the northeastern portion of the Planning Area adjacent to Balboa Park, in the years preceding the highly anticipated Panama-California Expedition of 1915. Replete with single-family homes designed in an eclectic mix of architectural styles, the majority of Golden Hill was built to capacity by 1930.

In the years following the Great Depression, Golden Hill experienced a period of decline and marked physical change. Responding to a chronic housing shortage which arose in San Diego at the height of World War II, city officials rezoned much of the Planning Area to accommodate high-density residential development. Due to these zoning codes, many of the neighborhood's large mansions were replaced with large multifamily complexes, while others were subdivided into multiple units.

Today, Golden Hill is best characterized in terms of its diversity. In addition to housing a wide variety of income levels and ethnic groups, the community boasts a built environment that is equally as eclectic. The built environment reflects the history of the community as many of San Diego's oldest and most dignified mansions are located in Golden Hill alongside modest bungalows, apartment homes and contemporary commercial enterprises. In general, the southern and western ends of the Planning Area are characterized by a diverse built environment, while the northeastern section – which encompasses South Park – has retained a cohesive collection of the Planning Area's early housing.

## **B. RESEARCH DESIGN AND METHODOLOGY:**

This historic context statement was developed primarily through archival research, and synthesizes information collected from a variety of primary and secondary materials. In addition to consulting the historical resource files at the City Planning and Community Investment Department and the archives at Save Our Heritage Organisation, research was conducted at the San Diego Public Library, the San Diego Historical Society, and the libraries at the University of California, San Diego.

Primary sources included historic maps, photographs and newspapers, and media advertisements. Specifically, subdivision maps, in conjunction with Sanborn Fire Insurance Maps, were used to establish broad patterns of development within Golden Hill. Historic photographs provided imagery of the community's evolving landscape and predominant architectural styles. Other primary materials included several articles, advertisements and editorials from the archives of the *Los Angeles Times* and *San Diego Union*.

Secondary sources of information were consulted to supplement these primary materials, and included later accounts of history recorded in a variety of books, essays, journals and master's theses. While some of these sources – including essays recanting the histories of Golden Hill and South Park – provide information specific to Greater Golden Hill, others discuss the development of the Planning Area within the broader context of San Diego history.

### **C. IDENTIFICATION OF HISTORIC CONTEXTS AND PERIODS OF SIGNIFICANCE:**

The Greater Golden Hill Community Planning Area embodies several historic contexts, each of which reflects a significant pattern of development within the community. While some of these contexts are unique to the Planning Area, others convey larger historical trends and can be applied to additional areas within the city. Generally, the following four contexts and periods of significance adhere to a chronological framework, though some periods overlap:

- The Early History of Greater Golden Hill: 1769-1885
- An Elite Residential District: 1885-1905
- Streetcar Development: 1905-1930
- An Era of Transitions: 1930-1990

Each of these contexts and periods of significance, as well as their corresponding property types, are laid out in further detail in the following section.

### **D. EVALUATION CRITERIA**

#### City of San Diego Register

Although based on NRHP and CRHR criteria, the City of San Diego designation criteria differ in order and quantity from the federal and state registers. The Historical Resources Guidelines of the Land Development Manual (a supplement to the Municipal Code) states that any improvement, building, structure, sign, interior element, fixture, feature, site, place, district or object may be designated as historical by the City of San Diego Historical Resources Board (HRB) if it meets one or more of the following criteria:

- A. Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.
- B. Is identified with persons or events significant in local, state or national history.
- C. Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.
- D. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.
- E. Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the California State Office of Historic Preservation for listing on the California Register of Historical Resources.

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

In addition to meeting one or more of the above criteria, a City of San Diego Register-eligible property must also retain sufficient integrity to convey its significance. Although the City's municipal code does use a 45 year threshold to review properties which may be adversely impacted by development, a property need not be 45 years of age to be eligible for listing on the City's register. In addition, the recently *adopted Guidelines for the Application of Historical Resources Board Designation Criteria* provide guidance on the application of local designation criteria.

Though the order and quantity of the San Diego criteria differ from the NRHP and California CRHR the following parallel relationships can be established:

<b>NRHP and CRHR Criteria</b>	<b>San Diego (HRB) Criteria</b>
Criterion A/Criterion 1	HRB Criterion B (events)
Criterion B/Criterion 2	HRB Criterion B (persons)
Criterion C/Criterion 3	HRB Criteria C and D
Criterion D/Criterion 4 <sup>2</sup>	HRB Criterion A (archaeology)

HRB Criterion A is not directly addressed through NRHP or CRHR criteria as it refers to a special element of the City's, a community's, or a neighborhood's historical, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development. As stated in the *Guidelines for the Application of Historical Resources Board Designation Criteria* adopted by the City's HRB, "Special elements of development refer to a resource that is distinct among others of its kind or that surpass the usual in significance." When Criterion A is applied to archaeological resources it does closely align with NRHP Criterion D or CRHR Criteria 4. Therefore, this document will consider HRB Criterion A separately from the other NRHP/CRHR criterion within the registration requirements for each property type.

HRB Criterion E is only applied to properties determined eligible for the NRHP or CRHR; therefore, registration requirements related to this criterion are not necessary. In addition, HRB Criterion F is applied to contributors in historic districts, but the district is determined eligible under one of the other criteria (HRB A-D); therefore registration requirements will not be addressed in this document.

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<sup>2</sup> NRHP Criterion D and CRHR Criterion 4 typically apply to archaeological resources. The pre-contact period of Golden Hill will be addressed in a separate document and analysis under this criterion will be addressed at that time.

## Integrity

In addition to establishing significance, resources must have historical “integrity.” Integrity is defined as the ability of a resource to convey its significance through the property’s physical features and how those features relate to the property’s significance within its “period of significance.” For historic resources a “period of significance” is the date or span of time which reflects the significance of the architecture; or within which significant events transpired or significant individuals made their important contributions in relation to the resource in question. The seven aspects of integrity include location, design, setting, materials, workmanship, feeling, and association. These aspects of integrity are defined in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* as follows:

- **Location** is the place where a resource was constructed or where an event occurred.
- **Design** results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.
- **Setting** applies to a physical environment, the character of a resource’s location, and a resource’s relationship to the surrounding area.
- **Materials** comprise the physical elements combined or deposited in a particular pattern or configuration to form a property.
- **Workmanship** consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.
- **Feeling** relies on present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.
- **Association** directly links a historic property with a historic event, activity, or person of past time and place; and requires the presence of physical features to convey the property’s historic character.



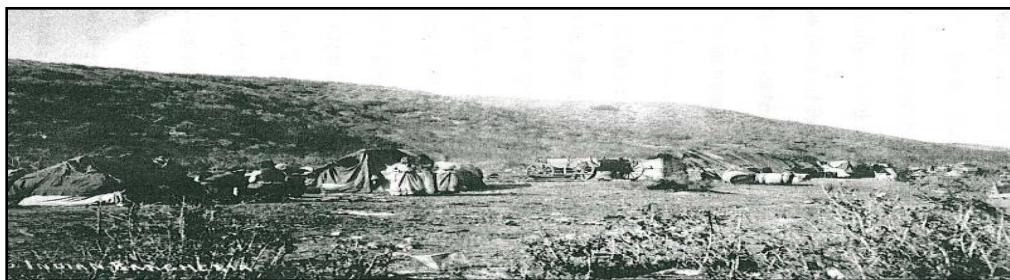
## HISTORIC CONTEXT

### A. EARLY HISTORY OF GREATER GOLDEN HILL: 1769-1885

In the years preceding European contact, Southern California was home to an estimated 10,000 Native Americans, many of whom lived in villages dispersed throughout the region with permanent settlements most often concentrated around permanent freshwater sources. During this time, the uplands and mesas of Greater Golden Hill remained largely undeveloped in their natural state, though the area did serve as a valuable source of seeds, roots and plant materials.<sup>3</sup>

Upon the arrival of Spanish explorers in 1769, many of the indigenous settlements were uprooted and replaced with the Spanish land use system, which consisted of the presidio, pueblo and mission. During the Spanish period (1769-1822), most of San Diego, including Greater Golden Hill, was placed under the jurisdiction of the Mission San Diego de Alcalá. Although its topography was ideal for cattle grazing, Greater Golden Hill was a considerable distance from the mission, and therefore experienced little activity in the years marked by Spanish occupation. This trend of relative inactivity persisted into the Mexican period (1822-1846), when the mission lands were acquired and transformed into vast cattle *ranchos*.<sup>4</sup>

Following the Mexican-American War and the ratification of the Treaty of Guadalupe Hidalgo in 1848, California was admitted to the United States, and the expansive *ranchos* began to dissolve. In subsequent years, federal legislation encouraged Americans to move west and establish homesteads, but Native Americans, who could neither own nor purchase land, were relegated to small *rancherias*, most often on the fringes of development.<sup>5</sup> One of the largest *rancherias* in San Diego was erected in 1860 along the western slope of Golden Hill, near the present-day intersection of 20<sup>th</sup> Street and Broadway (Figure 3).<sup>6</sup>



**Figure 3. Indian *Rancheria* near Golden Hill**  
**Source: Susan Hunter Carrico (1984)**

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<sup>3</sup> City of San Diego, “Greater Golden Hill Historic District,” Historical Resources Report (1970).

<sup>4</sup> Carey McWilliams, *Southern California: An Island on the Land* (Salt Lake City: Peregrine Smith, 1973), 37-38.

<sup>5</sup> Susan Hunter Carrico, *Urban Indians in San Diego: 1850-1900*, M.A. Thesis (University of San Diego, 1984), 29.

<sup>6</sup> John Davidson, “Golden Hill Recalled as Ugly Indian Camp,” *San Diego Union*, 2 Jul. 1937.

Aside from the Indian *rancheria*, little development occurred in Greater Golden Hill until Alonzo Horton purchased one thousand acres of real estate and established New San Diego in 1867. Eager to capitalize on the prospective new city, speculators and boosters began to purchase and subdivide the land adjacent to Horton's Addition.<sup>7</sup> Among the first of these transactions included the subdivision of Culverwell and Taggart's Addition in 1869, located within the western portion of Golden which was marketed for its large lots and unobstructed views of the city and harbor (Figure 4).<sup>8</sup>

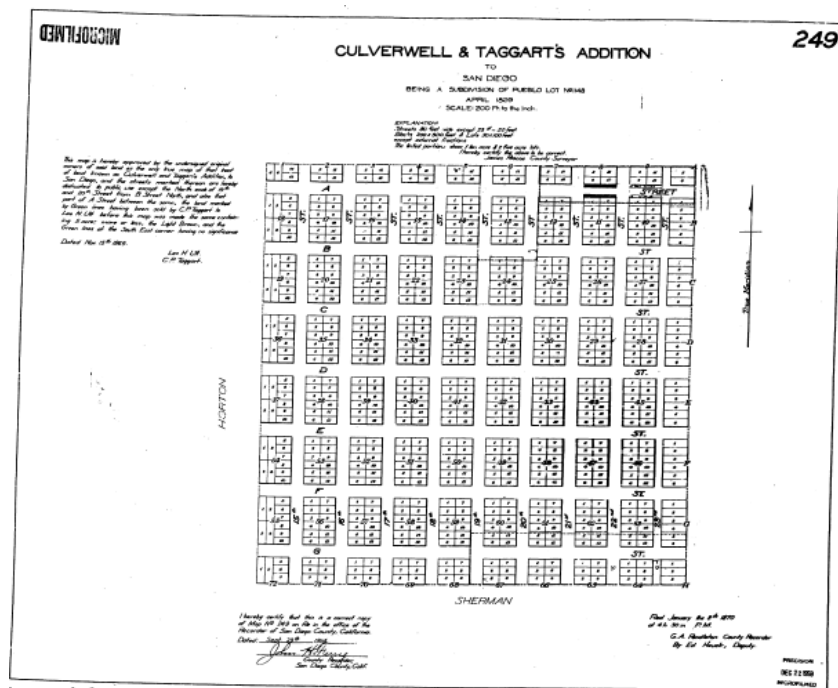


Figure 4. Subdivision map of Culverwell and Taggart's Addition, filed April 1869.  
Source: City of San Diego Development Services

Land speculation in Greater Golden Hill accelerated in the early 1870s, after the Texas and Pacific Railway Company announced its plan to construct a transcontinental rail line to San Diego. Despite its distance from the city center, a large parcel east of City Park was purchased by eager developers in 1870, and was christened the Park Addition. In 1872, touted by civic boosters as San Diego's "Year of Awakening", real estate magnate H.M. Higgins purchased several hundred acres to the east of Culverwell and Taggart's Addition, and filed a subdivision map for Higgins' Addition later that year.<sup>9</sup>

<sup>7</sup> City of San Diego, "Greater Golden Hill Historic District."

<sup>8</sup> Ibid.

<sup>9</sup> Clare Crane, "Withering Heights: Golden Hill, Where the Power Used to Be," *San Diego Magazine*, March 1971, 61.

Real estate activity came to an abrupt halt, though, when the financial Panic of 1873 left the Texas and Pacific Railway unable to fund the construction of a transcontinental rail line.<sup>10</sup> While many parcels had been sold within the subdivisions of Greater Golden Hill, little construction had taken place and a number of settlers, who had financed their purchase through installment plans, defaulted on their payments and fled San Diego altogether.<sup>11</sup> Without the demand for real estate, new development within Golden Hill ceased for the remainder of the 1870s.

In its early years, Greater Golden Hill failed to evolve into the monolithic neighborhood envisioned by boosters and investors. Activity during this time was largely the result of speculation, and while a considerable amount of property was purchased and subdivided, only a few small homes were constructed along the western boundary of the Planning Area.<sup>12</sup> Moreover, records indicate that all vestiges of the Indian *Rancheria* were destroyed in 1887, when the City Trustees evicted Indians from the area for what were deemed “moral and sanitary reasons.”<sup>13</sup>

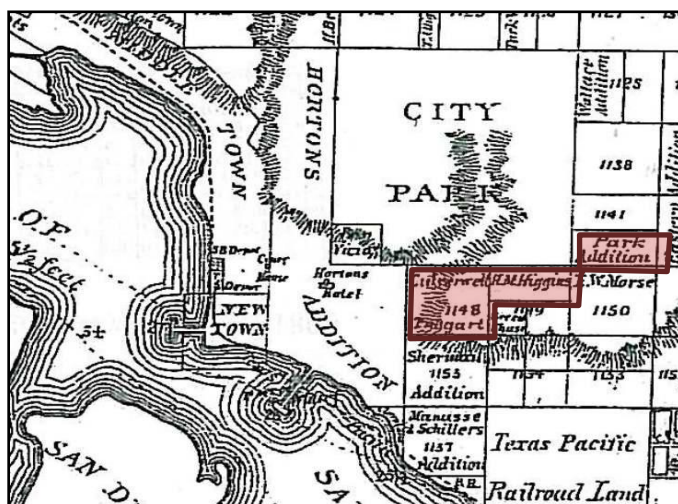


Figure 5. Map of San Diego subdivisions, 1873  
Source: Historical Resources Report for HRB # 835

## Property Types

Few, if any, built resources from this period remain extant in Golden Hill. Though land was subdivided, few buildings were constructed during this period due to the financial collapse of the 1870s. Properties that were constructed were residential. Small wood homes along the western boundary may still exist; however, none have been documented. Portions of these homes may have been incorporated into a larger home built in the late 19<sup>th</sup> or early 20<sup>th</sup> century.

<sup>10</sup> Ibid.

<sup>11</sup> William Ellsworth Smythe, *History of San Diego 1542-1908* (San Diego: The History Company, 1908).

<sup>12</sup> City of San Diego, “Greater Golden Hill Historic District.”

<sup>13</sup> Carrico, 40.

## Significance

### *NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events)*

Given the rarity of resources, should a residence dating to the early history of Golden Hill be located, it may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B for its association with the establishment of Golden Hill as a residential community outside downtown San Diego.

### *NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons)*

A residence or structure may be eligible under NRHP Criterion B/California Register Criterion 2/HRB Criterion B if it is found to be associated with a significant or prominent individual from the early history of Golden Hill. Due to the rarity of this property type, a property associated with a prominent individual will likely be the only remaining example of the person's achievements, and therefore would be significant at the local or regional level.

### *NRHP Criterion C/California Register Criterion 3/HRB Criterion C and D*

Due to the rarity of resources from the early history of Golden Hill, a residence or structure from this period may be eligible under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C as an example of a type, period, or method of construction. It is unlikely that a master architect, builder, designer, or engineer worked on a residence in Golden Hill during the early period of its history, but should a resource be found it would likely be eligible as a rare example of a designed property.

### *HRB Criterion A*

A building or structure dating to the early history of Golden Hill may be eligible under HRB Criterion A as a special element of the historical development of Golden Hill as one of the first residential communities outside of downtown San Diego. Most likely, if a property represents a special element of Golden Hill during this period, it will reflect the historical, social, or cultural development of the community.

## Integrity Considerations

In order to be eligible for listing in the local, state, or national register, a residential property must retain sufficient integrity to convey its significance. Given the rarity of the property type, a property need not retain all of its character-defining features. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. A residence significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association

as the physical fabric that conveys the connection to the individual is crucial. A residence significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Due to the rarity of the property type, some alterations may be acceptable as long as the property retains its essential features and overall form. A property significant under HRB Criterion A should retain integrity of location, setting, feeling, and association.

## **B. AN ELITE RESIDENTIAL DISTRICT: 1885-1905**

### *The Great Boom and its Aftermath:*

Development in Greater Golden Hill remained at a standstill until Southern California experienced a period of unprecedented economic growth in the late 1880s. Upon the completion of the highly anticipated California Southern Railroad in 1885, San Diego was connected to the transcontinental Santa Fe line at its hub in Barstow. This subsequently touched off the “Great Boom” between the years 1885 and 1887, wherein San Diego experienced a population increase unparalleled in its history.

The events of the late 1880s brought about a renaissance to many of the subdivisions within Greater Golden Hill, as real estate speculation once again became a lucrative enterprise. At the requests of speculators and developers, the City Trustees embarked on a series of civic improvement projects within Greater Golden Hill to attract the attention of prospective homebuyers. Among these projects included the paving of “D” Street (now Broadway) between downtown and 25<sup>th</sup> Street, and the grading of an obtrusive mound, known as Indian Hill, near the intersection of “D” and 16<sup>th</sup> Streets.<sup>14</sup>

In 1887, local developers Daniel Schuyler and Erastus Bartlett spearheaded a campaign to officially name the neighborhood east of downtown “Golden Hill,” due to the manner in which the sun glinted across the hill at dusk. The name was approved by the City Trustees in February, and in March a poem was published in *The Golden Era* magazine, touting the merits of the burgeoning community:

*As the sun rolls down and is lost to sight,  
Tinting the scene with its golden light,  
The islands dim and the fading shore,  
The ebbing tide through our harbor door,  
The drooping sails of an anchoring fleet,  
The shadowy city at our feet,  
With the mountains' proud peaks so lofty and still,  
'Tis a picture to see from Golden Hill.<sup>15</sup>*

Upon the collapse of the Great Boom in 1888, development had not yet linked Greater Golden Hill with the rest of the city, and consequently the Planning Area retained a quasi-rural character (Figure 6). Though property sales had abounded between the years 1885 and 1887, the majority

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<sup>14</sup> Crane, 63.

<sup>15</sup> Ibid.

of real estate activity was speculative and involved the sale of vacant parcels, most often at inflated rates.<sup>16</sup> However, there existed a handful of settlers who had erected modest residences within Golden Hill, primarily along its western slope on lots near the city center.



**Figure 6. Panoramic view of San Diego from Golden Hill, circa 1890**  
Source: San Diego Historical Society

*Early Residential Development within Golden Hill:*

Despite the collapse of the Great Boom, the events of the 1880s had left San Diego with an element of population and wealth. In 1895, a group of investors purchased forty acres within the Planning Area, bounded by 24<sup>th</sup>, 25<sup>th</sup>, “A” and “E” streets, and thereafter filed a subdivision map for the Golden Hill Addition.<sup>17</sup> Catering to the city’s newfound elite, the investors marketed the Golden Hill Addition as a refined neighborhood, whereby elegant homes would occupy large lots; ample setbacks would protect views of the harbor; and each parcel would be provided access to water, gas and sewer lines.

Every property deed included a number of building restrictions, to ensure that all homes in the Golden Hill Addition would embody a high aesthetic standard. Specifically, the developers required all houses to be set back exactly 40 feet from the street, and mandated that houses “must present an appearance on every side, equal with the front.”<sup>18</sup> In addition, deed restrictions strictly prohibited the construction of any secondary structures, including barns, sheds and corrals.

In subsequent years, Greater Golden Hill was transformed into an established residential district.

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<sup>16</sup> City of San Diego, “Greater Golden Hill Historic District.”

<sup>17</sup> Ibid.

<sup>18</sup> Davidson.

Beginning in 1895, many of San Diego's most prominent citizens, including doctors, lawyers, businessmen and politicians, purchased lots and constructed homes within Golden Hill Addition.<sup>19</sup> Among the earliest homes in the Planning Area were erected for such figures as Dr. John Webster, at 25<sup>th</sup> and "F" Streets (not extant); department store magnate Reuben Quatermass, at 2404 Broadway (HRB # 39); and state Senator Leroy Wright, at 2470 "B" Street (HRB # 130).<sup>20</sup>

The majority of the early homes in Greater Golden Hill were styled in accordance with Victorian principles.<sup>21</sup> These homes embodied many of the character-defining features of Victorian residential architecture, including irregular floor plans; wrap-around porches; steeply pitched, gabled roofs; and richly embellished façades.<sup>22</sup> Among the most remarkable structures of this era include the Quatermass-Wilde House at 2404 Broadway (HRB # 39, 1896) and the Clark McKee House at 2460 "B" Street (HRB # 130, 1897).

Along with the Victorian style, homes constructed in Greater Golden Hill near the turn of the twentieth century were also designed in the Classical Revival style. In the early 19<sup>th</sup> century, Victoriana rapidly fell out of favor as period revival styles became popular.<sup>23</sup> Notable structures include the Patrick Martin House at 2496 "E" Street, as well as three unnamed homes at 2430 "B" Street, 2451 "B" Street and 2415 "E" Street. All four of these structures are contributing features of the Golden Hill Historic District (HRB # 130).

Several of the homes erected during the late 19<sup>th</sup> Century are attributed to master architects Emmor Brooke Weaver, William Hebbard and Irving Gill – all of whom were active in the Planning Area at this time.<sup>24</sup> Among these structures include the William Hugh Strong House at 2460 "A" Street, designed by Weaver in 1905; the A.H. Frost House at 2456 Broadway, designed by Hebbard and Gill in 1897; and the Rynearson House at 2441 "E" Street, also designed by Hebbard and Gill, in 1898. The neighborhood also contains the first known structure designed by Gill and constructed in 1895, the George Garrettson House, at 2410 "E" Street.<sup>25</sup> Socially, Golden Hill continued to appeal primarily to the wealthy and prominent, and among its most distinguished residents included mayors Grant Conrad, James Wadham and Louis Wilde; state Senator Ed Fletcher; city councilman Fred Heilbron; and Superior Court Judge Charles Haines.<sup>26</sup>

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<sup>19</sup> Crane, 107.

<sup>20</sup> Ibid.

<sup>21</sup> City of San Diego, "Greater Golden Hill Historic District."

<sup>22</sup> Leland M. Roth, *American Architecture* (Boulder: Westview Press, 2003), 242.

<sup>23</sup> Ibid.

<sup>24</sup> Greater Golden Hill Planning Committee and City of San Diego Planning Department, 6.

<sup>25</sup> City of San Diego, "Greater Golden Hill Historic District."

<sup>26</sup> Crane, 67.



In its formative years, Golden Hill was not exclusively the domain of the civic elite, but appealed to middle class merchants and professionals as well. Indeed, wealth and social status were concentrated atop the crest of the hill, but middle classmen constructed more modest Victorian homes along the Planning Area's western slope.<sup>27</sup> By 1906, there had been a marked amount of residential development between 19<sup>th</sup> and 24<sup>th</sup> Streets.<sup>28</sup> While this development consisted mostly of single-family homes, several small apartment flats had been constructed, including a structure on the northwest corner of 24<sup>th</sup> and "E" Streets, another structure at 1044/46 21<sup>st</sup> Street, and a building at 1028/1030 22<sup>nd</sup> Street.<sup>29</sup>

Around 1900, a group of Golden Hill residents spearheaded a grassroots effort to beautify the southeastern corner of the undeveloped City Park, near the intersection of 23<sup>rd</sup> and "A" Streets. For many years this area, which was later christened Golden Hill Park, was lauded as the city's greenest and best maintained public space, replete with grass and trees, pathways and tennis courts.<sup>30</sup> To better serve the recreational needs of the growing community, residents also financed the construction of a golf course, an aviary, a bandstand for weekend concerts and San Diego's first park playground.

## **Property Types**

During the end of the 19<sup>th</sup> Century and beginning of the 20<sup>th</sup> Century, Golden Hill became a residential neighborhood, catering primarily to the city's elite. Marketed by investors as a prime location to live, Golden Hill became the first residential district outside of downtown San Diego; therefore, property types that remain from this period are primarily residential. Single family homes were the most prevalent and ranged from large, Victorian mansions to small, modest bungalows. Multi-family housing in the form of flats were also constructed, but there were only a handful of them built before 1906.

## **Residential**

Historically, the community of Golden Hill consisted almost entirely of single family homes. With time, other residential buildings were constructed, but single family dwellings continued to be among the most common residential property types constructed in the late 19<sup>th</sup> century. Some of these homes, especially those near the study area's western periphery, were constructed for San Diego's upper class in the 1890s and early 1900s. Generally, these homes were large, multi-storied and designed in Victorian or period revival style architecture (Figure 7).

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<sup>27</sup> City of San Diego, "Greater Golden Hill Historic District."

<sup>28</sup> Sanborn Fire Insurance Maps, 1906.

<sup>29</sup> Ibid.

<sup>30</sup> Gregory E. Montes, "San Diego's City Park, 1868-1902: An Early Debate on Environment and Profit," *The Journal of San Diego History* 23 (1977), 2.

Along with large Victorian homes, small, modest homes and bungalows, often designed in the Folk Victorian, Craftsman, Spanish Eclectic, or Mission Revival styles were constructed during the later part of this period (1895-1905). These structures are interspersed among Golden Hill's eclectic mix of large Victorian homes. While a few bungalows were built prior to 1905, the majority of these properties were built during the second phase of Golden Hill's development as the streetcar became the main mode of transportation.

### **Character-Defining Features**

Residential properties in Greater Golden Hill constructed between 1885 and 1905 exhibit the following character-defining features:

- Single-family home or flats
- Victorian or Period Revival Styles (Colonial Revival, Prairie, Neoclassical, or combination of two styles)
- One or two-stories
- Wood-frame construction
- Gable or hip roof
- Wood cladding (shingles or horizontal siding)
- Wood ornamentation
- Wood-sash windows (typically double hung)
- Wood door (glazed or paneled)
- Prominent front or side porches



**Figure 7. Quatermass Wilde House, 2404 Broadway, circa 1896**  
Source: CPCI Staff

### **Significance**

In order to be eligible for listing in the local, state or national historic register, residential properties dating to Golden Hill's era as an elite residential community must be significant under at least one of the following criteria.

#### *NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events)*

A residence dating to the period between 1885 and 1905 may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B for its association or representation of the development of Golden Hill as one of the first residential districts outside of downtown San Diego. A residence may be eligible individually or a group of residences may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B as a district.

#### *NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons)*

A residence or structure in Golden Hill that can be documented as the home of an important person in local history such as a prominent civic leader, real estate developer, or successful businessperson would be significant under HRB Criterion B. While some prominent residents are known including Mayor Grant Conrad, James Wadham and Louis Wilde; state Senator Ed Fletcher; City Councilman Fred Heilbron; and Superior Court Judge Charles Haines, additional significant individuals may be discovered through research.

#### *NRHP Criterion C/California Register Criterion 3/HRB Criterion C and D (Design/Const.)*

A residence retaining high levels of integrity of design, materials, workmanship would convey

significance under HRB Criterion C for displaying distinctive characteristics of Victorian (Stick, Queen Anne, Shingle) or late 19<sup>th</sup> Century architectural styles such as Colonial Revival, Prairie, or Neoclassical. The Victorian style was by far the most prevalent in Golden Hill during the late 19<sup>th</sup> Century; therefore, the majority of individually eligible properties will be Victorian in style and exhibit the following basic character-defining features: steeply pitched gabled roof or irregular roof line, overhanging eaves with exposed rafter tails, decorative trusses, wood wall cladding, use of wood shingles as accents, partial or full width porch, bay windows, and towers. A notable work of a master builder, architect, or designer would be significant under HRB Criterion D if the residential property was designed or constructed during the elite residential phase of development in Golden Hill. Established masters with homes in Golden Hill include Emmor Brooke Weaver, William Hebbard, and Irving Gill; however, other master builders, architects, etc. may be established as further research is conducted

#### *HRB Criterion A*

Single family residences constructed before 1905 in Golden Hill may be significant under HRB Criterion A as a special element of Golden Hill and its development as an elite residential community. These homes would likely be very prominent buildings that were either the first on a block or influential in the construction of other structures in the area. Most likely, if a property represents a special element of Golden Hill during this period, it will reflect the historical, cultural, social, economic, political, or architectural development of the community.

### **Integrity**

In order to be eligible for listing in the local, state, or national register, a residential property from the elite residential period must retain sufficient integrity to convey its significance. A residential property from the elite residential district period that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. A residence significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. A residence significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Some alterations may be acceptable (replacement of windows, small addition) as long as the property retains its essential features and overall form. A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association.

In evaluating the integrity of properties that date to Golden Hill's development as an elite residential district, general importance is placed on design, materials, and workmanship through retention of character defining features of architectural styles. However, given the rarity of resources in San Diego that date to the late 19<sup>th</sup> century, other aspects of integrity could elevate a resource to a significant level even if design, materials, and workmanship are diminished. In these cases, integrity of feeling, association, location, and setting may be of greater importance than design, materials, and workmanship. This is applicable to properties associated with people important in the history of Golden Hill or an event that is significant in Golden Hill's history as an elite residential district. Properties that retain materials and workmanship in addition to design should be considered individually significant resources.

## C. STREETCAR DEVELOPMENT: 1905-1930

### *The Antecedents of South Park:*

Development in the northeastern section of the Planning Area can be traced to 1870, when real estate speculators purchased a large parcel of land east of City Park and filed a subdivision map for the South Park Addition.<sup>31</sup> Several years later, in 1886, real estate developers Clarkson Seaman and Daniel Choate acquired several acres abutting the South Park Addition's northern edge, and registered Seaman and Choate's Addition later that year (Figure 8).<sup>32</sup> These investors had all envisioned a thriving residential district, but in reality the area – which was a considerable distance from the central business district – remained undeveloped throughout the nineteenth century.<sup>33</sup>

In 1905, the rural community of South Park began to evolve into a developed residential district. That year, the Bartlett Estate Company, which had acquired the South Park Addition, began to actively improve and sell parcels within the subdivision. To enhance the appeal of their new community, the Company undertook a variety of civic improvement projects, which included the planting of ornamental palm trees; the construction of 20-foot sidewalks; and the installation of water, sewer and electrical connections at every lot.<sup>34</sup> In this regard the neighborhood was unique, as it was among the first in San Diego to feature improvements at the expense of the developer.

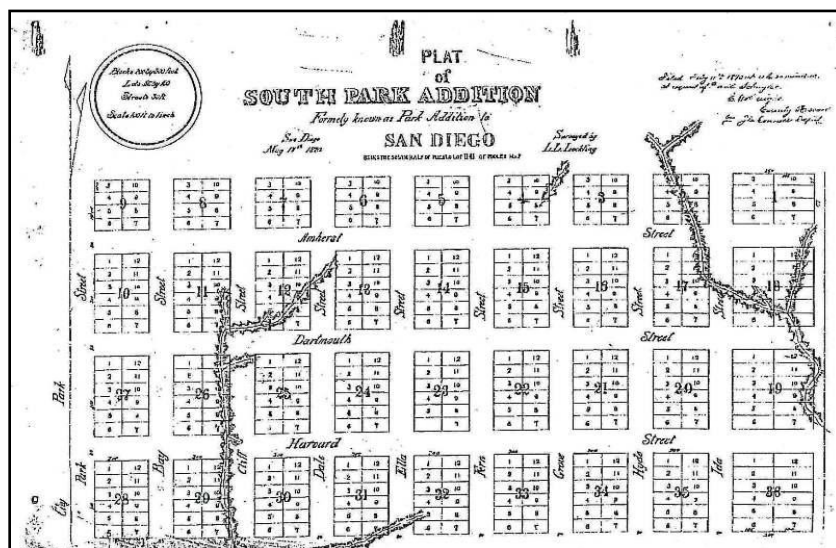


Figure 8. Map of the South Park Addition, filed May, 1870.

Source: Save Our Heritage Organisation

<sup>31</sup> Beth Montes, "The Early History of South Park," <http://www.southparkneighbors.com/index.php?pageId=93390>.

<sup>32</sup> "Seaman and Choate Subdivision." Save our Heritage Organisation.

<sup>33</sup> J.D. Eaton, "South Park, the Scene of Much Activity," *San Diego Union*, 2 Apr. 1911.

<sup>34</sup> "Best Residence Section in City: South Park Offers Every Inducement to the Home Builder," *San Diego Union*, December 1906.

Newspaper advertisements from the period indicate that, during its formative years, South Park was marketed as a high-class residential district. Attached to every property deed were a number of building restrictions, aimed at preventing “those annoying events which sometimes disturb the serenity of the best residence sections of the city.”<sup>35</sup> Specifically, the Company mandated that all new homes within the subdivision cost no less than \$3500, enacted setback requirements, and prohibited the construction of all forms of multifamily housing, including apartment buildings and flats.

*The South Park and East Side Railway:*

Common to the era, development in the northeastern section of the Planning Area went hand-in-hand with the provision of mechanized transportation. In 1906, the Bartlett Estate Company financed the construction of an electric streetcar – the South Park and East Side Railway – which began near the intersection of 30<sup>th</sup> and Juniper Streets in South Park, and ended at the intersection of 25<sup>th</sup> and “D” Streets in Golden Hill (Figure 9).<sup>36</sup> Service to the community was expanded in 1907, when the company extended the line’s terminus from Golden Hill to the intersection of 4<sup>th</sup> and “D” streets, at the core of the city’s central business district.<sup>37</sup>



**Figure 9. The Bartlett Estate Company Office, at the intersection of 28<sup>th</sup> and “A” Streets.**  
Source: San Diego Historical Society

The completion of the streetcar line touched off a period of residential development within the northeastern section of the Planning Area, as the quasi-rural community was better connected with the city’s established districts. Homes were constructed beginning in 1906 and were initially

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<sup>35</sup> Ibid.

<sup>36</sup> Montes.

<sup>37</sup> Ibid.

concentrated along 28<sup>th</sup> Street and Granada Avenue, adjacent to the eastern border of City Park.<sup>38</sup> New construction in the area remained steady in subsequent years, as San Diego experienced a twofold increase in its population between the years 1900 and 1910.<sup>39</sup>

In accordance with the building restrictions instated in previous years, early development in South Park consisted almost exclusively of single-family residences. These homes were designed at the height of the Arts and Crafts movement and, as such, many embodied characteristics of Craftsman architecture, though others were designed in the Spanish Colonial Revival style.<sup>40</sup> Among the earliest homes constructed in South Park include the Josephine Scripps Residence at 1355 28<sup>th</sup> Street (HRB # 180); the Fletcher-Halley House at 1612 Granada Avenue (HRB # 349); and the Peter M. Price House, designed by master architect Irving Gill, at 1355 Granada Avenue (HRB # 485).<sup>41</sup>

#### *An Established Streetcar Suburb:*

The northeastern section of the Planning Area experienced a period of intensive growth shortly after ground was broken in 1911 for the Panama California Exposition. Given the area's proximity to Balboa Park and the Exposition grounds, in conjunction with its accessibility to the central business district, residential development accelerated between the years 1911 and 1916.<sup>42</sup> This period of rapid growth intensified in 1912, when John Spreckels acquired the South Park and East Side Railway and extended the line several blocks north, to University Avenue (Figure 10).<sup>43</sup>



**Figure 10. Streetcar traveling on 30<sup>th</sup> Street across Switzer Canyon.  
Source: San Diego Electric Railway Association**

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<sup>38</sup> Ibid.

<sup>39</sup> Pourade, *Gold in the Sun*.

<sup>40</sup> Montes.

<sup>41</sup> City of San Diego, "Greater Golden Hill Historic District."

<sup>42</sup> Ibid.

<sup>43</sup> City of San Diego, "Rose Grocery," Historical Resources Report, 2007.



It was during the era of the Exposition that South Park was rapidly transformed into an established residential district. The community surged in development activity and by 1920, only a limited number of vacant parcels remained in the northeastern section of the Planning Area. The majority of development consisted of single-family homes, though there were also a few small-scale apartment buildings and flats.

Indeed, South Park attracted the attention of prospective homebuyers, but the community was by no means exclusively residential. In addition to residences, the rapid growth of the 1910s necessitated other types of development in the community to meet the needs of its expanding population. Among the first of these developments included the construction of Fire Station No. 9 (HRB # 810) on 30<sup>th</sup> Street, between Ivy and Juniper Streets, in 1914 (Figure 11). Reflecting the architectural character of the community, the station was designed in the Craftsman style, and in recent years has been heralded as the oldest surviving fire station in San Diego.<sup>44</sup>



**Figure 11. Fire Station No. 9, 1923.**

**Source: Historical Resources Report for HRB # 809**

Commercial establishments were constructed within the community as well and were located primarily alongside the streetcar line, including the 30<sup>th</sup> Street corridor, between Beech and Juniper Streets. Several restaurants, a drugstore, an upholsterer and the Rose Grocery (HRB # 809), opened during this period and the corridor appeared to be “an early 20<sup>th</sup> century trolley stop commercial center for the eastern reach of San Diego.”<sup>45</sup>

The pattern of commercial development was largely determined by the streetcar route, but many enterprises reflected the car culture that emerged after the First World War. Among the most

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<sup>44</sup> Ibid.

<sup>45</sup> Ibid.

commonly built commercial establishments are gasoline and service stations, which were generally located on the community's most prominent and accessible corners. The Burlingame Garage at 2227 30<sup>th</sup> Street (HRB # 808) was also designed with the automobile in mind, and for more than 30 years provided a facility for area residents to store and service their vehicles.<sup>46</sup>

Though residential development in South Park reached its peak in the years preceding the Exposition, homes were constructed, albeit more slowly, through the late 1920s. By 1930, only a handful of parcels in the community remained vacant, and shortly thereafter the northeastern section of the Planning Area had reached capacity.<sup>47</sup> Socially, the neighborhood had remained the domain of the civic elite, and among its most notable residents included Mayor James Wadham; master architect Edward Quayle; renowned artist Alfred Mitchell; and notable businessmen O.W. Cotton and John F. Forward.<sup>48</sup>

During its formative years, South Park assumed the shape and character of a twentieth century streetcar suburb. In addition to improving the community's accessibility and catalyzing construction, the electric streetcar was ultimately responsible for shaping the pattern of development within South Park. When the streetcar line was removed in 1949, the general land development patterns and organization of the community had been established with commercial establishments located along major transportation routes and residential buildings located within a close distance of the streetcar.

### **Property Types**

As the streetcar line expanded throughout the Planning Area, residential development flourished. There was a shift from large, stately homes to modest bungalows, particularly in South Park. In addition, there was a shift in architectural styles as the Victorian style fell out of favor and period revival styles became popular. Along with flats and bungalow courts, larger apartment buildings began to appear in the Planning Area. As the number of Golden Hill residents increased, retail establishments along with religious institutions opened in the neighborhood. The majority of commercial properties were located along streetcar lines including 25<sup>th</sup> Street. Religious institutions were scattered across the neighborhood; one of the earliest was the Swedish Lutheran Church located on the northeast corner of 25<sup>th</sup> and E Street.

### **Residential**

Residential development during the streetcar development period overlapped with the previous period (Elite Residential District) and therefore, similar properties can be associated with this

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<sup>46</sup> Ibid.

<sup>47</sup> Montes

<sup>48</sup> Ibid.

theme. However, rather than large, elaborate Victorian homes, modest bungalows in the Craftsman, Spanish Eclectic, or Mission Revival architectural styles were common. In addition, multi-family buildings such as flats were constructed and provided housing options for the City's growing middle class. As the population of the City increased and more visitors arrived in the San Diego for the 1915 Exposition, additional forms of housing such as apartment buildings began to appear in Golden Hill and other neighborhoods adjacent to Balboa Park. The grid based street system remained and influenced the setback and location of homes on lots; typically homes were setback further on the lot than a commercial structure.

### *Single Family Homes*

The most prevalent property constructed during the streetcar suburb period was the single family home. Early homes (those constructed prior to 1915) were generally large, two-stories, and designed in Craftsman, Prairie, Mission Revival, or Spanish Eclectic architectural styles (Figure 12). Modest homes built throughout this period were often one story, and reflected the same architectural styles. By the early 20<sup>th</sup> century, there was a noticeable shift away from Victorian Era styles to styles influenced by the Arts and Crafts Movement such as Craftsman Bungalows or homes that incorporated two or more styles such as Prairie and Craftsman. Many Craftsman homes were set back from the street, featured large front porches, gable roofs, exposed rafter tails, decorative beams or brackets, and wood lap or shingle siding. Prairie homes featured low-pitched or flat roofs, prominent front or side porches, wide over-hanging eaves, and often incorporated both stucco and wood in their exterior finishes. Mission Revival homes featured a flat or gable roof with Mission style parapet, wide over-hanging eaves, smooth stucco, and a front or side porch. Common features of Spanish Eclectic homes included low-pitched gable roofs with red tile, narrow eaves, smooth stucco facades, arched windows or doors along the principal façade.



**Figure 12. E.E. Leighninger House, HRB #584, 1611 Dale Street.  
Source: CPCI Staff**

## Character-Defining Features

Single family homes in Greater Golden Hill constructed during the development of the area as a streetcar community feature the following character-defining features:

- One or two-stories
- Craftsman, Prairie, Mission Revival, or Spanish Eclectic architectural styles
- Wood-frame construction
- Gable , hip or flat roof
- Stucco or wood cladding
- Wood-sash windows (typically double hung) or casement windows
- Wood door (glazed or paneled)
- Prominent front or side porches

### *Flats*

Between 1906 and 1920, several flats were constructed in the southern and western section of Golden Hill. These flats were generally located south of “A” Street and west of 27<sup>th</sup> Street. Many of these flats are still extant and represent another residential building type common to the Planning Area. Unlike apartment buildings – which generally feature shared entryways and corridors – each unit in a residential flat is accessed by an independent entrance.<sup>49</sup> Flats generally contain between two and four independent units and are designed in either the Victorian, Craftsman, Prairie or period revival styles (Figures 13 and 14).



**Figure 13. Flats at 1228-34 24<sup>th</sup> Street.**  
Source: CPCI Staff



**Figure 14. Flats at 1077 26<sup>th</sup> Street.**  
Source: CPCI Staff

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<sup>49</sup> Roland-Nawi Associates, *Mission Dolores Historic Context Statement* (Sacramento: December 2007), 37-38.

## Character-Defining Features

Flats in Greater Golden Hill constructed during the development of the area as a streetcar community feature the following character-defining features:

- One or two-stories
- Craftsman, Prairie, Colonial Revival, or other period revival styles
- Stucco or wood cladding
- Gable, hip or flat roof
- Wood door (glazed or paneled)
- Typically each unit accessed by an independent entrance

### *Apartment Buildings*

Moderate-scale apartment buildings first appeared in Golden Hill in the early 20<sup>th</sup> Century. These structures, which contain more units than residential flats, are typically multistoried, occupy prominent corner lots and feature characteristics of Prairie or period revival style architecture (Figure 15). For many years, properties in South Park were accompanied by restrictive covenants that prohibited the construction of multifamily housing; therefore, early apartment buildings are primarily concentrated south of “A” Street in Golden Hill.



Figure 15. Golden View Apartments at 23<sup>rd</sup> and “E” Streets.  
HRB #193

Source: CPCI Staff

## Character-Defining Features

Apartment buildings in Greater Golden Hill constructed during the development of the area as a streetcar community feature the following character-defining features:

- Multistoried (over 3 stories)
- Prairie or Period Revival Styles (Colonial Revival, Neoclassical)
- Typically flat roof with parapet and/or mansard roof
- Stucco or wood cladding
- Normally on prominent corner lots
- Wood door (glazed or paneled)

### *Bungalow Courts*

While not as common as other residential property types, several bungalow courts are interspersed throughout Greater Golden Hill. Bungalow courts were constructed primarily in the years after World War I and before World War II. These courts were built along the streetcar transit lines and at the time were thought of as an ideal location for singles, especially single women working in downtown offices.<sup>50</sup> Many were done in the Mediterranean, Mission, Spanish and Period Revival styles popular at the time. Bungalow courts typically contained between six and ten units arranged around a landscaped central court or a long garden pathway. The units were typically small and contained a small kitchen, a bathroom and main room bedroom/living room sometimes with a pull down bed. The courtyard areas created a community gathering area and were intended to foster a safe and social environment for those who could not afford a single family home. After World War II, fewer Bungalow Courts were built as developers concentrated on single family homes and large apartments. A handful of bungalow courts can be found in both Golden Hill and South Park, and feature Spanish Eclectic or other period revival style elements (Figures 16 and 17).

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<sup>50</sup> James R. Curtis and Larry Ford, "Bungalow Courts in San Diego: Monitoring a Sense of Place," *The Journal of San Diego History* 34 (1988), 2.





Figure 16. Bungalow Court at 3137 Juniper Street.  
Source: CPCI Staff



Figure 17. Bungalow Court at 2412 "E" Street.  
Source: CPCI Staff

### Character-Defining Features

Bungalow courts in Greater Golden Hill constructed during the streetcar era feature the following character-defining features:

- Attached or detached small cottages arranged around a landscaped central court or a long garden pathway
- Typically single-story
- Built along the streetcar transit lines
- Mediterranean, Mission, Spanish and Period Revival styles
- Wood-frame construction
- Gable, hip or flat roof
- Stucco or wood cladding
- Wood-sash windows (typically double hung)
- Wood door (glazed or paneled)

### *Significance*

In order to be eligible for listing in the local, state or national historic register, residential properties in Golden Hill from the streetcar era must be significant under at least one of the following criteria.

*NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events)*

Residential resources may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B for their association with the expansion of Golden Hill as a streetcar suburb. A residence or group of residences may also be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B as a representation of Golden Hill as a streetcar suburb.

*NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons)*

A residence may be significant under HRB Criterion B for its association with the life of a person important in the development of Golden Hill as a streetcar suburb. A residential property that can be documented as the home of an important person in local history such as Mayor James Wadham; the home of master architect Edward Quayle; renowned artist Alfred Mitchell; and notable businessmen O.W. Cotton and John F. Forward. Other prominent civic leaders, real estate developers, or successful businesspersons may also be significant under HRB Criterion B. Documentation must establish the connection between the significant individual and the resource. In addition, the individual must have lived in the resource during the period that the person's significant achievements and contributions occurred.

*NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D (Design/Const.)*

A residence may be significant under *NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D* for displaying distinctive characteristics of architectural styles such as Craftsman, Prairie, Mission Revival, Spanish Eclectic, Colonial Revival or other period architectural styles. A notable work of a master builder, architect, or designer would be significant under HRB Criterion D if the residential property was designed or constructed during the streetcar suburb phase of development in Golden Hill. Established masters with homes in Golden Hill include Edward Quayle and Irving Gill; however, other master builders, architects, etc. may be established as further research is conducted.

*HRB Criterion A*

Residential properties constructed between 1905 and 1930 in Golden Hill may be significant under HRB Criterion A as a special element of Golden Hill and its development as a streetcar suburb. These homes would likely be very prominent buildings that were built directly as a result of the streetcar line or influenced the development of the streetcar. Most likely, if a property represents a special element of Golden Hill during this period, it will reflect the historical, cultural, social, economic, political, or architectural development of the community.

*Integrity*

In order to be eligible for listing in the local, state, or national register, a residential property from the streetcar era must retain sufficient integrity to convey its significance. A residential



property from the streetcar suburb period that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. A residence significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. A residence significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Some alterations may be acceptable (replacement of windows, small addition) as long as the property retains its essential features and overall form. A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association.

In evaluating the integrity of properties that date to Golden Hill's development as a streetcar suburb, general importance is placed on design, materials, and workmanship through retention of character defining features of architectural styles. Other aspects of integrity could elevate a resource to a significant level even if design, materials, and workmanship are diminished. In these cases, integrity of feeling, association, location, and setting may be of greater importance than design, materials, and workmanship. This is applicable to properties associated with people important in the history of Golden Hill or an event that is significant in Golden Hill's history as a streetcar suburb. Properties that retain materials and workmanship in addition to design should be considered individually significant resources.

### **Commercial**

Commercial structures, while not as numerous as residences, can also be found throughout Greater Golden Hill. While commercial development in the study area consists primarily of single-story retail structures, a small number of mixed use buildings are also present. Generally, commercial structures are concentrated in small pockets along 25<sup>th</sup> Street in Golden Hill and along former streetcar routes and stops on 30<sup>th</sup>, Beech, and Juniper streets in South Park, though a few occupy other prominent neighborhood corners. These buildings, like residences, embody a variety of architectural styles including Mission Revival and Art Moderne.

#### *Single-Story Retail*

Single-story retail structures were constructed as the populations of Golden Hill and South Park grew. Typically, these structures were sited near the street, accommodated a single commercial tenant and embodied a wide variety of stylistic influences including Mission Revival and Streamline Moderne (Figures 18 and 19). Some of these structures have since been replaced with contemporary buildings, but many good examples remain and can be found along major thoroughfares in both Golden Hill and South Park, particularly along Juniper street, Beech Street,

and 25<sup>th</sup> Street.



**Figure 18. Single-Story Retail at 1138 25<sup>th</sup> Street.**  
Source: CPCI Staff



**Figure 19. Single-Story Retail at 30<sup>th</sup> and Beech Streets.**  
Source: CPCI Staff

### *Mixed Use*

While common in many older urban neighborhoods, mixed use structures are quite rare in Greater Golden Hill. Instead of separating residential and commercial uses, mixed use structures accommodate both property types, most often by combining ground-level retail with upper-story apartments. In the Planning Area, mixed use structures generally feature between two and three stories and adhere to a standard “residential-over-commercial” design (Figure 20). Though uncommon, a handful of these buildings can be found on prominent corner lots throughout the Planning Area as well as adjacent to the route of the streetcar line.

### **Character-Defining Features**

Commercial properties in Greater Golden Hill constructed during the development of the area as a streetcar suburb feature the following character-defining features:

- Located on corners and along the streetcar transit lines
- One or two stories for commercial and retail
- Two and three stories for mixed use
- Streamline Moderne, Mission, and Spanish styles
- Concrete or wood-frame construction
- Flat or gable roof with a parapet
- Wood or metal storefronts
- Built to property line with on street or rear parking

### *Significance*

In order to be eligible for listing in the local, state or national historic register, commercial properties from the streetcar era in must be significant under at least one of the following criteria.

#### *NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events)*

A commercial building may be significant under NRHP Criterion A/California Register Criterion 1/HRB Criterion B for its association with the development of Golden Hill as a streetcar suburb or had a significant impact on local history. A commercial building may also be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B as a representation of the areas streetcar suburb development during the period.

#### *NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons)*

A commercial building that can be documented as being associated with a prominent civic leader, real estate developer, or successful businessperson would be significant under NRHP Criterion B/California Register Criterion 2/HRB Criterion B. In addition, the individual must have been associated with the resource during the period that the person's significant achievements and contributions occurred.

#### *NRHP Criterion C/California Register Criterion 3/HRB Criterion C and D (Design/Const.)*

A commercial resource dating to the streetcar suburb era may be significant under NRHP Criterion C/California Register Criterion 3/HRB Criterion C and as an example of a building type, period or method of construction, or for displaying distinctive characteristics of architectural styles such as Streamline Moderne, Mission, and Spanish or other period architectural styles. A notable work of a master builder, architect, or designer would be significant under HRB Criterion D if the residential property was designed or constructed during the streetcar suburb phase of development in Golden Hill.

#### *HRB Criterion A*

A commercial building may be significant under HRB Criterion A for its association with the development of Golden Hill as a streetcar suburb. Most likely, if a property represents a special element of Golden Hill during this period, it will reflect the historical, cultural, social, economic, political, or architectural development of the community.

### *Integrity*

In order to be eligible for listing in the local, state, or national register, a commercial property from the streetcar suburb period must retain sufficient integrity to convey its significance. A commercial property from the streetcar suburb period that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting,

feeling, and association. A commercial building eligible under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. A commercial building eligible under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Some alterations may be acceptable as long as the property retains its essential features and overall form. A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association.

### **Institutional**

Given its residential character, Golden Hill does not contain many institutional or government structures. By the early 20<sup>th</sup> Century, as the community grew there was a need for various civic, social and recreational buildings and sites. Essential neighborhood facilities such as fire stations were constructed as early as 1914. However, other facilities such as a post office did not open until the mid-20<sup>th</sup> Century.

Fire Station No. 9 was one of the first institutional buildings constructed in Golden Hill in 1914. Located on 30<sup>th</sup> Street, between Ivy and Juniper Streets, adjacent to the expanding streetcar, Fire Station No. 9 was built in the Craftsman style. By 1920 another fire station was built on the southeast corner of 25<sup>th</sup> Street and Broadway.

By 1920, the Brooklyn Public School occupied the block bounded by Ash Street, Fern St, A Street, and 30th Street. A school remains on this site today; however, it is unknown if any portions of the structure date to the early 20th Century.

Several churches and religious structures, which provide a visual counterpoint to the community's residential and commercial fabric, were constructed prior to 1920. Most often, churches occupy corner lots along major thoroughfares, and can be found interspersed among both residential and commercial structures (Figure 21). Three of the earliest churches included the Church of Our Lady of Angels at 24<sup>th</sup> and G Street, the Brooklyn Heights Presbyterian Church at 30<sup>th</sup> and Fir, and the Swedish Lutheran Church at 25<sup>th</sup> and E Streets.



Figure 21. Church at 835 25<sup>th</sup> Street.

Source: CPCI Staff

### Character-Defining Features

Institutional properties in Greater Golden Hill constructed during the a streetcar era exhibit the following character-defining features:

- Located on prominent corners and along the streetcar transit lines
- Typically one or two stories for schools and fire stations
- Multiple stories stories for churches and religious structures
- Art Moderne, Mission, and Spanish styles
- Concrete or wood-frame construction
- Gable or flat roof with a parapet
- Built to property line with on street or rear parking

### *Significance*

In order to be eligible for listing in the local, state or national historic register, institutional properties in Golden Hill from the streetcar era must be significant under at least one of the following criteria.

### *NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events)*

Institutional resources may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B as a representation of the development of Golden Hill as a streetcar suburb. If the institutional property played an important role in the history or development of Golden Hill it may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B.

*NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons)*

An institutional building may be significant under NRHP Criterion B/California Register Criterion 2/HRB Criterion B for its association with the life of a person important in the development of Golden Hill as a streetcar suburb. An institutional property that can be documented as associated with an important person in local history such as a prominent civic leader, real estate developer, successful businessperson, or clergy may be significant.

*NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D (Design/Const.)*

An institutional building may be eligible under NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D for embodying distinctive characteristics of a style, type, period, or method of construction. Institutional buildings were designed in a variety of architectural styles, but some of the favored styles include Streamline Moderne, Mission, and Spanish styles. A notable work of a master builder, architect, or designer may be significant under HRB Criterion D if the property was designed or constructed during the streetcar era in Golden Hill.

*HRB Criterion A*

An institutional building dating to the streetcar era may be eligible under HRB Criterion A as a special element of the development of Golden Hill. Most likely, if an institutional property represents a special element of Golden Hill during this period, it will reflect the historical, cultural, social, economic, political, or architectural development of the community.

*Integrity*

In order to be eligible for listing in the local, state, or national register, an institutional property from the streetcar suburb period must retain sufficient integrity to convey its significance. An institutional property from the streetcar suburb period that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. An institutional property significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. An institutional property significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Some alterations may be acceptable as long as the property retains its essential features and overall form. A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association.

## D. AN ERA OF TRANSITIONS: 1930-1990

*Note: Additional research and fieldwork will need to be conducted to complete this section. In particular, more information is required on the influence of Union Halls in Golden Hill.*

### *The Great Depression and World War II:*

Although Greater Golden Hill was among San Diego's most affluent districts by the late 1920s, the community was nonetheless impacted by the onset of the Great Depression. Between the years 1929 and 1932, the national rate of home construction decreased by nearly 80 percent, and in effect the Planning Area, which was primarily residential, experienced very little development activity over the course of the 1930s.<sup>51</sup> Among the handful of new structures erected in the Depression Era was the Seventh Day Adventist Church at 2411 Broadway, an intact example of the Art Deco style (Figure 22).<sup>52</sup>



**Figure 22. Seventh Day Adventist Church, HRB #130**  
**Source: Historical Resources Report for HRB # 130**

A residential security map of San Diego, created by the Home Owners Loan Corporation (HOLC) in 1933, indicates that the Planning Area began to witness physical decline as early as the Depression era. To determine which urban neighborhoods qualified for federal mortgage

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<sup>51</sup> Mark Broad, "I Remember the Wall Street Crash," BBC News, 6 Oct. 2008.

<sup>52</sup> City of San Diego, "Greater Golden Hill Historic District."



assistance, the HOLC devised a four-tiered appraisal system, wherein residential districts were rated on a scale of 1 to 4 (Figure 23).<sup>53</sup> The map indicates that central Golden Hill was among the lowest stratum, or “fourth grade,” of neighborhoods, which was suggestive of poor maintenance, physical distress and vandalism.<sup>54</sup> Most of South Park received a “third grade” rating, given the relative age and condition of its housing stock.

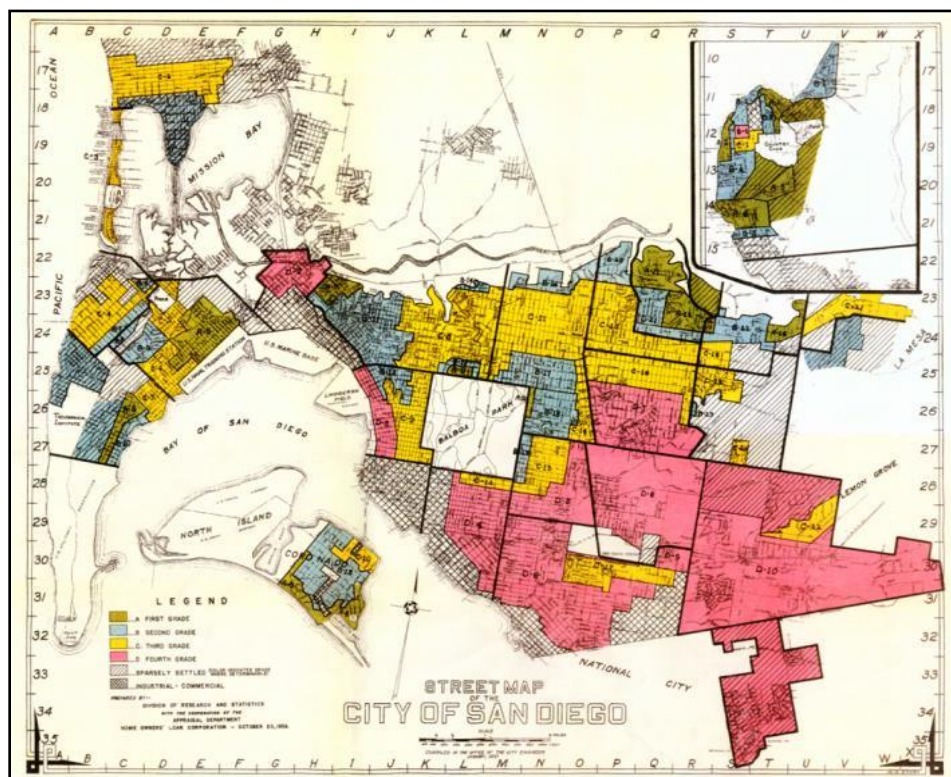


Figure 23. HOLC Residential Security map of San Diego, 1933.  
Source: David Theo Goldberg and Richard Marciano

The next wave of activity within Greater Golden Hill was touched off by the Second World War, at which time San Diego was transformed into a thriving metropolitan center. Shortly after the war began in 1939, the Federal Government invested heavily in defense, and San Diego, which was home to both a sizable naval presence and aviation contractor Consolidated Aircraft, emerged as a hub of wartime production. This culminated in a period of rapid population growth between the years 1940 and 1943, wherein defense employees and their families poured into the city at an average of 1,500 per week.<sup>55</sup>

<sup>53</sup> Becky M. Nicolaides and Andrew Wiese, *The Suburb Reader* (New York: Routledge), 2006, 248.

<sup>54</sup> Ibid.

<sup>55</sup> Christine Killory, “Temporary Suburbs: The Lost Opportunity of San Diego’s National Defense Housing Projects,” *The Journal of San Diego History* 39 (1993), 1-2.



Not surprisingly, the massive influx of war workers strained San Diego's resources and infrastructure, and the city thereafter experienced a housing shortage unparalleled in its history.<sup>56</sup> Indeed, the Federal Government provided some relief by constructing workforce housing for defense employees, but much of the problem remained on the shoulders of local officials. Among the remedies adopted by the City Council was to amend the municipal zoning code, so that density would be encouraged in several areas throughout the city, including much of Greater Golden Hill.<sup>57</sup>

*Postwar Aftermath: Physical and Social Change:*

Due to the amended zoning ordinance, much of Greater Golden Hill experienced marked physical changes both during and after World War II. Development in the area – especially south of “A” Street – picked up once again during the 1940s and 1950s, but unlike previous years, new construction of this era consisted primarily of moderate and large-scale apartment complexes.<sup>58</sup> Indeed, some of these apartments were sited on vacant parcels, but others replaced many of the neighborhood's single-family residences.<sup>59</sup>

By 1956, a substantial number of homes south of “A” Street had either been subdivided or converted for alternative uses. Hebbard and Gill's A.H. Frost House at 2456 Broadway (HRB # 130), as well as Gill's George Garrettson House at 2411 “E” Street (HRB # 130), were initially constructed as single-family residences, but by 1956 were used as rest homes.<sup>60</sup> Other residences, including those at 931 22<sup>nd</sup> Street, 1030 24<sup>th</sup> Street and 2451 “B” Street, were converted into rooming houses and apartment flats, and a home at 1260 22<sup>nd</sup> Street had become the Laynes Hospitality Home for Servicemen.

Undoubtedly, the abundance of apartments and rooming houses within Golden Hill brought a sizable number of the working class to the neighborhood. This shift in demography is seen in the increase of several union halls and labor centers.<sup>61</sup> Among these facilities included the American Federation of Labor Building at 23<sup>rd</sup> and Broadway; the Frank Rosenbloom Labor Center at 1165 19<sup>th</sup> Street; and a complex of union offices at 2731 “B” Street.

Further physical change came about in the late 1950s, when the State Division of Highways initiated the construction of two freeways – Interstate 5 and State Route 94 – along the Planning Area's southern and western borders. As these routes were intended to convenience suburban commuters, little effort was made to mitigate their impacts on Golden Hill, and in turn several

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<sup>56</sup> Ibid.

<sup>57</sup> Greater Golden Hill Planning Committee and City of San Diego Planning Department, 6.

<sup>58</sup> Ibid.

<sup>59</sup> Sanborn Maps, 1920 and 1956.

<sup>60</sup> Sanborn Maps, 1956

<sup>61</sup> Ibid.

homes that obstructed the freeways' paths were razed. Freeway construction also had the effect of "carving out" and isolating Golden Hill, as many streets were truncated and re-routed to accommodate underpasses, overpasses and ramps.<sup>62</sup>

Whereas central Golden Hill was markedly redeveloped during and after World War II, the northeastern section of the Planning Area experienced comparatively little physical change during this time. By the late 1940s, San Diego's electric streetcars had been decommissioned and their tracks removed, yet in subsequent years South Park retained the form and character of a streetcar suburb.<sup>63</sup> During this period, most of South Park's homes and businesses remained intact, and little infill development had occurred.<sup>64</sup>

### *A Diverse Neighborhood Emerges*

Between the 1960s and 1970s, Greater Golden Hill witnessed marked changes in its demographic makeup. The availability of affordable apartments, in conjunction with the exodus of middle and upper class homeowners to the suburbs, meant that the once-exclusive community attracted an increasing number of working class.<sup>65</sup> In time, central Golden Hill emerged as one of San Diego's most ethnically and economically diverse neighborhoods.<sup>66</sup>

At this time, the majority of incoming residents rented instead of owned their homes. Due to absentee landlords, little maintenance was completed on the neighborhood's aging structures and the condition of many structures deteriorated.<sup>67</sup> An article in the *Los Angeles Times* described Golden Hill as a community replete with "rickety, dilapidated homes interspersed among the mansions for which the area is noted."<sup>68</sup>

Interest in Greater Golden Hill was regenerated in the 1970s, when two national oil crises steered many middle-class professionals back into centralized, inner-city neighborhoods.<sup>69</sup> As homeownership in the Planning Area steadily increased throughout the 1980s, there emerged a growing consciousness among residents to eradicate blight, reduce density and restore the community's historic character. In 1978, the City's Historical Resources Board designated the Golden Hill Historic District, a six block area bounded by Balboa Park on the north, 25<sup>th</sup> Street on the east, F Street on the south, and 24<sup>th</sup> Street on the west. Following the designation of the district, there was a concerted effort by property owners and community members to preserve

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<sup>62</sup> Betty Slater, "A New Era for Golden Hill," *San Diego Home and Garden*, July 1980, 33.

<sup>63</sup> Montes.

<sup>64</sup> Sanborn Maps, 1956

<sup>65</sup> Greater Golden Hill Planning Committee and City of San Diego Planning Department, 6.

<sup>66</sup> Robert Montemayor, "Energy and Vision Bring Glitter Back Into Golden Hill," *Los Angeles Times*, May 16, 1982.

<sup>67</sup> Slater, 34.

<sup>68</sup> Montemayor.

<sup>69</sup> Ibid.

and embrace the heritage and built environment in Golden Hill.

### **Property Types**

Though Golden Hill was primarily built out by the start of World War II, a few residential and commercial property types emerged from the pre and post-war era. San Diego emerged as a center for the Navy and much of the City experienced a build up prior to the War. A period of rapid population growth between 1940 and 1943 left the City with a housing shortage. The City Council responded by amending the municipal housing code, so that density would be encouraged. This resulted in larger apartment buildings being constructed in several areas throughout the City including Golden Hill. In addition, as San Diego emerged as the center for Naval activity in the Pacific, other wartime industries such as aviation and shipbuilding established factories and offices in the City. This created an influx of workers seeking jobs and in response, the popularity of labor unions increased and the union presence was visible in San Diego, particularly in Golden Hill.

### **Residential**

Given that the Planning Area was built out by the 1930s, and mid-century zoning codes encouraged high density residential development, few, if any single family homes were constructed in Greater Golden Hill after the Great Depression. Multi-family housing in the form of apartment buildings were constructed in this period. In addition, large single family homes were converted into multiple units and rented to residents rather than owner occupied.

#### *Apartment Buildings*

Due to amendments to the municipal zoning code, large apartment buildings constructed after the Second World War were generally concentrated in the area south of A Street. These apartments are considerably larger than those constructed in previous years contained more units, and were oriented around the automobile. Generally, these postwar structures are between two and four stories, embody contemporary architectural styles, and are located in the southern and western sections of the study area (Figure 24).



**Figure 24. Apartments at 2401 C Street.**  
Source: CPCI Staff

### **Character-Defining Features**

Residential properties in Greater Golden Hill constructed during the pre and post war era exhibit the following character-defining features:

- Two or three stories
- Mid-century architectural styles – Contemporary, Minimal Traditional, Streamline Moderne, (Refer to *San Diego Modernism Historic Context Statement*)
- Incorporate parking into site or building
- Flat or hip roof
- Little or no ornamentation
- Steel or aluminum windows

### *Significance*

In order to be eligible for listing in the local, state or national historic register, residential properties in Golden Hill from the pre and post war era must be significant under at least one of the following criteria.

#### *NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events)*

Residential resources may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B as a representation of the evolution of Golden Hill from a single family neighborhood to a diverse community with a variety of housing types.

#### *NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons)*

A residential building may be significant under *NRHP Criterion B/California Register Criterion*

2/HRB Criterion B for its association with the life of a person important in the development of Golden Hill during the pre or post war era. A residential property that can be documented as associated with an important person in local history such as a prominent civic leader, union organizer, or someone who made significant contributions to the defense industry in San Diego may qualify for designation.

*NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D (Design/Const.)*

A residential building dating to the pre and post war era may be eligible under *NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D* for embodying distinctive characteristics of a style, type, period, or method of construction. A notable work of a master builder, architect, or designer may be significant under HRB Criterion D. These resources should be evaluated in context of both Golden Hill's history and the City's Modernism historic Context Statement.

*HRB Criterion A*

A residential building dating to the pre and post war era may be eligible under HRB Criterion A as a special element of the development of Golden Hill. If the property contributed to the growth and expansion of Golden Hill as a diverse community both in terms of its demographics or housing types it may be eligible under HRB Criterion A.

*Integrity*

In order to be eligible for listing in the local, state, or national register, a residential property from the pre and post war period must retain sufficient integrity to convey its significance. A residential property that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. A residential property significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. A residential property significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association. In evaluating the integrity of properties that date to Golden Hill's development during the pre and post war era, consideration of integrity thresholds established in the City's Modernism Historic Context Statement should be applied as most likely resources will reflect architectural styles included in the Context Statement.

## Commercial

Historically, the communities of Golden Hill and South Park were marketed as high-class residential districts and were not associated with commercial uses. A limited number of commercial establishments were constructed in the Golden Hill during its development as a streetcar suburb. During the pre and post war era, the majority of commercial properties included gasoline stations, automotive repair shops and small manufacturer establishments. These buildings generally feature flat roofs and vehicular bays, are between one and two stories, and are sited among other commercial developments along former streetcar lines (Figure 25). Most often, they embody a variety of architectural styles, but are ornamentally restrained.



Figure 25. Gasoline Station at 25<sup>th</sup> and C Street.  
Source: CPCI Staff

## Character-Defining Features

Commercial properties in Greater Golden Hill constructed during the pre and post war era exhibit the following character-defining features:

- One story
- Oriented towards automobile services
- Canopy Overhangs
- Flat roofs
- Located along 25<sup>th</sup> Street, Juniper Street, and 30<sup>th</sup> Street

## Significance

In order to be eligible for listing in the local, state or national historic register, commercial properties in Golden Hill from the pre and post war era must be significant under at least one of the following criteria.

*NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events)*

It is not likely that commercial resources will be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B as a representation of the evolution of Golden Hill from a single family neighborhood to a diverse community with a variety of housing types. With a limited number of commercial properties built during this period, it is unlikely that they will represent this theme.

*NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons)*

Due to the limited number of commercial resources built during the pre and post war era, it is not likely that a commercial building will be significant under *NRHP Criterion B/California Register Criterion 2/HRB Criterion B* for its association with the life of a person important during this period. However, it may be possible through additional research that a connection between a significant individual and an individual resource may be made; in these cases these resources may be significant under *NRHP Criterion B/California Register Criterion 2/HRB Criterion B*.

*NRHP Criterion C/California Register Criterion 3/HRB Criterion C and D (Design/Const.)*

A commercial building dating to the pre and post war era may be eligible under *NRHP Criterion C/California Register Criterion 3/HRB Criterion C and D* for embodying distinctive characteristics of a style, type, period, or method of construction. It is not likely that a building will be a notable work of a master builder, architect, or designer due to the limited number of commercial resources constructed during this period. All resources should be evaluated in context of both Golden Hill's history and the City's Modernism historic Context Statement.

*HRB Criterion A*

A commercial building dating to the pre and post war era may be eligible under HRB Criterion A as a special element of the development of Golden Hill as a representation of the evolution of the community of a single family neighborhood to a diverse community. However, it is not likely that there are a large number of commercial properties that reflect this evolution as this change is best exemplified through residential and institutional properties.

*Integrity*

In order to be eligible for listing in the local, state, or national register, a commercial property from the pre and post war period must retain sufficient integrity to convey its significance. A commercial property that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. A commercial property significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. A commercial property significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain

integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association. In evaluating the integrity of properties that date to Golden Hill's development during the pre and post war era, consideration of integrity thresholds established in the City's Modernism Historic Context Statement should be applied as most likely resources will reflect architectural styles included in the Context Statement.

**Institutional** *(Additional research/fieldwork required)*

A number of institutional buildings including union halls and auditoriums were constructed during the pre and post war period. Generally constructed between 1945 and 1960, these large buildings were typically one or two stories in heights and featured little ornamentation; though some reflected Streamline Moderne architecture such as the AFL building at 23rd and Broadway (Figure 26). Often constructed of poured concrete or concrete block, these buildings typically had restrained ornamentation if any, and some were utilitarian in nature. The majority of these buildings appear to be located south of A Street.



Figure 26. American Federation of Labor Building at 2323 Broadway.  
Source: CPCI Staff

**Character-Defining Features**

Institutional properties in Greater Golden Hill constructed during the pre and post war era exhibit the following character-defining features:



- Originally functioned as union hall
- Two or three stories
- Mid-century architectural style – Streamline Moderne, International, Contemporary (Refer to *San Diego Modernism Historic Context Statement*)
- Flat, barrel or hip roof
- Little or no ornamentation
- Steel or aluminum windows

### *Significance*

In order to be eligible for listing in the local, state or national historic register, institutional properties in Golden Hill from the pre and post war era must be significant under at least one of the following criteria.

#### *NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events)*

Institutional resources may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B as a representation of the evolution of Golden Hill from a single family neighborhood to a diverse community. For example, a union hall may reflect the increase in the number of working class moving into Golden Hill.

#### *NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons)*

An institutional building may be significant under NRHP Criterion B/California Register Criterion 2/HRB Criterion B for its association with the life of a person important in the development of Golden Hill during the pre or post war era. For example, if a particular property is associated with an important union organizer, it may be significant.

#### *NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D (Design/Const.)*

An institutional building dating to the pre and posts war era may be eligible under NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D for embodying distinctive characteristics of a style, type, period, or method of construction. A notable work of a master builder, architect, or designer may be significant under HRB Criterion D. These resources should be evaluated in context of both Golden Hill's history and the City's Modernism historic Context Statement.

#### *HRB Criterion A*

An institutional building dating to the pre and post war era may be eligible under HRB Criterion A as a special element of the development of Golden Hill. Most likely, if a property represents a special element of Golden Hill during the pre and post war era, it will reflect the historical, cultural, economic, or political development of the community.

### *Integrity*

In order to be eligible for listing in the local, state, or national register, an institutional property from the pre and post war period must retain sufficient integrity to convey its significance. An institutional property that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. An institutional property significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. A property significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association. In evaluating the integrity of properties that date to Golden Hill's development during the pre and post war era, consideration of integrity thresholds established in the City's Modernism Historic Context Statement should be applied as most likely resources will reflect architectural styles included in the Context Statement.

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## APPENDIX B: Field Photo Log

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
1113-1117	19TH	ST	5342510500		08032010_1071
905	20TH	ST	5343720600		08032010_6123
917-919	20TH	ST	5343720500		08032010_1077
930	20TH	ST	5343710700		08032010_6124; 08032010_6125
953-959	20TH	ST	5343720200		08032010_1074
971	20TH	ST	5343720100		08032010_1073
903-909	21ST	ST			08032010_6127
1044-1046	21ST	ST	5342531000		08032010_6128
1068-1070	21ST	ST	5342531300		08032010_6129
1143-1145	21ST	ST	5342610300		08032010_6126
849	22ND	ST	5343850300		08032010_6133; 08032010_6134
918-922	22ND	ST	5343811100		08032010_6135
1055	22ND	ST	5342651300		08032010_6132
1150-1156	22ND	ST	5342611100		08032010_6136
840	23RD	ST	5343851100		08032010_6138
970	23RD	ST	5343821400		08032010_6139; 08032010_6140
1042	23RD	ST	5342650800		08032010_6141
1160	23RD	ST	5342620800		08032010_6142
1226-1232	23RD	ST	5341341000		08032010_6137
832	24TH	ST	5343841100		08032010_6144; 08032010_6145
1166-1168	24TH	ST	5342630700		08032010_6146
1228-1234	24TH	ST	5341331300		08032010_6143
1225-1243	26TH	ST	5341623700		08042010_004
1239-1247	25TH	ST	5341521100		08042010_001
1301	28TH	ST	5394600100	El Tovar Apartments	08042010_015; 08042010_016
1307	28TH	ST	5394600200		08052010_018
1321	28TH	ST	5394040500		08052010_017
1329	28TH	ST	5394040400		08052010_016
1335	28TH	ST	5394040300		08052010_015
1339	28TH	ST	5394041300		08052010_014
1355	28TH	ST	5394041200		08052010_013
1405	28TH	ST	5394010500		08052010_012
1415	28TH	ST	5394010400		08052010_011
1427	28TH	ST	5394010300		08052010_010
1441	28TH	ST	5394010200		08052010_009
1445	28TH	ST	5394010100		08052010_008
1503	28TH	ST	5393440600		08052010_007
1509	28TH	ST	5393440500		08052010_006
1525	28TH	ST	5393440400		08052010_005
1529	28TH	ST	5393440300		08052010_004

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
1535	28TH	ST	5393440200		08052010_003
1545	28TH	ST	5393440100		08052010_002
1605	28TH	ST	5393410400		08052010_118
1310	29TH	ST	5394600900		08052010_063
1318	29TH	ST	5394030600		08052010_064; 08052010_065
1319	29TH	ST	5394140600		08052010_101
1325	29TH	ST	5394140500		08052010_100
1328	29TH	ST	5394030700		08052010_066
1333	29TH	ST	5394140400		08052010_099
1336	29TH	ST	5394030800		08052010_067
1341	29TH	ST	5394140300		08052010_098
1344-1346	29TH	ST	5394030900		08052010_068
1350	29TH	ST	5394031000		08052010_069; 08052010_070
1351	29TH	ST	5394140200		08052010_097
1355	29TH	ST	5394140100		08052010_096
1360	29TH	ST	5394031100		08052010_071
1402	29TH	ST	5394020700		08052010_072
1405	29TH	ST	5394110600		08052010_095
1412	29TH	ST	5394020800		08052010_073
1415	29TH	ST	5394110500		08052010_094
1420-1422	29TH	ST	5394020900		08052010_074
1421-1423	29TH	ST	5394110400		08052010_093
1427	29TH	ST	5394110300		08052010_092
1428	29TH	ST	5394021000		08052010_075; 08052010_076
1436	29TH	ST	5394021100		08052010_077
1437	29TH	ST	5394110200		08052010_091
1445	29TH	ST	5394110100		08052010_090
1446	29TH	ST	5394021200		08052010_078; 08052010_079
1510	29TH	ST	5393430700		08052010_080
1511	29TH	ST	5393540500		08052010_089
1519	29TH	ST	5393540400		08052010_088
1522	29TH	ST	5393430800		08052010_081
1529	29TH	ST	5393540300		08052010_087
1530	29TH	ST	5393430900		08052010_082
1535	29TH	ST	5393540200		08052010_086
1540	29TH	ST	5393431000		08052010_083
1543	29TH	ST	5393540100		08052010_085
1544	29TH	ST	5393431100		08052010_084
1730-1738	29TH	ST	5392721200		08052010_121; 08052010_122
1820-1832	30TH	ST	5392251200		08042010_028
1930	30TH	ST	5392221000		08042010_024; 08042010_023
2002-2010	30TH	ST	5391550700		08042010_022

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
2104-2118	30TH	ST	5391520900		08042010_021
2208-2222	30TH	ST	5390930800		08042010_020
2526-2530	A	ST	5341510400		08032010_6157
2666-2670	A	ST	5341611000		08032010_6158; 08032010_6159
2852-2856	A	ST	5394600600		08052010_104
2874	A	ST	5394600800		08052010_105
2880	A	ST	5394601000		08052010_106
2902	A	ST	5394601100		08052010_102; 08052010_103
2921-2931	A	ST	5394731000		08042010_007
2812	ASH	ST	5394010600		08052010_107
2848	ASH	ST	5394020600		08052010_110; 08052010_109; 08052010_108
2203	B	ST	5342620100		08032010_6130; 08032010_6131
2502	B	ST	5341521500	Loma de Oro Apartments	08032010_6164; 08032010_6165; 08032010_6166
2528	B	ST	5341521600		08032010_6167
2533-2545	B	ST	5342801000		08032010_6162; 08032010_6163
2664-2668	B	ST	5341622300		08032010_6170; 08032010_6171
2691	B	ST	5343011300	Iglesia Presbiteriana Hispana	08032010_6161
2821	B	ST	5395210800		08032010_6178; 08032010_6179
2830	B	ST	5394603700		08032010_6172; 08032010_6173
2833	B	ST	5395210600		08032010_6180
2982-2994	B	ST	5394732600		08032010_6176; 08032010_6177
3025-3029	B	ST	5395410900		08042010_008
2832	BEECH	ST	5393440700		08052010_111
2850	BEECH	ST	5393430500		08052010_112
2878	BEECH	ST	5393430600		08052010_113
2906	BEECH	ST	5393540600		08052010_114
2026	BROADWAY		5342530700		08032010_6150; 08032010_6151
2029-2035	BROADWAY		5343721200		08032010_6155; 08032010_6156
2103-2121	BROADWAY		5343810100		08032010_6153; 08032010_6154
2214	BROADWAY		5342650400		08032010_6152
2526-2530	BROADWAY		5342901500		08032010_6188
2572-2576	BROADWAY			Hidden Playa Apartments	08032010_6191
2102-2116	C	ST	5342610600		08032010_6147
2227	C	ST	5342651100		08032010_6149
2329	C	ST	5342641000		08032010_6148
2504	C	ST	5342801500		08042010_003
2505-2519	C	ST	5342901000		08032010_6186; 08032010_6187
2545	C	ST	5342900600		08032010_6185
2557	C	ST	5342900500		08032010_6184

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
2689-2695	C	ST	5343021400		08032010_6192
2733-2739	C	ST	5343120800		08032010_6183
2741-2747	C	ST	5343120700		08032010_6181; 08032010_6182
2850	CEDAR	ST	5393420300		08052010_119
2870	CEDAR	ST	5393420400		08052010_120
2925	CEDAR	ST	5393541200		08052010_115; 08052010_116
1801	DALE	ST	5392250700		08042010_019
2148	DALE	ST	5391511500		08042010_018
2001	FERN	ST	5391623900		08042010_029
3025	FIR	ST	5392341100	Christ United Presbyterian Church	08042010_026; 08042010_027
1306	GRANADA	AVE	5394600300		08052010_019
1320	GRANADA	AVE	5394040600		08052010_020



## APPENDIX C: Properties in Potential Historic Districts

### *South Park Residential Historic District*

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
1301	28TH	ST	5394600100	1929	El Tovar Apartments	Individually Significant
1307	28TH	ST	5394600200	1923		Non-Contributing
1321	28TH	ST	5394040500	1935		Contributing
1329	28TH	ST	5394040400	1921		Contributing
1335	28TH	ST	5394040300	1924		Contributing
1339	28TH	ST	5394041300	1948		Non-Contributing
1355	28TH	ST	5394041200	1920		Designated
1405	28TH	ST	5394010500	1976		Non-Contributing
1415	28TH	ST	5394010400	1914		Non-Contributing
1427	28TH	ST	5394010300	1912		Non-Contributing
1441	28TH	ST	5394010200	1911		Non-Contributing
1445	28TH	ST	5394010100	1908		Non-Contributing
1503	28TH	ST	5393440600	1922		Contributing
1509	28TH	ST	5393440500	1930		Non-Contributing
1525	28TH	ST	5393440400	1906		Non-Contributing
1529	28TH	ST	5393440300	1911		Contributing
1535	28TH	ST	5393440200	1909		Contributing
1545	28TH	ST	5393440100	1936		Contributing
1605	28TH	ST	5393410400	1915		Contributing
1310	29TH	ST	5394600900	1936		Non-Contributing
1318	29TH	ST	5394030600	1920		Non-Contributing
1319	29TH	ST	5394140600	1924		Contributing
1325	29TH	ST	5394140500	1926		Contributing
1328	29TH	ST	5394030700	1920		Non-Contributing
1333	29TH	ST	5394140400	1923		Non-Contributing
1336	29TH	ST	5394030800	1922		Contributing
1341	29TH	ST	5394140300	1911		Contributing
1344-1346	29TH	ST	5394030900	1913		Contributing
1350	29TH	ST	5394031000	1920		Contributing
1351	29TH	ST	5394140200	1920		Non-Contributing
1355	29TH	ST	5394140100	1915		Designated
1360	29TH	ST	5394031100	1928		Contributing
1402	29TH	ST	5394020700	1911		Contributing
1405	29TH	ST	5394110600	1915		Contributing
1412	29TH	ST	5394020800	1915		Contributing
1415	29TH	ST	5394110500	1918		Contributing
1420-1422	29TH	ST	5394020900	1913		Non-Contributing

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
1421-1423	29TH	ST	5394110400	1918		Non-Contributing
1427	29TH	ST	5394110300	1914		Contributing
1428	29TH	ST	5394021000	1908		Contributing
1436	29TH	ST	5394021100	1920		Non-Contributing
1437	29TH	ST	5394110200	1915		Non-Contributing
1445	29TH	ST	5394110100	1915		Contributing
1446	29TH	ST	5394021200	1920		Non-Contributing
1510	29TH	ST	5393430700	1985		Non-Contributing
1511	29TH	ST	5393540500	1911		Contributing
1519	29TH	ST	5393540400	1912		Non-Contributing
1522	29TH	ST	5393430800	1911		Designated
1529	29TH	ST	5393540300	1915		Designated
1530	29TH	ST	5393430900	1911		Designated
1535	29TH	ST	5393540200	1911		Contributing
1540	29TH	ST	5393431000	1910		Non-Contributing
1543	29TH	ST	5393540100	1912		Contributing
1544	29TH	ST	5393431100	1933		Non-Contributing
2852-2856	A	ST	5394600600	1959		Non-Contributing
2874	A	ST	5394600800	1920		Non-Contributing
2880	A	ST	5394601000	1920		Non-Contributing
2902	A	ST	5394601100	1925		Contributing
2812	ASH	ST	5394010600	1936		Non-Contributing
2848	ASH	ST	5394020600	1918		Contributing
2832	BEECH	ST	5393440700	1912		Individually Significant
2850	BEECH	ST	5393430500	1912		Non-Contributing
2878	BEECH	ST	5393430600	1936		Non-Contributing
2906	BEECH	ST	5393540600	1930		Designated
2850	CEDAR	ST	5393420300	1915		Designated
2870	CEDAR	ST	5393420400	1957		Non-Contributing
2925	CEDAR	ST	5393541200	1924		Contributing
1301	GRANADA	AVE	5394600500	1912		Non-Contributing
1306	GRANADA	AVE	5394600300	1925		Designated
1309	GRANADA	AVE	5394600400	1949		Non-Contributing
1319	GRANADA	AVE	5394030500	1923		Non-Contributing
1320	GRANADA	AVE	5394040600	1925		Contributing
1322	GRANADA	AVE	5394040700	1914		Non-Contributing
1325	GRANADA	AVE	5394030400	1914		Contributing
1331	GRANADA	AVE	5394030300	1914		Contributing
1336	GRANADA	AVE	5394040800	1920		Designated
1344	GRANADA	AVE	5394040900	1914		Contributing

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
1345	GRANADA	AVE	5394030200	1915		Designated
1346	GRANADA	AVE	5394041000	1914		Contributing
1355	GRANADA	AVE	5394030100	1908	Peter M. Price House	Designated
1360	GRANADA	AVE	5394041100	1908		Contributing
1406	GRANADA	AVE	5394010700	1906		Non-Contributing
1411	GRANADA	AVE	5394020500	1925		Non-Contributing
1419	GRANADA	AVE	5394020400	1908		Non-Contributing
1420	GRANADA	AVE	5394010800	1906		Contributing
1427	GRANADA	AVE	5394020300	1947		Non-Contributing
1432	GRANADA	AVE	5394010900	1950		Non-Contributing
1435	GRANADA	AVE	5394020200	1911		Contributing
1444	GRANADA	AVE	5394011000	1910		Designated
1445	GRANADA	AVE	5394020100	1915		Non-Contributing
1514	GRANADA	AVE	5393440800	1923		Contributing
1517	GRANADA	AVE	5393430400	1915		Designated
1522	GRANADA	AVE	5393440900	1911		Contributing
1527	GRANADA	AVE	5393430300	1915		Designated
1528	GRANADA	AVE	5393441000	1915		Designated
1538	GRANADA	AVE	5393441100	1911		Contributing
1541	GRANADA	AVE	5393430200	1920		Non-Contributing
1544	GRANADA	AVE	5393441200	1923		Contributing
1547	GRANADA	AVE	5393430100	1919		Non-Contributing
1602	GRANADA	AVE	5393410500	1929		Contributing
1612	GRANADA	AVE	5393410600	1915		Contributing
1620	GRANADA	AVE	5393410700	1911		Contributing
1621	GRANADA	AVE	5393420200	1908		Contributing
1627	GRANADA	AVE	5393420100	1950		Non-Contributing
1629	GRANADA	AVE	5392730300	1911		Contributing
1630	GRANADA	AVE	5393410800	1924		Non-Contributing
1636	GRANADA	AVE	5392740300	1915		Contributing
1644	GRANADA	AVE	5392740400	1918		Non-Contributing
1645	GRANADA	AVE	5392730100	1910		Contributing

***Residential Court Thematic Historic District***

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
1225-1243	26TH	ST	5341623700	1927		Contributing
1239-1247	25TH	ST	5341521100	1925		Contributing
1730-1738	29TH	ST	5392721200	1925		Contributing
1820-1832	30TH	ST	5392251200	1926		Contributing
2002-2010	30TH	ST	5391550700	1940		Contributing
2104-2118	30TH	ST	5391520900	1940		Contributing
2208-2222	30TH	ST	5390930800	1922		Contributing
2921-2931	A	ST	5394731000	1939		Contributing
2833	B	ST	5395210600	1952		Contributing
2982-2994	B	ST	5394732600	1940		Contributing
3025-3029	B	ST	5395410900	1952		Contributing
2526-2530	BROADWAY		5342901500	1940		Contributing
2572-2576	BROADWAY			1940	Hidden Playa Apartments	Contributing
2733-2739	C	ST	5343120800	1940		Contributing
2741-2747	C	ST	5343120700	1948		Contributing
3135-3139	HAWTHORN	ST	5391720600	1920		Contributing
3045	JUNIPER	ST	5391022400	1925		Contributing
3115-3123	JUNIPER	ST	5391122400	1927		Contributing
3129-3139	JUNIPER	ST	5391122300	1930		Contributing

## APPENDIX D: Potential Individual Resources

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME
1113-1117	19TH	ST	5342510500	1900	
905	20TH	ST	5343720600	1895	
917-919	20TH	ST	5343720500	1888	
930	20TH	ST	5343710700	1900	
953-959	20TH	ST	5343720200	1913	
971	20TH	ST	5343720100	1904	
903-909	21ST	ST		1905	
1044-1046	21ST	ST	5342531000	1908	
1068-1070	21ST	ST	5342531300	1906	
1143-1145	21ST	ST	5342610300	1904	
849	22ND	ST	5343850300	1905	
918-922	22ND	ST	5343811100	1925	
1055	22ND	ST	5342651300	1935	
1150-1156	22ND	ST	5342611100	1914	
840	23RD	ST	5343851100	1926	
970	23RD	ST	5343821400	1921	
1042	23RD	ST	5342650800	1903	
1160	23RD	ST	5342620800	1905	
1226-1232	23RD	ST	5341341000	1914	
832	24TH	ST	5343841100	1900	
1166-1168	24TH	ST	5342630700	1926	
1228-1234	24TH	ST	5341331300	1907	
1301	28TH	ST	5394600100	1929	El Tovar Apartments
1930	30TH	ST	5392221000	1900	
2526-2530	A	ST	5341510400	1905	
2666-2670	A	ST	5341611000	1935	
2203	B	ST	5342620100	1908	
2502	B	ST	5341521500	1925	Loma de Oro Apartments
2528	B	ST	5341521600	1900	
2533-2545	B	ST	5342801000	1909	
2664-2668	B	ST	5341622300	1925	
2691	B	ST	5343011300	1950	Iglesia Presbiteriana Hispana
2821	B	ST	5395210800	1905	
2830	B	ST	5394603700	1908	
2832	BEECH	ST	5393440700	1912	
2026	BROADWAY		5342530700	1893	
2029-2035	BROADWAY		5343721200	1913	
2103-2121	BROADWAY		5343810100	1924	
2214	BROADWAY		5342650400	1920	

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME
2102-2116	C	ST	5342610600	1926	
2227	C	ST	5342651100	1905	
2329	C	ST	5342641000	1928	
2504	C	ST	5342801500	1935	
2505-2519	C	ST	5342901000	1930	
2545	C	ST	5342900600	1908	
2557	C	ST	5342900500	1920	
2689-2695	C	ST	5343021400	1925	
1801	DALE	ST	5392250700	1905	
2148	DALE	ST	5391511500	1903	
2001	FERN	ST	5391623900	1960	
3025	FIR	ST	5392341100	1925	Christ United Presbyterian Church
3015	JUNIPER	ST	5391023300	1925	Rebecca's Coffee Shop