HISTORIC RESOURCE INVENTORY FORMS

Primary Record: DPR 523A-Test 12/93
and
Building, Structure and Object Record: DPR 523B-Test 12/93

for the proposed

NORTH PARK REDEVELOPMENT PROJECT
(SCH No. 93-121105)

Redevelopment Agency of the City of San Diego
1200 Third Avenue, Suite 1620
San Diego, CA 92101

January 1995
### Table 4-40

**Historic Structures within the Project Area**

**North Park Redevelopment Project**

<table>
<thead>
<tr>
<th>Street Address</th>
<th>Architectural Style, Use</th>
<th>Grade No.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Adams Avenue</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2600-2610</td>
<td>Spanish Colonial, Antique Store</td>
<td>4</td>
</tr>
<tr>
<td>2637</td>
<td>Craftsman Bungalow, Yellow</td>
<td>4</td>
</tr>
<tr>
<td>2701-2709</td>
<td>Spanish Colonial, Antiques</td>
<td>4</td>
</tr>
<tr>
<td>2889</td>
<td>Craftsman Bungalow, Antique-Country Cousins</td>
<td>4</td>
</tr>
<tr>
<td>2881-2883</td>
<td>Craftsman Bungalow</td>
<td>4</td>
</tr>
<tr>
<td>2938-2942</td>
<td>Spanish Colonial, Antique Park</td>
<td>4</td>
</tr>
<tr>
<td>3002-3006</td>
<td>Art Deco, Cafe</td>
<td>4</td>
</tr>
<tr>
<td>3015-3021</td>
<td>Streamline Deco, Fiesta Market</td>
<td>4</td>
</tr>
<tr>
<td>3027-3033</td>
<td>Spanish Colonial, McDonald's Antiques</td>
<td>4</td>
</tr>
<tr>
<td>3039-3043</td>
<td>Box Commercial, Antiques and Military Collectibles</td>
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</tr>
<tr>
<td><strong>Bancroft Street</strong></td>
<td></td>
<td></td>
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<tr>
<td>3810</td>
<td>Moderne, North Park Baptist Church</td>
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<tr>
<td>3834</td>
<td>Craftsman Bungalow, Craftsman</td>
<td>4</td>
</tr>
<tr>
<td>3953</td>
<td>Deco, Residence</td>
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<tr>
<td><strong>Boundary Street</strong></td>
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<tr>
<td>3936</td>
<td>Spanish Colonial Bungalow</td>
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<tr>
<td><strong>El Cajon Boulevard</strong></td>
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<tr>
<td>2223</td>
<td>Classic Moderne, (Lafayette) Imig HSB Site #219</td>
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<tr>
<td>2548</td>
<td>Classic Moderne, Church of Christ</td>
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<td>2550</td>
<td>Classic Moderne, Florists</td>
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<tr>
<td>2725-2749</td>
<td>Water Tower and Folsom Tennis Courts</td>
<td>4</td>
</tr>
<tr>
<td>2900</td>
<td>Eclectic, Rudford's Restaurant</td>
<td>4</td>
</tr>
</tbody>
</table>

**Notes:**
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- Grade 2 = Potentially eligible for nomination to the U.S. National Register
- Grade 3 = Listed on the San Diego Historical Site Board Register
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**Source:** Dr. Ray Brandes, 1994.
<table>
<thead>
<tr>
<th>Street Address</th>
<th>Architectural Style, Use</th>
<th>Grade No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>El Cajon Boulevard</td>
<td>Deco Moderne, MacMahan's Furniture</td>
<td>4</td>
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<tr>
<td>2930</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2935-2947</td>
<td>Roman Moderne Revival, Today's Furniture</td>
<td>4</td>
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<tr>
<td>3093-3095</td>
<td>Art Deco, Business</td>
<td>4</td>
</tr>
<tr>
<td>3094</td>
<td>Spanish Colonial, Apartments</td>
<td>4</td>
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<tr>
<td>3118-3120</td>
<td>Craftsman Bungalow, Duplex</td>
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<tr>
<td>3134</td>
<td>Spanish Colonial</td>
<td>4</td>
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<tr>
<td>3151</td>
<td>Spanish, Romanesque, SDG&amp;E Substation</td>
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<td>Georgia Street</td>
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<td>Bridge</td>
<td>Between Park Boulevard and Florida Street</td>
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<td>Granada Street</td>
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<tr>
<td>3829-31</td>
<td>Brick Commercial, Sterns Gym and New Life Chinese Laundry</td>
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<tr>
<td>Grim Street</td>
<td></td>
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<tr>
<td>3805</td>
<td>Craftsman Bungalow, Plaster on Cobblestone</td>
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<tr>
<td>Howard Street</td>
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<td>2930</td>
<td>Moderne, Covenant Presbyterian Church</td>
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<td>North Park Way</td>
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<tr>
<td>3026-3030</td>
<td>Deco, Business</td>
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<tr>
<td>3066</td>
<td>Spanish Colonial, Bungalow</td>
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<tr>
<td>3218</td>
<td>Craftsman Bungalow</td>
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<td>Ohio Street</td>
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<td>4102</td>
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<td>4120</td>
<td>Craftsman Bungalow</td>
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<tr>
<td>4218</td>
<td>Craftsman Bungalow</td>
<td>4</td>
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</table>

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<thead>
<tr>
<th>Street Address</th>
<th>Architectural Style, Use</th>
<th>Grade No.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Polk Street</strong></td>
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<td>3026</td>
<td>Craftsman Bungalow</td>
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<tr>
<td>3803-3805</td>
<td>Art Deco, Business</td>
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<tr>
<td>3804</td>
<td>Eclectic Deco, Business</td>
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<tr>
<td>3809-3815</td>
<td>Art Deco, Business</td>
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<tr>
<td>3818-3824</td>
<td>Deco, Business</td>
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<tr>
<td>3823-3827</td>
<td>Deco, Business</td>
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<tr>
<td><strong>Ray Street</strong></td>
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</tr>
<tr>
<td>3803-3805</td>
<td>Deco, Business</td>
<td>4</td>
</tr>
<tr>
<td>3804</td>
<td>Deco, Business</td>
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<tr>
<td>3809-3815</td>
<td>Deco, Business</td>
<td>4</td>
</tr>
<tr>
<td>3818-3824</td>
<td>Deco, Business</td>
<td>4</td>
</tr>
<tr>
<td>3823-3827</td>
<td>Deco, Business</td>
<td>4</td>
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<tr>
<td><strong>30th Street</strong></td>
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<tr>
<td>3382-3396</td>
<td>Col. Revival/Craftsman, Lynnhurst Apts.</td>
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<td>3585</td>
<td>Moderne and Victorian Craftsman, St. Patricks Church and Rectory</td>
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<td>3617</td>
<td>Moderne Eclectic, Two Story Apts.</td>
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<tr>
<td>3630</td>
<td>Craftsman Bungalow, Two Story House</td>
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<td>3702-3708</td>
<td>Mediterranean/late Victorian, Two Story House</td>
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<td>3711</td>
<td>Craftsman Bungalow, 1/2 Story</td>
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<td>3712</td>
<td>Art Deco, Dentist Bldg.</td>
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<tr>
<td>3725-29</td>
<td>Gothic Style Church and Spanish Colonial Rectory, St. Luke's Episcopal Church</td>
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<tr>
<td>3794</td>
<td>Spanish Colonial, Smith Shade &amp; Linoleum</td>
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<tr>
<td>3795</td>
<td>Deco Eclectic, White Colored Dental Office</td>
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</tbody>
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<tr>
<th>Street Address</th>
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<th>Grade No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>30th Street</td>
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<tr>
<td>3934</td>
<td>Art Deco, Market</td>
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<td>4045</td>
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<td>4057-4063</td>
<td>Spanish Colonial, One Story House, Duplex</td>
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<td>4062-4072</td>
<td>Deco, Apartments</td>
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<td>4166-4172</td>
<td>Spanish Colonial, Courts</td>
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<td>4201-4211</td>
<td>Colonial Rev./Craftsman, Market/Auto Sales</td>
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<td>4347-4367</td>
<td>Spanish Colonial, Courts</td>
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<td>4421-4433</td>
<td>Deco, Courts</td>
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<td>4426</td>
<td>Craftsman Mansard Roof, Residence</td>
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<tr>
<td>4437</td>
<td>Spanish Colonial Craftsman</td>
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<tr>
<td>4438-4444</td>
<td>Spanish Colonial, Courts</td>
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<td>4454</td>
<td>Craftsman, Law Offices</td>
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<td>Gothic Moderne, St. Johns S.D. Armenian Church</td>
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<td>4645</td>
<td>Craftsman; also a Poor Bungalow in Back</td>
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<td>4674-4684</td>
<td>Deco, Antiques Apartments</td>
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<tr>
<td>University Avenue</td>
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<td>2111</td>
<td>Craftsman Bungalow, Yellow</td>
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<tr>
<td>2532</td>
<td>Bungalow</td>
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<tr>
<td>2543</td>
<td>Commercial Brick, Express Market</td>
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<td>2548</td>
<td>Late Victorian Commercial, Amandos</td>
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<td>Spanish Colonial, Business</td>
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<tr>
<td>2581-2585</td>
<td>Frontier False Front Pre-Fab, Art Glass</td>
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</table>

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### TABLE 4-40
(Continued)

<table>
<thead>
<tr>
<th>Street Address</th>
<th>Architectural Style, Use</th>
<th>Grade No.</th>
</tr>
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<tbody>
<tr>
<td><strong>University Avenue</strong></td>
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<tr>
<td>2587-2589</td>
<td>Spanish Colonial, LAC TV/VCR,</td>
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<td>2622</td>
<td>Bungalow</td>
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<tr>
<td>2717</td>
<td>Moderne Eclectic, Plymouth Congregational Church</td>
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<td>2835</td>
<td>Commercial Brick, Glenn's Market</td>
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<td>2871-2875</td>
<td>Commercial Brick, Hillcrest Pharmacy and North</td>
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<td>Park Florist</td>
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<td>2891-2899</td>
<td>Spanish Renaissance Facade, North Park Theatre</td>
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<td>HSB Site #245</td>
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<td>2911A</td>
<td>Commercial &amp; Neon, North Park Neon Sign</td>
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<td>[Actually 2901-2915]</td>
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<td>Hispanic-Moorish, Odd Fellows Building.</td>
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<td>2920</td>
<td>Romanesque, Salvation Army</td>
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<td>2948</td>
<td>Moderne/Commercial, Beauty Supply Clean/Dent/</td>
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<tr>
<td></td>
<td>Edward</td>
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<tr>
<td>3018</td>
<td>Theatre Eclectic, Ramona Theatre</td>
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<tr>
<td>3026-3038</td>
<td>Moderne Commercial, Maxines/Adams Office Sup.,</td>
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<td>Cafe Rosemarie</td>
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<td>3043-3049</td>
<td>Chicago Style Bldg., Commercial</td>
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<td>Modernistic-Eclectic, Decor Furniture</td>
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<tr>
<td>3067</td>
<td>Deco, MacMahon Desk</td>
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</tbody>
</table>

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**Source:** Dr. Ray Brandes, 1994.
APPENDIX IV

HISTORIC RESOURCE INVENTORY FORMS

Primary Record: DPR 523A-Test, 12/93 and Building, Structure & Object Record 523B-Test 12/93

The DPR forms were a portion of the "Results of a Cultural Resource Study for the North Park Redevelopment Project" for the Economic Development Corporation prepared by the Butler Roach Group, 1550 Hotel Circle Drive North, Suite 320, San Diego, California, 92101

Prepared by Dr. Ray Brandes, 230 West Laurel Street, Suite 406 San Diego, California 92101

Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
   b. Address 2600-2610 Adams Avenue
   City San Diego
   c. UTM: USGS Quad La Jolla Quad (7.5'/15') Date Zone 6 48/7080 mE 3624230 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
The Assessor's Parcel Number is 438-252-14. The legal description is University Heights, Referees Partition, Block E, West 90 feet of south 10 feet of lot 22, and west 90 feet of south 10 feet of lots 23 and 24.

Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
The Spanish Colonial structure, one and a half stories, has a red tile roof and is plastered tan. There is a raised parapet on the southwest corner of the building which wraps around the corner on Hamilton Street. The business structure stretches along Adams Avenue with the slight red tile overhang. Windows on the first floor and the doors are various shapes, including several arched entryways. Windows have some bars for protective purposes. Several canopies appear on the main or south facade of the building. The structure does not appear to have been altered and has been maintained in good condition.

Resources present: X Building  □ Structure  □ Object  □ Site  □ District  □ Element of District

Date Constructed/Age:
□ Prehistoric  □ Historic  □ Both 1927 F

Owner and Address:
Micha Mottale
P.O. Box 18187
San Diego, CA 92176

Recorded by (Name, affiliation, and address):
Dr. Ray Brandes
230 West Laurel Street, Suite 430
San Diego, California 92101

Date Recorded: August 1994

Type of Survey:
□ Intensive  □ Reconnaissance  □ Other

Describe: A Project Study for the Economic Development Department, San Diego, Ca

Report Citation (Provide full citation or enter "none."): None

Attachments: □ NONE  □ Map Sheet  □ Continuation Sheet  □ Building, Structure, and Object Record  □ Linear Resource Record
□ Archaeological Record  □ District Record  □ Milling Station Record  □ Rock Art Record  □ Artifact Record  □ Photograph Record
□ Other (List):

DPR 523A-Test (12/93)
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

<table>
<thead>
<tr>
<th>B1. Resource Identifier</th>
<th>The North Park (San Diego) Redevelopment Project Study Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>B2. Historic Name</td>
<td>The Bennett Building</td>
</tr>
<tr>
<td>B3. Common Name</td>
<td>The Mottlhe Building</td>
</tr>
<tr>
<td>B4. Address</td>
<td>2600-2610 Adams Avenue</td>
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<tr>
<td></td>
<td>San Diego</td>
</tr>
<tr>
<td></td>
<td>County: San Diego</td>
</tr>
<tr>
<td></td>
<td>Zip: 92116</td>
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<tr>
<td>B5. Zoning</td>
<td>GL-4</td>
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<td>B6. Threats</td>
<td>None known</td>
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<td>B7. Architectural Style</td>
<td>Spanish Colonial</td>
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<tr>
<td>B8. Alterations and Date</td>
<td>No alterations seen visually and none noted in record searches.</td>
</tr>
</tbody>
</table>

| B9. Moved?               | No                                                        |
| B10. Yes                 | Unknown                                                  |
| Date                    | N/A                                                      |
| Original Location       | N/A                                                      |

| B16. Related Features    | Adams Avenue was paved in October 1923, at which time the area began to change slightly from a strictly residential area to one which included some small businesses. By the period of the Depression, the mixed use of residences and small businesses had taken place. |

| B11. Architect           | Unknown                                                  |
| B12. Builder             | Unknown                                                  |
| Historic Attributes      | HP 6 one to three story business                        |

| B13. Significance        | Theme: A corridor of 1920s-1930s bungalows and Deco structures  |
|                         | Area: Adams Avenue                                       |
| Period of Significance   | 1920-1950                                                |
| Property Type           | Retail shops                                             |
| Applicable Criteria      | 551                                                      |

(Denotes significance in terms of historic or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Bennett Building is a very good example of the adaptation of a Spanish Colonial structure to a neighborhood that even in 1980s basically a neighborhood shopping area consisting largely of antique stores, small cafes and pubs, and small grocery stores. The structure is adapted to allow multiple businesses to function. Its location on a corner allowed the architect to design an interesting rectangular parapet, yet along Adams Avenue, the red tile roof overhang is very visible. This area, while residential prior to the construction of this building verified by a Notice of Completion on March 3, 1927, has remained essentially much the same in nature. The building has held a large variety of services as reflected on the Records and Directory searches. It has held a grocery store, a restaurant, a beauty shop, self service laundry, an American Indian Herb Company, an Academy of Healing Arts, and the Lost Horizon Antiques, which reflect the nature of the Adams Avenue corridor. The fabric of the structure appears to be in excellent condition.

Reference:
San Diego County Recorder's Office;
San Diego County Assessor's Office;
City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.
Date of Evaluation: 1984

(This space reserved for official comments.)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County: San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
   b. Address: 2637 Adams Avenue
   c. UTM: USGS Quad, The Point Loma Quad (7.5’/15’) Date: ; Zone: 6 3624230 487100 mE/ mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
      The Assessor’s Parcel Number is 445-082-31. The Legal Description is University Heights D’Hemencourt Map Amended, Block 16, except west 65 feet of lots 47 and 48.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries):
   The one and a half-story California Craftsman Bungalow has a cross gabled roof, with asphalt shingles. The chimney is flush with the east side of the house, and a chimney is flush with the southwest corner of the house. The roof overhang is supported by triangular shaped beams and extends about 2 feet. The building is on a corner lot with the main facade facing Adams Avenue. Windows all around are multi shaped, and of varying sizes. The front porch is recessed and it does appear that the residence has been converted in recent times to a duplex. The distinguishing feature of this home is that it has been maintained and is a fine example of the early bungalow. From all record indications it was built about 1919. Ownership is difficult to trace until 1927 and during the major portion of the period until 1984 at least, it was a one family home.

P4. Resources present: □ Building □ Structure □ Object □ Site □ District □ Element of District

P6. Date Constructed/Age:
   □ Prehistoric □ Historic □ Both
   1931 F

P7. Owner and Address:
   Darthy M. Cross
   2637 Adams Avenue
   San Diego, CA 92116

P8. Recorded by (Name, affiliation, and address):
   Ray Brandes, Ph.D.
   230 West Laurel St., Suite 405
   San Diego, California 92101

P9. Date Recorded: 1994

P10. Type of Survey:
   □ Intensive
   □ Reconnaissance □ Other

Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter “none.”): None

Attachments: □ NONE □ Map Sheet □ Continuation Sheet □ Building, Structure, and Object Record □ Linear Resource Record
□ Archaeological Record □ District Record □ Milling Station Record □ Rock Art Record □ Artifact Record □ Photograph Record
□ Other (List):

DPR 523A-Test (12/83)
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

B2. Historic Name: The Emma Ware Anderson Residence

B3. Common Name: The Dorothy M. Cross Residence

B4. Address: 2637 Adams Avenue
   City: San Diego  County: San Diego  Zip: 92116

B5. Zoning: CL-4  B6. Threats: None noted

B7. Architectural Style: California Craftsman Bungalow

B8. Alterations and Date(s):
No structural alterations noted, however, a set of double front doors suggests the single family residence may now be a duplex; and bars for protection are seen on windows.

B9. Moved? □No ☑Yes  ☐Unknown Date: N/A  Original Location: N/A

B10. Related Features:
The residence is on a corner, with good views of both streets; no garage was seen; vegetation is limited to a lawn and some heavy bush vegetation around house.


B13. Significance: Theme: Residential architecture  Area: North Park, San Diego
   Period of Significance: 1915-1950  Property Type: Residential  Applicable Criteria: SS1
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address Integrity.)

   The Records Search indicates that the property was first sold by the College Hill Land Association in 1915, as a part of a large tract. In 1919 the property was first sold and remained undeveloped until 1931, when it appears that Emma Ware Anderson arranged for a $2,000 trust deed at 7% interest per annum with the First National Bank, to build the residence. Since that time the property has been owned and resided in, according to San Diego City Directories by one individual, although in more recent times it does reflect use as a duplex. Its condition makes it a very fine contributor to the Adams Avenue area.

B14. References:
   The Office, San Diego County Assessor
   The Office, San Diego County Recorder
   San Diego City Directories

B15. Evaluator: Ray Brandes, Ph.D.
   Date of Evaluation: 1994

   (This space reserved for official comments.)

DPR 523B-Test (12/93)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County: San Diego
   b. Address: 2701-2709 Adams Avenue
   c. UTM: USGS Quad: The La Jolla Quad (7.5' x 15') Date: 1953; Zone: 6
   d. Other Locational Data: The Assessor's Parcel Number is 445-109-01. The legal description is University Heights Referee's Partition (East 1/2 Pueblo Lot 1110) Block 15 Except East 42.5 feet of lots 1 and 2.

P3. Description: The Spanish Colonial structure faces north on Adams Avenue, and wraps around the Oregon Street to the west. It is a two-story Spanish Colonial combination business building at the street level, and at the second story apartments. A red tile roof overhangs an otherwise flat roof. The entrance to the second story is an arched entryway with a double set of stairs. A second story area covered but open to the north apparently serves as a sort of balcony for each of the apartments. There are an abundance of canales at both the roof level and between floors. Windows at the street level are storefront windows, quite large; at the apartment level, there are large three pane double hung windows. The building appears to be in excellent condition.

P4. Resources present: x Building

P6. Date Constructed/Age:

1823 F

P7. Owner and Address: Darrell E. Holt Jr., Charlene M. Holt and Virginia H. Dewey Tr., 4817 Palm Avenue
   No. E. La Mesa, California 91941

P8. Recorded by: Name, affiliation, and address: Dr. Ray Brandes
   230 West Laurel Street, Suite 406
   San Diego, California 92101

P9. Date Recorded: 1994

P10. Type of Survey:
   ■ Intensive
   ■ Reconnaissance
   ■ Other

Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none."): None

Attachments: □ NONE  □ Map Sheet  □ Continuation Sheet  □ Building, Structure, and Object Record  □ Linear Resource Record

□ Archaeological Record  □ District Record  □ Milking Station Record  □ Rock Art Record  □ Artifact Record  □ Photograph Record

□ Other (List):

DPR 523A-Test (12/93)
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

B2. Historic Name: The Coleman Block

B3. Common Name: The

B4. Address: 2701-2709 Adams Avenue
   City: San Diego
   County: San Diego
   Zip: 92116

B5. Zoning: CN

B6. Threats: None known


B8. Alterations and Date(s):
   There are no visible alterations to the structure

B9. Moved? No

B10. Related Features:
   The business structure is within the corridor of Adams Avenue which is noted for its antique stores and small businesses. The apartments at the second level make this a very comfortable place for either the business owners or people who work in the area.

B11. Architect: Unknown

B12. Builder: Unknown

B13. Historic Attributes (List attributes and codes):
   HP6, HP3, Business, residences

B13. Significance: Theme: The building represents an early business structure in this area. Area: North Park, San Diego
   Period of Significance: 1923-1950
   Property Type: Business/residential
   Applicable Criteria: 5D1
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   The property was first sold by the College Hill Land Association to the University of San Diego branch of Southern California. The latter was a proposed institution which failed to materialize. The property was sold to Mr. Nelson and wife Late Coleman in March of 1923 at which time they took a trust deed for the construction of the building. See deed book 930, page 458 for the transaction dated May 8, 1923. Over the years a number of the businesses have been leased and some of the kinds of businesses derived from San Diego City Directories include The Sablean Grocery, a barber shop, drugstore, a beauty salon. The building has served since 1980 as the headquarters for the San Diego Bowling Association.

B14. References:
   The Office of San Diego County Assessor
   The Office of San Diego County Recorder.
   San Diego City Directories

B15. Evaluator: Ray Brandes, Ph.D.
   Date of Evaluation: 1993-1994

(This space reserved for official comments.)
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

P1. Resource Identifier: Th (San Diego) Redevelopment Project Study Area

P2. Location: a. County: San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
   b. Address: 2875 Adams Avenue
   c. UTM: USGS Quad: The La Jolla Quad (7.5'X 7.5') Date: ZONE_6 4° 27' 7'' W 1° 58' 33'' mE/1° 58' 33'' mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
The Assessor's Parcel Number is 446-023-27. The legal description is University Heights Sub of Pueblo Lot 1113, Block 13, West 33 feet of east 100 feet of lots 45, 46, 47, 48.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
The structure sets back from Adams Avenue and is today an antique shop, although it was at one time a California Craftsman bungalow. Abutting this structure to the East is another similar bungalow. This was selected as the best of the three, however, in the event of a commitment to a district all three might be included. It has a double hip roof, the major one medium hipped; the one covering the enclosed front porch is also medium. The siding is shiplap; the front porch is now enclosed. It is a very simple cottage, typical of a very early period of Craftsman construction in the area. The estimated date of construction is based on a deed book #285, page 286 dated February 7, 1918, from Abraham Sutton to Mead Haskell Company who were builders of homes in this early period.

P4. Resources present: x Building  □ Structure  □ Object  □ Site  □ District  □ Element of District

P6. Date Constructed/Age:
   □ Prehistoric  □ Historic  □ Both
   1919  E

P7. Owner and Address:
The Joe and Linda Giacalone, 6 Richard Flores, 4579 Cheshire Street
San Diego, California 92117

P8. Recorded by (Name, affiliation, and address):
Dr. Ray Brandes
230 West Laurel St., Suite 406
San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey:
□ Intensive  □ Reconnaissance  □ Other

Describe: A Project Study for the Economic Development Department, San Diego, Ca

P11. Report Citation (Provide full citation or enter "none."): None

Attachments: □ NONE  □ Map Sheet  □ Continuation Sheet  □ Building, Structure, and Object Record  □ Linear Resource Record
□ Archaeological Record  □ District Record  □ Milling Station Record  □ Rock Art Record  □ Artifact Record  □ Photograph Record
□ Other (List):
DPR 523A-Test (12/93)
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

B2. Historic Name: The Abraham Sutton Residence

B3. Common Name: Graciano Flores Residence

B4. Address: 2875 Adams Avenue
   City: San Diego
   County: San Diego
   Zip: 92116

B5. Zoning: CN

B6. Threats: None known

B7. Architectural Style: California Craftsman Bungalow (cottage)

B8. Alterations and Date(s):
The front porch is now enclosed; louvered front door; aluminum sliding on windows; the building has been painted cream color with brown trim. There are two buildings of a similar style to the east; should this be selected as an area to be a local district then the restoration could take place.

B9. Moved? ☐ No ☐ Yes ☐ Unknown Date: N/A

B10. Related Features:
TA driveway for a vehicle but no garage.

B11. Architect: Unknown
    Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP8: HP2 Commercial/single family residence

   Period of Significance: 1920-1950
   Property Type: retail store in single family residence
   Applicable Criteria: The

   The building was constructed according to a deed book entry in 1919 by Abraham Sutton who contracted with the Mead Haskell company. The building is one of a series of three or four on the block which appear to be of equal quality. While this one has been altered somewhat, its used as a business out of a residence sets it somewhat apart from the other Craftsman bungalow cottages. The building served as a single family home until about 1980-1985 when it was converted to the Flores Graphic Design Studio owned by Emberlo Flores, and represents one of the several time periods along the Adams Avenue Corridor where antique dealers and artists began to utilize the residential vacancies for business purposes helping to create an atmosphere of an unique and casual residential shopping area.

B14. References:
    Office San Diego County Assessor
    Office of San Diego County Recorder
    San Diego City Directories

B15. Evaluator: Ray Brandes, Ph.D.
    Date of Evaluation: 1994

(This space reserved for official comments.)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location:
   a. County: San Diego
   b. Address: 2881 Adams Avenue
   c. UTM: USGS Quad The La Jolla Quad (7.5'15') Date Zone 6, 489180 mE/3624230 mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
      The Assessor's Parcel Number is 44&023-28. The legal description is University Heights, Sub of Pueblo Lot 1113, Block 13, West 33 feet of East 67 feet of lots 45, 46, 47, and 48.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries):
   The residence is a California Craftsman bungalow painted light blue with blue trim. It has a low hipped roof; sets deep on the property. The facade is shiplap. A bay window was constructed on the west side of the house. Two Tuscan columns support the low hipped roof over the porch. There are three such structures adjacent to one another. This appears to be the better of the three, however, in the event a district might be created, the total units would be contributing structures.

P4. Resources present: Building Structure Object Site District Element of District

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects)

See 2875 Adams Avenue

P6. Date Constructed/Age:
   [ ] Prehistoric [ ] Historic [ ] Both
   1925 E

P7. Owner and Address:
   Joe and Linda Greciano and Richard Flores
   4573 Cheshire Street
   San Diego, CA 92117

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel Street, Suite 406
   San Diego, CA 92101

P9. Date Recorded: 1994

P10. Type of Survey:
   [ ] Intensive
   [ ] Reconnaissance
   [ ] Other

Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none."): None

Attachments: [ ] NONE [ ] Map Sheet [ ] Continuation Sheet [ ] Building, Structure, and Object Record [ ] Linear Resource Record
   [ ] Archaeological Record [ ] District Record [ ] Mining Station Record [ ] Rock Art Record [ ] Artifact Record [ ] Photograph Record
[ ] Other (List): 

DPR 529A-Test (12/83)
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

B2. Historic Name: The Baskerville Residence

B3. Common Name: The Flores building

B4. Address: 2881-2883 Adams Avenue
   City: San Diego
   County: San Diego
   Zip: 92116

B5. Zoning: CN

B6. Threats: None known

B7. Architectural Style: California Craftsman Bungalow

B8. Alterations and Date(s):
   There are none readily apparent.

B9. Moved? No

B10. Related Features:
   The

B11. Architect: Unknown
   Builder: Unknown

B12. Historic Attributes (List attributes and codes): HHP 2 and HP 6 Residences/business

B13. Significance: Theme: A residential corridor which changed to a mixed resid/business Area: North Park, San Diego
   Period of Significance: District 1920-1950
   Property Type: residential/business
   Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address Integrity.)
   The property was first subdivided in 1907 when the Bay Trust Company sold the land to the College Hill Land Association. There were several sales of the property until July 16, 1920, when W. H. and Alice Baskerville contracted with the Mead Haskell Company to construct the residence. The property was eventually sold to Mr. and Mrs. William P. Taylor, however, during the Depression, in 1931 the owners were unable to meet the mortgage payments and they filed bankruptcy. Mrs. Taylor had utilized the home as a "Practitioner." By 1935 there were other residents and owners, and by 1955 the fact that two names appear each year in the San Diego City Directories suggests that the house may have become a duplex or that it was a rental. Adams Avenue was part of a larger residential area and by the late 1920s due to the expansion of the bungalows, a street such as Adams Avenue became a natural route for a business corridor. It was about that time that some houses were simply converted to businesses; others were torn down and replaced with nice Deco or Spanish Colonial business blocks. Still others were demolished and less than desirable structures built in their place. The theme is the changing nature of a corridor from a strictly residential one to a mixed used corridor that has the potential for a very fine historic district.

B14. References:
   Office of the San Diego County Recorder
   Office of the San Diego County Assessor
   City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.
   Date of Evaluation: 1994

(The space reserved for official comments.)
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Page 1 of 2

Review Code Reviewer Date

P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County San Diego

b. Address 2836-2848 Adams Avenue

City San Diego

c. UTM: USGS Quad The La Jolla Quad

Zone 6 ; 487180 mE/ 3624240 mN

d. Other Location Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate).

The parcel's Parcel Number is 438-301. The legal description is University Heights Sub of Pueblo Lot 1113, Block 1, East 70 feet of Lots 11, 12, 13, and 14.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.)

The Alouette Antiques is a one story Mediterranean concrete structure with a red tile roof overhang, six pilasters to roof level, containing three stories. The large windows are standard plate glass. Wide broad awnings hang over the sidewalk. This is a building with neat lines and a very clean appearance. The building has been stuccoed, and wraps around Thirty-First Street, with a similar facade on that street, but there are no store openings on Thirty-First. The street furniture consists of a street lamp, benches and some trees.

P4. Resources present: Building Structure Object Site District Element of District

P6. Date Constructed/Age:

☐ Prehistoric ☐ Historic ☐ Both

1937 ☑

P7. Owner and Address:

Frank E. and Charlotte C. Plant

5558 Forbes Avenue
San Diego, California 92120

P8. Recorded by (Name, affiliation, and address):

Dr. Ray Brandes

2320 West Laurel St. Suite 406
San Diego, Ca 92101

P9. Date Recorded:

1994

P10. Type of Survey:

☐ Intensive ☐ Reconnaissance ☐ Other

Describe: A Project Study for the Economic Development Department, San Diego, Ca

P11. Report Citation (Provide full citation or enter "none.")

NONE

Attachments: ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Linear Resource Record

☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record

☐ Other (List):

DPR 523A-Test (12/93)
**Staie of California - The Resources Agency**

**DEPARTMENT OF PARKS AND RECREATION**

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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**B1. Resource Identifier:** The North Park (San Diego) Redevelopment Project Study Area

**B2. Historic Name:** The Alouette Antique Shop

**B4. Address:** 2936-2946 Adams Avenue

<table>
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<th>City</th>
<th>County</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>San Diego</td>
<td>San Diego</td>
<td>92116</td>
</tr>
</tbody>
</table>

**B5. Zoning:** CN-3

**B6. Threats:** None known

**B7. Architectural Style:** Spanish Colonial

**B8. Alterations and Date(s):** None noted.

**B9. Moved?** No

**B10. Related Features:**
The street furniture and the arrangement of trees along the sidewalk strip add a casual and clean appearance to the site. There is a strong possibility that this is the second building on the site. (See No. B13 below.)

**B11. Architect:** Unknown

**B12. Historic Attributes (List attributes and codes):**
- 1-3 story
- Commercial building

**B13. Significance:**
- Theme: A corridor of the 1920-1950 period
- Bungalow, Sp. Col & Deco
- Area: North Park, San Diego
- Period of Significance: 1920-1950
- Property Type: Retail shops
- Applicable Criteria: SS1

The original building on this site, according to record searches reflects use as a barber shop, shoe repair shop until the 1930s; then there are a number of mechanics liens posted against the owners in 1937, suggesting that the original building was remodeled (some of the same older tenants remained), and the Spanish Colonial built on the site. From that point on, a grocery, a "notions" store, variety store and shoe and watch repair stores are listed in the directories. The variety of structures which retain their charm include Deco, Spanish Colonial, and small courts.

**B14. References:**
- Office of San Diego County Recorder
- Office of San Diego County Assessor
- San Diego City Directories

**B15. Evaluator:** Bay Brandes, Ph.D.

**Date of Evaluation:** 1994

(This space reserved for official comments.)

DPR 523B-Test (12/93)
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Page 1 of 2

P1. Resource Identifier: North Park (San Diego) Redevelopment Project Area

P2. Location: a. County: San Diego and Address: 3002-3006 Adams Avenue
   City: San Diego
   City: San Diego
   UTM: USGS Quad: The Point Loma Quad (7.5'/15') Date: 6, Zone: 487210
   Parcels: The Point Loma Quad {7.5'/15'} Date: 6, Zone: 487210
   Other Locational Data: The Assessors Parcel Number is 438-30. The legal description is University Heights, Sub of Puebl Lot 1113, Block J, south 57 feet of lots 36 and 37.

P3. Description (Description of resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries):

   The Deco is located at the northeast corner of Adams Avenue and Thirtieth Street, one of the four main anchors in a potential business/residential district because of the period structures in this locale. It is a two-story Deco building with large plate glass windows at the street level; the entry to the building angled to face the corner. The antique store presently at the floor level, also provides sidewalk space for coffee and food. The building is stucco on frame, has been maintained in a good condition, and probably repainted while stuccoed with blue trim in more recent years.

P4. Resources present: Building □ Structure □ Object □ Site □ District □ Element of District

P6. Date Constructed/Age:
   □ Prehistoric □ Historic □ Both
   1924 F

P7. Owner and Address:
   Edward E Colson III & Dennis B Sciotto
   4130 La Jolla Village Drive #300
   La Jolla, California 92037

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brantzas
   230 West Laurel Street, Suite 406
   San Diego, California 92101

P9. Date Recorded: 1994

P10. Type of Survey:
   □ Intensive
   □ Reconnaissance □ Other
   Describe: A Project Study for the Economic
   The Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none."): None

Attachments: □ NONE □ Map Sheet □ Continuation Sheet □ Building, Structure, and Object Record □ Linear Resource Record
□ Archaeological Record □ District Record □ Mailing Station Record □ Rock Art Record □ Artifact Record □ Photograph Record
□ Other (List):
DPR 523A-Test (12/93)
# Building, Structure, and Object Record

**State of California - The Resources Agency**  
DEPARTMENT OF PARKS AND RECREATION

**Primary #**

## B1. Resource Identifier:
The North Park (San Diego) Redevelopment Project Area Study

## B2. Historic Name:
The Bertha L. Berg Building

## B3. Common Name:
The Antique Row

## B4. Address:
3002-3004 Adams Avenue  
City: San Diego  
County: San Diego  
Zip: 92116

## B5. Zoning:
CN-3

## B6. Threats:
None known

## B7. Architectural Style:
Art Deco

## B8. Alterations and Date(s):
There are no obvious alterations; the record search reflects some interior changes due to the nature of the businesses.

## B9. Moved?:
No

## B10. Related Features:
The street atmosphere makes this a most interesting where one can browse in the store, and to casually have coffee and snacks out on the sidewalk. Several trees provide some shade.

## B11. Architect:
Unknown  
Builder: Unknown

## B12. Historic Attributes (List attributes and codes):
HP6 Retail business

## B13. Significance:
The Art Deco structure is in the heart of a potential local historic residential commercial district. The Notice of Completion was signed in September 1924, completed on November 15th. At that time its principal function was as a restaurant; in ensuing years, through the Depression there were a number of grantees until the operations stabilized with the infusion of antique dealers into the area. This building could be one of the cornerstones to such a district in the heart of the traffic area, at the juncture of two main arteries and just a few blocks west of Inland Freeway 805. Its condition and appearance, coupled with the outdoor streetscaping make it a most attractive location.

# References:
- Office of the San Diego County Assessor  
- Office of the San Diego County Recorder  
- San Diego City Directories

# Evaluator:
Ray Brandes, Ph.D.

**Date of Evaluation:** 1994

(DPR 523B-Test (12/93))
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Area Study

P2. Location:
   a. County: San Diego
   b. Address: 3015-3021 Adams Avenue
   c. UTM: USGS Quad, The La Jolla Quad (7.5'15') Date: Zone 5, 487230 mE/3624230 mN

d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
   The Assessor's Parcel Number is 446-021-02. The legal description is University Heights, Sub of Pueblo Lot 1113, Block 11, Lots 42-45.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries):
   The store which fronts on Adams Avenue and wraps around the corner on Thirtieth Street is at the core of a potential community residential/local historic district. While the main portion of the building is a market, other stores flow along Adams Avenue to the east toward Inland Freeway 805 which is several blocks away. It is clearly a one and a half Streamline Deco structure, and while store fronts and large display windows probably have been changed, the basic elements of the facade remain. It has all the signs of a Depression era "mom and Pop" Grocery Store. Street lights and large trees help to provide a clean atmosphere and appearance to the site. The entire structure includes the four lots noted above.

P4. Resources present: Building, Structure, Object, Site, District, Element of District

P6. Date Constructed/Age: 1926

P7. Owner and Address:
   Margaret D. Barr Tr.
   1701 Mission Cliffs Drive
   San Diego, CA 92116

P8. Recorded by (Name, affiliation, and address): Dr. Ray Brandes
   230 West Laurel Street, Suite 406
   San Diego, California 92101

P9. Date Recorded: 1994

P10. Type of Survey: Reconnaissance

P11. Report Citation (Provide full citation or enter "none."): None
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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**B1. Resource Identifier:** The North Park (San Diego) Redevelopment Project Study Area.

**B2. Historic Name:** The Loftus & George Husband Building

**B3. Common Name:** The Fiesta Market

**B4. Address:** 3015-3021 Adams Avenue

City: San Diego  County: San Diego  Zip: 92116

**B5. Zoning:** CN-3

**B6. Threats:** None known

**B7. Architectural Style:** Streamline Deco

**B8. Alterations and Date(s):**

There are no obvious exterior alterations. The interiors have probably been changed to fit the type of store as it changed functions; the facade on Adams Avenue appears to have little permanent change; only metal signs which can be removed appears to have been placed on this main facade.

**B9. Moved?** No

**B10. Related Features:**

The streetscape like much of Adams Avenue in this area has been enhanced with the addition of "antique" lamp posts, and trees on the sidewalk near the curbing.

**B11. Architect:** Unknown

**B12. Builder:** Unknown

**B13. Historic Attributes (List attributes and codes):** HP6, Retail, business


Period of Significance: 1920-1950  Property Type: Retail stores  Applicable Criteria: SS1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Fiesta Market is in 1994, a keystone shopping site for the residential community which surrounds this main juncture of Adams Avenue and Thirtieth Street. As a Streamline Deco, in need of some restoration, it nonetheless retains the character and features of the late 1920s and the Depression period. This like the shopping area around it could provide anchors in the center of a most interesting and unique local historic/commercial district. The area is surrounded by bungalows and cottages of the earlier periods which have helped retain the character of the times. Over the years since its construction it has been the home of the major Piggly Wiggly food market chain, shoe repair shops, cigar stores; Radio and Television stores, a soft water U-Wash, and by 1970 the Fiesta Market Grocery. Not excluded, however, in that period were Antique Tyme Antique dealer, Country Cousins Antiques and Cob Web Antiques adding flavor to the building and area. This "Mom and Pop" grocery fits perfectly with the kind of historic district that would benefit the entire regional community.

**B15. References:**

Office of San Diego County Assessor
Office of San Diego County Recorder
San Diego City Directories

**Evaluator:** Ray Brandes, Ph.D.

Date of Evaluation: 1994

(This space reserved for official comments.)

DPR 523B-Test (12/93)
Page 1 of 2

P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required)
b. Address 3027-3044 Adams Avenue
   City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/151 Date , Zone 11 , 487240 mE/3625244 mN
   m
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
      The site's Parcel Number is 446-021-30. The legal description is University Heights Sub of Pueblo Lot 1113, Portion of Block 11.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries):
   The one story Spanish Colonial Store is in 1994 utilized as an Antique store on antique row. The roof is flat, with parapet roof style, and a covering over the front with red tile for the Spanish Colonial appearance. It is stucco on frame, with a large awning over the sidewalk. The store front windows flank either side of the structure which is about 35 feet frontage and 75 feet in depth. Store windows are full plate glass, but barred in front for protective purposes. The condition of the building is excellent, and it is situated within about a quarter of a mile from the overpass of Inland Freeway 805. The structure has canales on the east and west sides of the building for water drainoff. There is an addition to the rear of the building.

P4. Resources present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P6. Date Constructed/Age:
   ☐ Prehistoric ☐ Historic ☐ Both
   1932 E

P7. Owner and Address:
   Dale C. and Leona M. Edilom Trs
   5745 Lodi
   San Diego, California 92117

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel Street, Suite 405
   San Diego, California 92101

P9. Date Recorded: 1994

P10. Type of Survey: ☐ Intensive
       ☐ Reconnaissance ☐ Other
       Describe: A Project Study for the Economic Development Department, San Diego, CA

P11. Report Citation (Provide full citation or enter "none"): None

Attachments: ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Linear Resource Record
            ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record
            ☐ Other (List):
            DPR 523A-Test (12/93)
**Building, Structure, and Object Record**

**Page 2**

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>B3. Common Name:</td>
<td>McDonald's Antiques.</td>
</tr>
<tr>
<td>B4. Address:</td>
<td>3027-3023 Adams Avenue</td>
</tr>
<tr>
<td>City: San Diego</td>
<td>County: San Diego</td>
</tr>
<tr>
<td>Zip: 92116</td>
<td></td>
</tr>
<tr>
<td>B8. Moved?: No</td>
<td></td>
</tr>
<tr>
<td>Date: N/A</td>
<td>Original Location: N/A</td>
</tr>
<tr>
<td>B9. Altered and Date(s):</td>
<td>There is an addition to the rear of the building; the use is not known.</td>
</tr>
<tr>
<td>B10. Related Features:</td>
<td>The street is in that corridor which contains the old fashioned street lamps and is lined with trees on the sidewalk to give the area the feeling of a residential commercial atmosphere.</td>
</tr>
<tr>
<td>B12. Historic Attributes (List attributes and codes):</td>
<td>HP6 one to three story retail business</td>
</tr>
<tr>
<td>Basic information about ownership of the property could not be recovered from legal or ownership records. There is some indication the building was constructed as early as 1924, however, the first occupant was a C.D. Schnelea, whose occupation is not known. From then on, it served as a radio sales store, a delicatessen, and a barber shop until the mid 1970s when it was converted to an antique store, which became McDonald's Antiques in 1980.</td>
<td></td>
</tr>
</tbody>
</table>

**B14. References:**
- Office of San Diego County Assessor
- Office of San Diego County Recorder
- San Diego City Directories

**B15. Evaluator:** Ray Brandes, Ph.D.
**Date of Evaluation:** 1994.

(This space reserved for official comments.)

DPR 523B-Test (12/93)
P1. Resource Identifier: The San Diego (North Park) Redevelopment Project Study Area

P2. Location:
   a. County: San Diego
   b. Address: 3039-3043 Adams Avenue
   c. UTM: USGS Quad, The La Jolla Quad (7.5'/15') Date: Zone 6, 487240 mE/3624230 mN

P3. Description:
The two story commercial structure is stucco on wood, with a facade remodeled to accommodate the stores. It has a slightly hipped roof with arched dormers which provide light to the second story. The cornice is molded; the roof is tied beneath the cornice with steel rods, and covered with circular red molds. The windows at the second floor are double hung and provide ample light all around the second story. At the street level, multiple store windows face Adams Avenue and awnings cover part of the space to the sidewalk. Like the other structures on this Avenue, the streetscape is lined with old fashioned street lamps and palm or fir trees.

P4. Resources present:

P6. Date Constructed/Age:
   □ Prehistoric □ Historic □ Both
   1920 F

P7. Owner and Address:
   Gerald P McDonald
   3144 Bancroft Street
   San Diego, CA 92104

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel St.
   Suite 406
   San Diego, California 92101

P9. Date Recorded:
   1994

P11. Report Citation:
   (Provide full citation or enter "none.") None

DPR 523A-Test (12/93)
**State of California - The Resources Agency**  
DEPARTMENT OF PARKS AND RECREATION

**BUILDING, STRUCTURE, AND OBJECT RECORD**

**Primary #**

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**Page 2 of 2**

**B1. Resource Identifier:** The North Park (San Diego) Redevelopment Project Study Area

**B2. Historic Name:** The Margaret Wakefield Building

**B3. Common Name:** The Gaslamp Potpourri/Military Collectibles Building

**B4. Address:** 3039-3043 Adams Avenue

**City:** San Diego  
**County:** San Diego  
**Zip:** 92116

**B5. Zoning:** CN3

**B6. Threats:** None known

**B7. Architectural Style:** Box Commercial

**B8. Alterations and Date(s):** There are no alterations apparent. While the building was completed in 1920, there is a notice of completion for lots 45-48 in 1926, although the alterations are not readily apparent.

**B9. Moved?** No  
**Date:** N/A  
**Original Location:** N/A

**B10. Related Features:** The streetscaping which is for the benefit of the business area.

**B11. Architect:** Unknown  
**Builder:** Unknown

**B12. Historic Attributes (List attributes and codes):** HP6 2 Story commercial building


**Period of Significance:** 1920-1950  
**Property Type:** Retail Store

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The two story building which faces Adams Avenue is one block west of the overpass to Inland Freeway 805. It essentially anchors the north end of what could become a community, residential and entertainment corridor or historic district of local significance. The land was first sold to the College Hill Land Association on December 23, 1907. After several purchasers, W.H. and Alice Baskerville contracted with the Mead Haskell Company on July 16, 1920 to build on lots 45-48. In 1926, the Western Loan and Building company contracted with Mede and William P. Taylor for some construction or alterations to the building. In 1994 the building houses an antique store at the first floor and a most unique military collectibles store on the second floor; that company had been at another location a bit earlier known as the Quartermaster Store: the Military Collectibles. Its first tenant for three years was Harder and Stevens, Real estate. Of some interest is that from about 1940 to 1955 the building was utilized by the U.S. Selective Service System, but also included a restaurant and grocery store on the premises.

**B14. References:**  
Office of San Diego County Assessor  
Office of San Diego County Recorder  
San Diego City Directories

**B15. Evaluator:** Ray Brandes, Ph.D.  
**Date of Evaluation:** 1994

(This space reserved for official comments.)

DPR 5235-Test (12/93)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area.

P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
   b. Address 3810 Bancroft Street
   c. UTM: USGS Quad La Mesa Quad (7.5'/15') Date 1953; Zone 11, 488070 mE/3623020 mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
      TheA's Parcel Number is 446-471-167. The legal description is Park Villas, Pors Pueblo Lots 1126, 1127 and all 1349, Block 44, lots 42 through 48.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries):
   The North Park Baptist Church encompasses approximately one-half of the block on North Park Way and Bancroft Streets with the primary facade facing North Park Way. Platform steps, lead to the multi-doored entry. A theater type overhang is over the main entrance. The structure which could best be described as a moderne, with some Deco elements appears as a large block with varied windows on the east and south side. To the west side is a tower which reaches to five stories and represents the bell tower. Another structure which appears to be of a more recent datd has a delicate facade with inset circular pillars and a smaller replica of the bell tower in the older church. The newer ebuilding is much more finely scul6ted.

P4. Resources present: X Building X Structure O Object O Site O District O Element of District

P5. Date Constructed/Age:
   □Prehistoric □Historic □Both

P7. Owner and Address:
The North Park Baptist Church
3828 Bancroft Street
San Diego, California

P8. Recorded by (Name, affiliation, and address):
Dr. Ray Brandes
230 West Laurel Street, Suite 406
San Diego, Ca. 92101

P9. Date Recorded: __ook____

P10. Type of Survey:
□ Intensive
□ Reconnaissance □ Other

Describe: A Project Study for the Economic Development Department, Sa Diego, Ca.

P11. Report Citation (Provide full citation or enter "none"): None

The

Attachments: □NONE □MapSheet □Continuation Sheet □Building, Structure, and Object Record □Linear Resource Record
□Archaeological Record □District Record □Milling Station Record □Rock Art Record □Artifact Record □Photograph Record
□Other (List): The

DPR 523A-Test (12/93)
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

B2. Historic Name: The North Park Baptist Church

B3. Common Name: The North Park Baptist Church and The North Park Hispanic Baptist Church

B4. Address: 3810 Bancroft Street
   City: San Diego
   County: San Diego
   Zip: 92116

B5. Zoning: CN

B6. Threats: None known

B7. Architectural Style: Modern

B8. Alterations and Date(s):
   No alterations are noted on either of the North Park Baptist Church buildings.

B9. Moved? No

B10. Related Features:
   None

B11. Architect: Unknown

B12. Builder: Unknown

B13. Historic Attributes (List attributes and codes):
   Religious buildings

B14. Significance:
   Theme: Religious impact on residential/commercial area
   Area: North Park, San Diego
   Period of Significance: 1950-1980
   Property Type: Church buildings
   Applicable Criteria: HP16

   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

   The North Park Baptist Church appears to have undergone two periods of construction. The record searches suggest that in the early 1950s one of the buildings nearest the corner of North Park Way and Bancroft Street was constructed, and that later a second building was built later for the congregation. The newer building has all the earmarks of a finely designed and sculpted building created specifically for a church congregation. The older church may well have been the location of another institution. The address of the North Park Baptist Church and the North Park Hispanic Baptist Church does not appear in the City Directories until 1960. These are most important community cultural resources, particularly the location for the Hispanic parish.

B15. Evaluator: Ray Brandes, Ph.D.
   Date of Evaluation: 1993-1994

References:
Office of San Diego County Recorder
Office of San Diego County Assessor
San Diego City Directories

(This space reserved for official comments.)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location:
   a. County: San Diego
   b. Address: 3834 Bancroft Street
   c. UTM: USGS Quad The La Jolla Quad (7.5'x15') Date 1953 ; Zone 11, 488070 mE/3623040 mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
      The Assessor's Parcel Number is 446-171-13. The legal description is Park Villas, Block 44, lots 40 and 41.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries):
   The California Craftsman bungalow is in a mixed commercial-residential neighborhood, and near several churches. It is a one story with a low hipped roof, cross gable, a chimney at the northwest corner of the house. The roof is covered with asphalt shingles; it lacks an overhang, but does have bargeboard around the edges. The front porch is open, the dormer low hipped which is supported by a box beam and several rounded wooden columns. The open porch is enclosed with diamond shaped lath. The entire yard is enclosed by a chain link fence. Windows on the front facade are vertical, double sash. The house does not appear to have many alterations, unlike a number of others in the vicinity, in and out of the project study area.

P4. Resources present: Building Structure Object Site District Element of District

P6. Date Constructed/Age:
   1925 E

P7. Owner and Address:
   Joseph and Pearl Recht Family Trust
   6250 Penbrooke Drive
   San Diego, Ca 92115

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel Street, Suite 406
   San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey:
   Reconnaissance

P11. Report Citation (Provide full citation or enter "none."):
    None

Attachments: None MapSheet Continuation Sheet Building, Structure, and Object Record Linear Resource Record
   Archaeological Record District Record Milling Station Record Rock Art Record Artifact Record Photograph Record
   Other (List):

DPR 523A-Test (12/93)
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Area Study
B2. Historic Name: The Recht Family Trust
B3. Common Name: The Recht Family Trust
B4. Address: 3834 Bancroft Street
   City: San Diego County: San Diego Zip: 92104
B5. Zoning: CL1
B6. Threats: Deterioration of housing near this one.
B7. Architectural Style: California Craftsman Bungalow
B8. Alterations and Date(s):
   Yard was enclosed, not possible to enter yard to determine.
B9. Moved? □ No □ Yes □ Unknown Date: N/A Original Location: N/A
B10. Related Features:
   None
B12. Historic Attributes (List attributes and codes): HP 2 Residential
B13. Significance: Theme: The intrusion of a commercial district into a residential area Area: North Park San Diego
   Period of Significance: 1920-1950 Property Type: residential Applicable Criteria: 581
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   The area in which the bungalow is located is virtually at the west juncture of University Avenue and Interstate Freeway 805. Once a section of
   a fine residential area, with two churches located nearby, University Avenue became a commercial road and the area became filled with gasoline
   stations and business structures, that brought about a decline in the appearance and value of good bungalows. One or two blocks to the south
   and to the north the retention of suburbia remains, but here except perhaps for the churches and this bungalow, the other homes have been
   remodeled and altered to a serious degree. This is a fine example of an early bungalow which ought to be retained either in place, or in the event
   of a revitalized or historic district retained in some fashion, even if it has to be moved.
B14. References:
   Office of San Diego County Recorder
   Office of San Diego County Assessor
   City of San Diego Directories
B15. Evaluator: Ray Brandes, Ph.D.
   Date of Evaluation: 1994
   (This space reserved for official comments.)
DPR 523B-Test (12/83)
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Page 1 of 2

P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address Bancroft Street 3953
   City San Diego
   c. UTM: USGS Quad The La Mesa Quad (7.5'/15') Date 1953 ; Zone 11 , 488070 mE/3623060 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
   The Assessor's Parcel Number is 446-434-01. The legal description is University Heights D'hemecourt, Block 212, Lot 1.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries):

The residence is a stucco bungalow, perhaps remodeled inasmuch as the landscaping and the cobblestone wall are reminiscent of the early Craftsman period. The roof appears to be flat with no overhang, a slight hip over the main facade entry. Windows are double and single hung with aluminum sliders. The front concrete steps lead to the front door with no porch. The house is somewhat ordinary in that it represents a building that is neither a bungalow or a Deco in an corridor composed of many of those types of buildings.

P4. Resources present: □ Building X □ Structure □ Object □ Site □ District □ Element of District

P6. Date Constructed/Age:
   □ Prehistoric □ Historic □ Both
   1932 E

P7. Owner and Address:
   Adolph C. and Valerie M. Jennings
   2770 Highlands Boulevard
   Spring Valley, California 91977

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel St., Suite 406
   San Diego, Ca 92101

P9. Date Recorded: 1993-
   1994

P10. Type of Survey: □ Intensive
   □ Reconnaissance □ Other

Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none"). None

The

Attachments: □ NONE □ Map Sheet □ Continuation Sheet □ Building, Structure, and Object Record
□ Linear Resource Record □ Archaeological Record □ District Record □ Milling Station Record
□ Rock Art Record □ Artifact Record □ Photograph Record
□ Other (List): The

DPR 523A-Test (12/93)
B. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

B. Historic Name: The F.B. Haines Residence

B. Common Name: The Adolph and Valerie Jennings Residence

B. Address: 3953 Bancroft Street,
City: San Diego County: San Diego Zip: 000

B. Zoning: CL-1

B. Threats: None known

B. Architectural Style: Bungalow/Deco

B. Alterations and Date(s):
No alterations were noted on the exterior.

B. Moved? No

B. Related Features:
Cobblestone retaining wall supporting grassed area.

B. Architect: Unknown

B. Builder: Unknown

B. Historic Attributes (List attributes and codes): HP 2 Single Family Residence

B. Significance:
Theme: North Park Residential area surrounding the North Park Commercial District
Area: North Park (San Diego)
Period of Significance: 1920-1950
Property Type: Residence
Applicable Criteria: SS1

The area of North Park began as a suburban area with developers introducing citrus groves and tract homes. Gradually the Craftsman bungalows and Spanish Colonial residences encircled a small community commercial District which emerged in the 1920s. The Jennings residence is one of those early structures built in the area to the east of the business district. The building, with some rehabilitation such as removal of the yellow stucco or paint would reveal a most interesting and early example of the use of cobblestone in Craftsman housing coupled with some Deco which came into the area with the suburban sprawl so that it is an admixture of several styles and the "art" of remodeling.

B. References:
Office of San Diego County Recorder
Office of San Diego County Assessor
San Diego City Directories

B. Evaluator: Ray Brandes, Ph.D.
Date of Evaluation: 1994

(This space reserved for official comments.)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County: San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address: 3935 Boundary Street
   City: San Diego
c. UTM: USGS Quad La Mesa (7.5'/151 Date 1953 ; Zone 11 , 486070 mE/3623050 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
The Assessor's Parcel Number is 446-434-04. The legal description is University Heights D'Hemecourt Map, Amended. Block 212, portion of Lot 1.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
The block on which the house is located is a triangular shaped lot which was fashioned that way after Interstate Highway 805 was created. The house faces the freeway. It is a Spanish Colonial bungalow, one story, with attached garage. It has a flat roof, covered with red tile over the front porch roof and over a room at the southeast corner of the house which may have been a garage converted for living space. The front entry is reached by a rising set of concrete stairs, metal handrails and a front door and louvered windows on either side, which may also represent alterations. The yard is surrounded by a chain link fence.

P4. Resources present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5. Date Constructed/Age:
☐ Prehistoric ☐ Historic ☐ Both
1929 E

P7. Owner and Address:
Archie L and Michael Spounias and Maria Stravelsis et al
3935 Boundary Street
San Diego, Ca 92104

P8. Recorded by (Name, affiliation, and address):
Dr. Ray Brander
230 West Laurel Street, Suite 400
San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey:
☐ Intensive ☐ Reconnaissance ☐ Other
Describe: A Project Study for the Economic Development Department, San Diego, Ca

P11. Report Citation (Provide full citation or enter "none."): None

Attachments: ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Linear Resource Record
☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record
☐ Other (List):

DPR 523A-Test (12/93)
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

B2. Historic Name: The Spounias Residence

B3. Common Name: The Spounias Residence

B4. Address: 3936 Boundary Street
City: San Diego
County: San Diego
Zip: 92116

B5. Zoning: CL1

B6. Threats: None known

B7. Architectural Style: Spanish Colonial

B8. Alterations and Date(s):
At the southeast corner of the house is a room which may have been a garage at one time, and has been remodeled for use as living quarters.

B9. Moved? ☐ No ☐ Yes ☐ Unknown  Date: N/A  Original Location: N/A

B10. Related Features:
The

B11. Architect: Unknown
Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP 2 Single Family Property

B13. Significance: Theme: Example of residence retained within a commercial district  Area: North Park, San Diego
Period of Significance: 1920-1950
Property Type: Single family residence
Applicable Criteria: 5S1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The University Avenue corridor under study reaches to Interstate Freeway 805. At the west edge, Boundary Street faces the freeway. In order to accommodate the route, homes and streets were removed. The 3900 Street of Boundary was retained, but as a triangular shaped or pie shaped block. It is on this ground that 3936 was retained, within 50 yards of the juncture of Highway 805 and University Avenue. Retained around the commercial district, therefore, were in this block (which is a part of the study area). The residence along with others in the area reflect the intrusiveness of gasoline stations and fast food eateries within a short distance of a once purely residential area.

B14. References:
Office of San Diego County Recorder
Office of San Diego County Assessor
City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D
Date of Evaluation: 1994

(DPR 5236—Test)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County: San Diego
   b. Address: 2223 El Cajon Boulevard
   c. UTM: USGS Quad: The La Jolla Quad (7.5'x15') Date: Zone 6; 485210 mE/3640000 mN
   d. Other Locational Data (e.g., parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
      The Assessor's Parcel Number is 445-402-01. The Legal description is University Heights D'Hemecourt Alley closed adjacent, Block 127 and Lots 1 through 26.

P3. Description: (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
   The Imig Manor, now known as Travelodge and the Red Lion Inn face El Cajon Boulevard to the north. On May 20, 1943, the Central Liquidating Company sold to Larry H. Imig, J. Brooke and Marie D. Buckley lots 1 through 26. By November 13, 1943, Larry H. Imig had signed a notice of completion for lots 1-26. There were a large number of easements given to the city and for purposes of ingress and egress. Accompanying this Hotel and Inn were a number of homes sold by the Imig Corporation. Essentially this is a Classic Moderne structure with all of the amenities of a major hotel including outdoor facilities. The main entry is a large drive, the roof over the entry supported by four large columns. Some portions of the manor serve as dormers and bay windows overlooking the mountains to the east and the water to the south and west.

P4. Resources present:
   - Building
   - Structure
   - Object
   - Site
   - District
   - Element of District

P6. Date Constructed/Age:
   - Prehistoric
   - Historic
   - Both
   - 1943

P7. Owner and Address:
   - PLC Properties Inc.
   - c/o Drew and Cooper
   - 2255 Camino del Rio South
   - No. 300, San Diego, California 92108

P8. Recorded by (Name, affiliation, and address): Dr. Ray Brandes
   - 230 West Laurel St., Suite 400
   - San Diego, California 92101

P9. Date Recorded: 1990

P10. Type of Survey: Intensive
   - Reconnaissance
   - Other

Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation: (Provide full citation or enter "none"): None

Attachments: None
   - Map Sheet
   - Continuation Sheet
   - Building, Structure, and Object Record
   - Linear Resource Record
   - Archaeological Record
   - District Record
   - Milling Station Record
   - Rock Art Record
   - Artifact Record
   - Photograph Record
   - Other (List): None

DPR 523A-Test (12/93)
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

B2. Historic Name: Imig Manor
B3. Common Name: Travelodge
B4. Address: 2223 El Cajon Boulevard
City: San Diego County: San Diego Zip: 92104
B5. Zoning: CL-1
B6. Threat: None known
B7. Architectural Style: Classic Modern
B8. Alterations and Date(s):
Improvements appear on deed book pages in 1949, 1951 and 1959 to both the Hotel and the units. The specifics of these are not related in the documents, however.

B9. Moved? BNo D Yes D Unknown Date: N/A Original Location: N/A

B10. Related Features:
The Red Lion Inn located at the northeast corner of the block, and the hotel outdoor sporting facilities.


B12. Historic Attributes (List attributes and codes): HP-5 Hotel

B13. Significance: Theme: The first major hotel built on El Cajon Boulevard when that highway was developed as a thoroughfare to the east. 1930-
Period of Significance: 1930- Property Type:
Applicable Criteria: SS1

The Imig Manor complex was developed at the entrance to El Cajon Boulevard in 1943 when that highway was utilized and seen by the City of San Diego as a major thoroughfare between east and west. Complementing the hotel built in November 1943 were units and homes in the surrounding area. By September 1949 Mr. Larry Imig had transferred the complex to the Manor Hotel Company. In October 1951, improvements or additions were made to the entire site. The Manor Hotel Corporation also made improvements on the units in April 1959. Since that time the Travelodge Corporation has acquired ownership and made improvements to the facilities, primarily to the interior buildings. Imig Manor has been declared a San Diego Historical Site registered by the Board as #218, in 1993.

B14. References:
Office of San Diego County Recorder
Office of San Diego County Assessor
San Diego City Directories

B15. Evaluator: Ray Brandt
Date of Evaluation: 1994

(This space reserved for official comments.)

DPR 523B-Test (12/93)
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

P1. Resource Identifier: The North San Diego) Redevelopment Project Area Study

P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address 2528 El Cajon Boulevard

c. UTM: USGS Quad The La Jolla Quad (7.5'/15' Date 7/5/15) Zone 8, 486050 E/3524230 mN

d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM, etc. when appropriate):
   The assessor's parcel number is 445-351-30. The legal description is University Heights, D'Hemecourt Map amended, Block 105, Lots 23-27 and 31-34.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries): The Church of Christ is a multi-story religious building, the main entrance is on the north side or the rear of the building. The main facade, however, faces El Cajon Boulevard. On that street facing south are three openings at the sidewalk level, purpose not clear. Above the first floor on this main facade are six columns which reach to the parapet roof. Each of the panels has rows of three flower buds or small rose windows which reach to the top of the roof. The west side of the building has several doorways at the parking lot level. The structure is on a rather steep slope.

P4. Resources present: □ Building □ Structure □ Object □ Site □ District □ Element of District

P6. Date Constructed/Age:
□ Prehistoric □ Historic □ Both
1953 E

P7. Owner and Address:
The First Church of Christ
2528 El Cajon Boulevard
San Diego, California 92101

P8. Recorded by (Name, affiliation, and address):
Dr. Ray Brandes
230 West Laurel Street
Suite 460, San Diego, California 92101

P9. Date Recorded: 1994

P10. Type of Survey:
□ Intensive □ Reconnaissance □ Other
Describe: A Project Study for the Economic Development Department, San Diego, Ca

P11. Report Citation (Provide full citation or enter "none.") None

Attachments: □ None □ Map Sheet □ Continuation Sheet □ Building, Structure, and Object Record □ Linear Resource Record □ Archaeological Record □ District Record □ Milling Station Record □ Rock Art Record □ Artifact Record □ Photograph Record □ Other (List): DPP 523A-Test (12/93)
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
B2. Historic Name: The First Church of Christ
B3. Common Name: The First Church of Christ
B4. Address: 2528 El Cajon Boulevard
   City: San Diego       County: San Diego       Zip: 92104
B7. Architectural Style: Classic Modern
B8. Alterations and Date(s): None obvious
B9. Moved? No  D Yes    D Unknown    Date: N/A    Original Location: N/A
B10. Related Features:
Parking lots to the west and north of the Church building.
B12. Historic Attributes (List attributes and codes): HP 16  Religious Building
B13. Significance: Theme: A major religious edifice placed on a major residential thoroughfare. Area: North Park, San Diego
   Period of Significance: 1920-1950  Property Type: Religious edifice
   Applicable Criteria: HP 16
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   The record search indicates that the State of California secured a terminating trust from the University of Southern California for the entire block consisting of 48 lots. In 1917, the San Diego College of Arts deeded the property to the San Diego College of the University of Southern California, the full 48 lots. In 1949 the alley, utilized as a main road for parking entrances was paved. By 1953, Donald L. Mapson had acquired a portion of the property and three years later in 1956, sold it to the Church of Christ. The Church of Christ took a mortgage indenture and bond resolution on lots 23 and 24 for $250,000. The Church was built at a time when El Cajon Boulevard was believed to continue as a main thoroughfare from the Pacific Highway to the Imperial Valley and points east. The residential areas had built up all around this main highway; the Church was located in the heart of an area where a parish was ideally situated. The residential area still extant is served by this parish as a religious/social area.
B14. References:
   Office of San Diego County Recorder
   Office of San Diego County Assessor
   City of San Diego Directories
B15. Evaluator: Ray Brandes, Ph.D.
   Date of Evaluation: 1994

(This space reserved for official comments.)

DPR 523B-Test (12/93)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address 2550 El Cajon Boulevard
   City San Diego
c. UTM: USGS Quad The Point Loma Quad (7.5'15') Date Zone
   ; 486050 mE/3640000 mN

d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
   The Assessor's Parcel Number is 445-351-16. The legal description is University Heights, D'Hemecourt, Block 105, lots 28 and 29.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
   The structure was originally a warehouse, and now serves as a Florist supplies corporation. It is a modern concrete rectangular structure, perhaps five stories in height (to determine without access to the interior) with a somewhat plain facade all around, serving its purposes of storage space. Windows on the El Cajon Boulevard facade are spaced above the first floor level in three vertical rows above the first floor.

P4. Resources present: ☑ Building ☑ Structure ☑ Object ☑ Site ☐ District ☐ Element of District

P6. Date Constructed/Age:
   ☑ Prehistoric ☑ Historic ☐ Both
   1940

P7. Owner and Address:
   Jessica Antonoff Trustee
   865 Comstock Avenue #2-E
   West Los Angeles, CA 90024

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel Street, Suite 406
   San Diego, CA 92101

P9. Date Recorded: 1994

P10. Type of Survey:
   ☑ Intensive ☐ Reconnaissance ☐ Other
   Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none"): None

Attachments: ☑ None ☑ Map Sheet ☑ Continuation Sheet ☑ Building, Structure, and Object Record ☑ Linear Resource Record
   ☑ Archaeological Record ☑ District Record ☑ Milling Station Record ☑ Rock Art Record ☑ Artifact Record ☑ Photograph Record
   ☑ Other (List): DPR 523A-Test (12/83)
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

| B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area |
| B2. Historic Name: The Lyon Van and Storage Company |
| B3. Common Name: Florists Classic |
| B4. Address: 2550 El Cajon Boulevard |
| City: San Diego County: San Diego Zip: 92104 |
| B5. Zoning: C1-1, B6. Threats: None known |
| B7. Architectural Style: Classic Modern Building |
| B8. Alterations and Date(s): There is no outward appearance of any alterations. |
| B9. Moved? No Date: N/A Original Location: N/A |
| B10. Related Features: None |
| B12. Historic Attributes (List attributes and codes): HP-8 Warehouse |

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property was first sold in 1890 by the College Hill Land Association to the San Diego Branch of the University of Southern California. No action was taken with respect to building until 1940 when J. L. and G. Ione McMahon to the Lyon Van and Storage Company. On December 11, 1953 Lyon Van and Storage Company sold the property to the Sapp Business Storage and Construction Company and on December 20, 1954, a Notice of Completion was filed by David M. Sapp. From all indications Lyon Van and Storage Company had the building constructed in 1940 and sold in 1953 and in 1954 was altered perhaps for interior use. The building was constructed on the south side of El Cajon Boulevard during a time when that highway was the major thoroughfare from the Pacific Highway to the hinterlands. It may well have been that it was placed in this area because of its accessibility to major traffic and hauling. The creation of Interstate U.S. Highway 8, about this time, however, changed all of that hope.


B15. Evaluator: The Date of Evaluation: 000

(This space reserved for official comments.)

DPR 528B-Test (12/93)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area.

P2. Location: a. County: San Diego
   and (Address and/or UTM Coordinates. Attach Location Map as required.)
   b. Address: 2725-2749 El Cajon Boulevard (East), Oregon St. (West), Howard St. (South) & 2720 Howard Street
   City: San Diego
   c. UTM: USGS Quad: The Point Loma Quad (7.5'/15') Date: 000; Zone: 11, 488100mE/3400000mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
      The Assessor Parcel number is 445-431-01 and 760-102-66. The legal description is Block 11 + Streets closed adjacent to in Map LP 0008 PG036.

P3. Description: (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.)
   The Block cited above is a unique area on a block adjacent on the north to the Ted Williams Playground. It is a large concrete public
   utilities building with a water tower at the southwest side of the structure. The upper portion of the concrete structure has been utilized as a
   possessor interest by David and Bill Folsom (Folsom Enterprises) which they utilize for purposes of tennis courts, handball courts,
   raquetball courts and other activities.

P4. Resources present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P6. Date Constructed/Age:

P7. Owner and Address:
   PANS (Public Agency)
   City of San Diego, 202 C Street
   San Diego, California

P8. Recorded by (Name, affiliation and address):
   Dr. Ray Brandes
   230 West Laurel St. Suite 456
   San Diego, Ca 92101

P9. Date Recorded:

P10. Type of Survey:
   ☑ Reconnaissance ☐ Intensive ☐ Other

Describe: A Project Study for the Economic Development Department, San Diego, Ca

P11. Report Citation (Provide full citation or enter "none.") None

Attachments: ☑ None ☑ Map Sheet ☑ Continuation Sheet ☑ Building, Structure, and Object Record ☑ Linear Resource Record
   ☑ Archaeological Record ☑ District Record ☑ Milling Station Record ☑ Rock Art Record ☑ Artifact Record ☑ Photograph Record
   ☐ Other (List):

DPR 523A-Test (12/93)
**Resource Identifier:** The North Park (San Diego) Redevelopment Project Study Area.

**Historic Name:** The Folsom Tennis Courts

**Common Name:** The Folsom Sports Area

**Address:** 2725 to 2749 El Cajon Blvd, Idaho St. (North); Oregon St. (West); and Howard St. (South); 2720 Howard St.

**City:** San Diego  
**County:** San Diego  
**Zip:** 92104

**Zoning:** CL-1  
**Threats:** None known

**Architectural Style:** Concrete utility building

**Alterations and Date(s):** The addition of the tennis courts; the improvements with windbreaks, fencing, and recreational facilities have enhanced the area near the Ted Williams Park, all for public purposes and use.

**Moved?**  
**Original Location:**

**Related Features:**
At the southeast corner of the block is a small wooden structure, the use of which has not been determined. It is possible it has been moved to the site, but its appearance, a rectangular structure with flushboard construction suggests it is of a pre-20th century vintage.

**Architect:** Unknown  
**Builder:** Unknown

**Historic Attributes:**
- HP-9: Public utility building
- HP-39: An outdoor recreation area above the building

**Significance:**
- The use of a public structure along a major highway for purposes: The property under discussion is located over the area of one city block in North Park with surrounding streets: El Cajon Boulevard (2701 Block); on the North, Idaho Street on the East, Oregon Street on the West and Howard Street on the South. The property abuts to the south Ted Williams Recreation Park. In 1888 the San Diego College of Arts sold the property to the San Diego College of USC. (This institution is variously named in legal documents) In March 1911, the Southern California Mountain Water Company sold the property to the City of San Diego with a City water contract for all lots. Howard Street was closed from the east line of Oregon to the west line of Idaho Street by Ordinance 1, page 3 earlier in 1906. By July 1913, the paving, grading and curbing of Idaho Street had occurred and the next year, Oregon Street was paved and that same year El Cajon Avenue was graded. The upper outdoor area of the public utility building owned by the City of San Diego is utilized by David and Bill Folsom of Folsom Enterprises, 2720 Howard Street in San Diego as an outdoor recreational center with the focus on tennis and racquetball. Their offices are located at the Howard Street address. Howard Street was dedicated on February 2, 1960. Of unusual interest is the giant green water tower rising above the utility building, and on the southeast corner of the block a small house of some antiquity.

**References:**
- Office of San Diego County Recorder
- Office of San Diego County Assessor
- City of San Diego Directories

**Evaluator:** Ray Brandes, Ph.D.
**Date of Evaluation:** 1993-1994

(This space reserved for official comments.)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County: San Diego
   b. Address: 2900 El Cajon Boulevard
   c. UTM: USGS Quad: The La Jolla Quadrangle (7.5'/15") Date: 06/19/1988 Zone: 11 mE: 364000 mN
   d. Other Locational Data: The Assessor's Parcel Number is 446-162-12. The legal description is University Heights D'Hemecourt Map, Amended. Block 110, 1/2 interest in S 100 feet of lots 19 through 21.

P3. Description: The Rudford's Restaurant is an Art Deco structure which has been remodeled with the use of some tile on the exterior and vertical siding above the street level window area. The windows are "train" style, that is curved or rounded on the ends. The flat roof is enclosed by the business sign which is an older sign has been placed on the vertical siding. The restaurant has a long record of public service on a busy highway. It is known not only to the residential area residents, but to individuals who utilized this route traveling west or east to La Mesa, El Cajon and points further east.

P4. Resources present: □ Building  □ Structure  □ Object  □ Site  □ District  □ Element of District

P6. Date Constructed/Age:
   □ Prehistoric   □ Historic   □ Both 1938 F

P7. Owner and Address:
   Donna L. Rudford
   9737 Burning Tree Way
   Santee, CA 92071

P8. Recorded by (Name, affiliation and address):
   Dr. Ray Brandes
   230 West Laurel Street Suite 406
   San Diego, CA 92101

P9. Date Recorded: 1984

P10. Type of Survey:
   □ Intensive
   □ Reconnaissance  □ Other
   Describe: A Project Study for the Economic Development Department, San Diego, CA

P11. Report Citation (Provide full citation or enter "none"): None

Attachments:
□ NONE  □ Map Sheet  □ Continuation Sheet  □ Building, Structure, and Object Record  □ Linear Resource Record
□ Archaeological Record  □ District Record  □ Milling Station Record  □ Rock Art Record  □ Artifact Record  □ Photograph Record
□ Other (List):

DPR 523A-Test (12/93)
The original restaurant has been slightly modified with the raising of the original sign to surround the roof of the building. The alterations have ranged variously so that there is a slight Deco appearance, but basically it is now a combination of styles and, therefore, eclectic.

B9. Moved? □ No □ Yes □ Unknown Date: N/A Original Location: N/A

B10. Related Features:
None noted


B12. Historic Attributes (List attributes and codes): HP 6 Commercial restaurant

B13. Significance: Theme: Rudford's use as a restaurant has unchanged since 1938 on this one main thoroughfare. North Park, San Diego

Period of Significance: 1930-1950 Property Type: Restaurant
Applicable Criteria: SS1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property was first sold in 1888 and to the College Hill Land Association. El Cajon Boulevard which fronted the property was graded in 1914. The property went through the hands of a number of people and even so not until January 1930 was El Cajon Boulevard paved and improved with the intent that it would become a major highway carrying traffic to the Imperial Valley and the east as well as a link from the east with the Pacific Coast Highway. On May 14, 1938 Elmer L. Kier a contractor completed the notice of completion for what was then called Bickerton's Restaurant. By 1943, Walter and Edna Bickerton had become full-fledged owners of the restaurant. During the war years, this major traffic artery became a stop for truckers and travelers at Rudford's Restaurant.
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
   b. Address 2930 El Cajon Boulevard.
   c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date __________; Zone 11 , 486170 mE/3640000 mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
      The assessor's parcel number is 446-162-13. The legal description is University Heights D'Hemecourt Map, Amended, Block 110, Lots 23, 24 and 25.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
McManus's Store is a large three and a half story Deco designed building. It has bottled glass windows on the second and third floor; the center is recessed. Above the street level are bottled glass windows in strips across the front and in a large center panel reaching from the top of the first floor to near the roof. At the street level, open showcase glass windows appear with a roof overhang at the street level. At the east end of the building, where the structure is one and a half stories there is also a large overhanging roof partially over the sidewalk, with more bottled glass rectangular panes. The west and east side of the building have rows of rectangular windows at each level, spaced somewhat apart.

P4. Resources present: [ ] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District

P6. Date Constructed/Age:
   [ ] Prehistoric [ ] Historic [ ] Both
   1938

P7. Owner and Address:
McManus's Border Stores
P.O. Box 7000
Carlsbad, CA 92028

P8. Recorded by (Name, affiliation and address):
  Dr. Bay Brandes
  230 West Laurel St., Suite 406
  San Diego, CA 92101

P9. Date Recorded: 1984

P10. Type of Survey:
   [ ] Intensive
   [ ] Reconnaissance
   [ ] Other

   Describe: A Project Study for the Economic Development Department, San Diego, Ca

P11. Report Citation (Provide full citation or enter "none."): None

Attachments: [ ] NONE [ ] Map Sheet [ ] Continuation Sheet [ ] Building, Structure, and Object Record [ ] Linear Resource Record
   [ ] Archaeological Record [ ] District Record [ ] Milling Station Record [ ] Rock Art Record [ ] Artifact Record [ ] Photograph Record
   [ ] Other (List): 

DPR 523A-Test (12/83)
Resource Identifier: The North Park (San Diego) Development Project Study Area

Historic Name: Gustafson Furniture

Common Name: McMahon Furniture

Address: 2930 El Cajon Boulevard
City: San Diego
County: San Diego
Zip: 92104

Zoning: CN-1
Threat: None known

Architectural Style: Deco Moderne

Alterations and Date(s):
Usual store front window alterations to fit clients.

Moved? No

Related Features:
Large parking lot to west side of building. Eucalyptus trees in general street area.

Architect: Unknown
Builder: Unknown

Historic Attributes: (List attributes and codes)

Significance: Theme
Area: North Park, San Diego
Period of Significance: 1930-1950
Property Type: Retail business
Applicable Criteria: SS1

The Furniture store property was first sold to the College Hill Land Association in 1888. Over the years it went through the ownership of the non-existent San Diego College of Arts to the San Diego branch of the University of Southern California, also a hoped for but, nonexistent institution. In December 1938 Gustafson Furniture store was completed according to deed book 3113, page 328. That firm occupied the store until the mid 1980s when McMahon’s Furniture Store replaced the former company. The El Cajon Highway, a main thoroughfare from Pacific Highway on the west to eastern San Diego County towns and as Highway 60 was a hoped for major artery on a long term basis. When Interstate Highway 8 was built in the mid 1950s, and El Cajon Highway became a boulevard, then the businesses collapsed and there was a general decline in its use and appearance. The McMahon (Gustafson) Furniture Store has had a long-time meaning to the El Cajon (North Park) Corridor.

县域：San Diego

B15. Evaluator: Bay Brandes, Ph.D.
Date of Evaluation: 1993-1994
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

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P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Area Study

P2. Location: a. County: San Diego and (Address and/or UTM Coordinates. Attach Location Map as required)
   b. Address: 2936-2947 El Cajon Boulevard
   c. UTM: USGS Quad, The La Jolla Quad (7.5'/15') Date ; Zone 11 , 486180 mE/364000 mN

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
   The building is a one story brick building at the southwest corner of 30th Street and El Cajon Boulevard. It has a flat roof, with a very slight overhang. Within the building presently are three different stores with narrow recessed entries. The window fronts are centered standard. From the street to the base of the windows are the edged brick set in three courses similar to several structures that originally stood in the old area of present Horton Plaza in the late 1920s. The brick is patterned and painted; the building is marred, however, by old painted windows reminiscent of the battered downtown district of San Diego in the 1950s.

P4. Resources present: Building    Structure    Object    Site    District    Element of District

P5. Date Constructed/Age:
   □ Prehistoric □ Historic □ Both
   1925 F

P7. Owner and Address:
   Robert J. and Beverly H. Rinchall Trs and
   Robert L. and Carol P. Rinchall Trs
   8342 Royce Court
   San Diego, Ca 92123

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel St., Suite 400
   San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey: □ Intensive
     □ Reconnaissance □ Other
     Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none".) None

Attachments: □ NONE □ Map Sheet □ Continuation Sheet □ Building, Structure, and Object Record □ Linear Resource Record
   □ Archaeological Record □ District Record □ Mining Station Record □ Rock Art Record □ Artifact Record □ Photograph Record
   □ Other (List): DPR 523A-Test (12/93)
Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

B2. Historic Name: The Herbert Babcock Building

B5. Address: 2935-2947 El Cajon Boulevard
City: San Diego, County: San Diego, Zip: 92104

B7. Architectural Style: Commercial; single story

B9. Moved? No

B10. Structural Alterations and Date(s):
No alterations on the exterior noted; only the variety of signs, metal and painted.

B13. Significance: Theme: The early years of the commercial strip along the old Highway 80, Area: North Park, San Diego
Period of Significance: 1930-1950 Property Type: Retail stores
Applicable Criteria: SS1

The Store built by well known contractor W.E. Kier was completed in 1925 according to Deed Book 1066, page 222 dated January 31, 1925. There is a similar building around the corner on 30th Street, and several others of this precise style were demolished during the construction of buildings to create the Horton Plaza in downtown San Diego, some few years ago, also built by Mr. Kier. These are single story, with from 3 to 5 stores in each, and suspected is that Kier and the unknown architect were responsible for all of them. During the late 20s, Highway 8, now El Cajon Boulevard was the main thoroughfare from San Diego to the east and from the east to the Pacific Coast Highway. One may speculate probably rightfully that this was one of the early structures along that main thoroughfare built about the same time that the gas stations, truck stops, restaurants were being built in anticipation of the heavy traffic on the broad new road. Among the variety of businesses in the building were Siebert Meats, Hellers Grocery, a pharmacy, a major Safeway Grocery Store, Schwennmann bakers, a hobby shop, fountain restaurant, hobby shop, printing and lithographer and Bean Bag Furniture.

B14. References:
Office of San Diego County Recorder
Office of San Diego County Assessor
City of San Diego Directories

B15. Evaluator: Bay Brandes, Ph.D.
Date of Evaluation: 1994

(DPR 523B-Test (12/93))
Primary # ___________________________
HRI # ___________________________
Trinomial _________________________
NRHP Status Code: SS1

Page 1 of 2
Other Listings ______________________________ _
Review Code ____________ Reviewer __________ Date __________

P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area.

P2. Location:
   a. County: San Diego
   b. Address: 3093-3095 El Cajon Boulevard
   c. UTM: USGS Quad: The La Jolla Quad (7.5'/15') Date ______ ; Zone 11, 486240 mE/364000 mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
       The Assessor's Parcel Number is 4456-253-87. The legal description is University Heights D'Hemecourt Map, Amended, Block 117, lot 1 and east 1/2 of lot 2.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
   The Art Deco Structure is "We Buy Used Levi's" outlet; it has retained most of its original features. The roof is rounded as the building flows around the corner of the block. The structure has neon signs; there are several large single pane windows, but a number of small bottle and clear block panes. The building is neatly trimmed in blue and red and has been extremely well maintained as one of the best examples of a Deco commercial in the area.

P4. Resources present: Building, Structure, Object, Site, District, Element of District

P5. Date Constructed/Age:
   Historic 1937

P7. Owner and Address:
   Fredericka and John F. Groebli
   3087 El Cajon Boulevard
   San Diego, CA 92104

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel St. Suite 408
   San Diego, CA 92101

P9. Date Recorded: 1994

P10. Type of Survey: Intensive
   Describe: A Project Study for the Economic Development Department, San Diego, CA

P11. Report Citation (Provide full citation or enter "none.") None

Attachments: None Map Sheet Continuation Sheet Building, Structure, and Object Record Linear Resource Record
Archaeological Record District Record Milling Station Record Rock Art Record Artifact Record Photograph Record
Other (List):

DPR 523A-Test (12/93)
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

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<tr>
<th>Primary #</th>
<th>HRI #</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area</td>
<td></td>
</tr>
<tr>
<td>B2. Historic Name: The Everett Building</td>
<td></td>
</tr>
<tr>
<td>B3. Common Name: &quot;We Buy Levi&quot; Building</td>
<td></td>
</tr>
<tr>
<td>B4. Address: 3093-3095 El Cajon Boulevard</td>
<td></td>
</tr>
<tr>
<td>City: San Diego</td>
<td>County: San Diego</td>
</tr>
<tr>
<td>B5. Zoning: CH1</td>
<td></td>
</tr>
<tr>
<td>B6. Threats: None known</td>
<td></td>
</tr>
<tr>
<td>B7. Architectural Style: Art Deco</td>
<td></td>
</tr>
<tr>
<td>B8. Alterations and Date(s): There are no alterations noted from the exterior.</td>
<td></td>
</tr>
<tr>
<td>B9. Moved? No</td>
<td></td>
</tr>
<tr>
<td>B10. Related Features: None noted</td>
<td></td>
</tr>
<tr>
<td>B11. Architect: Unknown</td>
<td></td>
</tr>
<tr>
<td>B12. Builder: Unknown</td>
<td></td>
</tr>
<tr>
<td>B13. Historic Attributes (List attributes and codes): HP6 1-3 story commercial</td>
<td></td>
</tr>
<tr>
<td>B14. Significance: Theme: The development along old Highway 8 when it was a major route. Area: North Park, San Diego</td>
<td></td>
</tr>
<tr>
<td>Period of Significance: 1930-1950</td>
<td></td>
</tr>
<tr>
<td>Property Type: Retail business</td>
<td></td>
</tr>
<tr>
<td>Applicable Criteria: 581</td>
<td></td>
</tr>
</tbody>
</table>

The structure was built by owners W.C. and Irene Everett who signed a notice of completion on April 17, 1937. The building which appears, at least on the exterior to be in a mint condition has served to house a florist, real estate office, dress salon, a roofing company, Western World Indian Arts and Friendship Tour businesses, most of which reflect that it has always been more or less intended as a neighborhood business. The building located on old Highway 80 was once a part of a thriving area of businesses along a major thoroughfare which linked the Pacific Highway, the major route on the west which then turned northward along the Pacific Coast. Such buildings as this one built during the period around the Depression and through World War II, presented a positive influence on the development of the area.

B14. References:
Office of San Diego County Recorder
Office of San Diego County Recorder
San Diego City Directories

B16. Evaluator: Ray Brandes, Ph.D.
Date of Evaluation: 1986

(This space reserved for official comments.)

DPR 5238-Test (12/83)
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Page 1 of 2

P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County: San Diego and (Address and/or UTM Coordinates. Attach Location Map as required)
   b. Address: 3094 El Cajon Boulevard
   c. UTM: USGS Quad: The La Jolla Quad (7.5'/15') Date: Zone 11, 486240 mE/3640000 mN
   d. Other Location Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
      The Assessor’s Parcel Number is: 446-183-15. The legal description is University Heights, D’Hemecourt, Map Amended. Block 112, Lots 29 and 30.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
   The structure is a Spanish Colonial apartment house located on the north side of El Cajon Boulevard facing south. It has a flat roof, but with the touch of Spanish Colonial shown by means of several overhanging tile roof separated by an arch in the roofline. Parapets appear on either end of the main facade. A number of single and double pane windows face the south. To reach the wide front door, a flight of stairs with iron hand rails reach the porch which is open, but supported by a roof that appears to have been added in more recent times.

P4. Resources present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P6. Date Constructed/Age:
   ☐ Prehistoric ☐ Historic ☐ Both
   1927 F

P7. Owner and Address:
   VASA Club
   3094 El Cajon Blvd.
   San Diego, CA 92104

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brancato
   230 West Laurel St., Suite 406
   San Diego, California 92101

P9. Date Recorded: 1994

P10. Type of Survey:
   ☐ Intensive ☐ Reconnaissance ☐ Other
   Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter “none.”) None

Attachments: ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Linear Resource Record
   ☐ Archaeological Record ☐ District Record ☐ Mining Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record
   ☐ Other (List):

DPR 523A-Test (12/83)
## Building, Structure, and Object Record

### B1. Resource Identifier:
The North Park (San Diego) Redevelopment Project Study Area.

### B2. Historic Name:
The Pearson-Johnson Apartments.

### B3. Common Name:
The VASA Social Hall.

### B4. Address:
3094 El Cajon Boulevard,
City: San Diego
County: San Diego
Zip: 92104

### B5. Zoning:
CN1

### B6. Threats:
None known

### B7. Architectural Style:
Spanish Colonial

### B8. Alterations and Date(s):
The apartment has some slight modifications which were made for safety purposes: Handrails for the front stairs, better porch roof supports and a firescape on the West side from all stories.

### B9. Moved?
No

### B10. Related Features:
The house sits on a slight rise back from the street, with a large block retaining wall at the sidewalk. The yard has grass and a few bushes.

### B11. Architect:
Unknown
Builder:

### B12. Historic Attributes
(List attributes and codes): HP3. Multiple Property Family,

### B13. Significance:
**Theme:** The building has served since the beginning as a Social hall along old Highway 80
**Area:** North Park, San Diego
**Period of Significance:** 1930-1950
**Property Type:** Social hall

(Revisit the building's history, emphasizing its significance. Discuss its importance in the context of historical or architectural themes, periods, and geographical scope. Address integrity.)

The apartment house was completed on December 14, 1927 according to the recorders office. John P. Pearson and Oscar Johnson signed the Notice of Completion. Whatever occurred, perhaps because of the Depression, the apartment house is not listed as such until 1933, when a series of organizations began to meet at the building. Among others these included the VASA Club, Royal Neighbors of America, Danish Association, Neighborhood of America, Danish Woodmen of the World, Sons of Norway, Radio Church of God and the Natural Health Food Association. Other organizations were the Gustav V Lodge, Melody Acres Band, Old Timers Dance Club and Evelyn's Dance Club. The vacant land had first been sold on October 24, 1928 to R. A. Thomas who had purchased the entire block. The social center is one of the few in the North Park corridors, and particularly for small groups which need meeting places. This is the essence of its importance on the thoroughfare which is surrounded by residences.

### B14. References:
- Office of San Diego County Recorder
- Office of San Diego County Assessor
- City of San Diego Directories.

### B15. Evaluator:
Ray Brandes, Ph.D.
Date of Evaluation: 1994

(This space reserved for official comments.)

DPR 523B-Test (12/93)
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Page 1 of 2

Other Listings

Review Code ___________ Reviewer ___________ Date ___________

P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County: San Diego and (Address and/or UTM Coordinates: Attach Location Map as required.)

b. Address: 3118-3120 El Cajon Boulevard

c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date _______; Zone 11 ; 486250 mE/364000 mN

d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
   The assessor's Parcel Number is 446-181-11. The legal description is University Heights D'Hemecourt Map, amended. Block 113, Lot 22 and West 1/2 Lot 23.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
   The California Craftsman bungalow has a cross gable roof and a chimney on the west side of the home, flush. The roof overhang is supported by 2 x 4 beams and extends about two feet from the roof. The open front porch is supported by elephantine columns. A heavy beam on top of the column has the appearance of decorated elements which normally might appear around the rim of a commercial structure roof line. Windows are all double sash, including two which flank the front door, but they are vertical and narrow and covered with metal protective bars. The house sets back to such a length that two flights of stairs are required to reach the front porch. The home has been painted a tan color.

P4. Resources present: Building Structure Object Site District Element of District

P6. Date Constructed/Age:
   Prehistoric Historic Both
   1923 F

P7. Owner and Address: Anton S. Yuskis Trustee
   1153 Pine Dr.
   El Cajon, California 92020

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   250 West Laurel Street, Suite 408
   San Diego, Ca 92101

P9. Date Recorded: 1993; 1994

P10. Type of Survey: Intensive Reconnaissance Other
    Describe: A Project Study for the Economic Development Department, San Diego, Ca

P11. Report Citation (Provide full citation or enter "none."): None

Attachments: None Map Sheet Continuation Sheet Building, Structure, and Object Record Linear Resource Record
   Archaeological Record District Record Milling Station Record Rock Art Record Artifact Record Photograph Record
   Other (List) ______

DPR 523A-Test (12/93)
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
B2. Historic Name: The D.C. Curtis Residence
B3. Common Name: The Anton and Alberta Yuskis Residence
B4. Address: 3118-3120 El Cajon Boulevard
   City: San Diego  County: San Diego  Zip: 92104
B5. Zoning: CN
B6. Threats: None known
B7. Architectural Style: The California Craftsman Bungalow
B8. Alterations and Date(s):
   None noted, although with a double numbered address, it is probable that the interior has been altered to create a duplex.

B9. Moved? No  B10. Date: N/A
B12. Historic Attributes (List attributes and codes): HP2 Single Family Residence
B13. Significance: Theme: The houses located on the north side of the once major highway of many area: North Park, San Diego
   Period of Significance: 1890-1960  Property Type: Single Family Residence  Applicable Criteria:
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   The bungalow is on property that was first sold as a large tract in October 1898. Over the years the tract was broken down until in 1920 D.C. Curtis took a mortgage on the property for $2,500.00. The house passed through several parties until July 15, 1935 Jesse Buckman signed a notice of completion which was likely for alterations or perhaps the change from a single family home to a duplex. On June 10, 1941, Buckman sold the property to Anton and Alberta Yuskis. Mr. Yuskis continues to own the property in 1993, but resides as an absentee landlord in the City of El Cajon, California. The importance is that this is one of the remnants of an era when El Cajon Boulevard, known as Highway 90, had been lined with residences. Now it stands as but a few still stand along this artery.

B14. References:
   Office of San Diego County Recorder
   Office of San Diego County Assessor
   City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.
   Date of Evaluation: 1992-1994

(DFR 523B-Test (12/95))
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Page 1 of 2

Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

Location:

a. County: San Diego
b. Address: 3134 El Cajon Boulevard

c. UTM: USGS Quad The Point Loma Quad (7.5'/15') Date: 1953; Zone: 11, 486250 mE/364000 mN

d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
The Assessor's Parcel Number is 446-181-14. The legal description is University Heights, D'Hemecourt Map, Amended. Block 113, east 1/2 Lot 26 and Lot 27.

Description:
The Spanish Colonial bungalow is a rectangular residence with a flat roof. The front facade facing El Cajon Boulevard is reached by a double stairway from either side of the home. Large windows flank the front door which is on a slight elevation. Over the door and entry is a red tile covering supported by V frames on either end. The building is constructed of white stucco on frame. It sets back from the street aligned with other buildings on either side of it.

P11. Report Citation (Provide full citation or enter "none"): None

Attachments: NONE MapSheet Continuation Sheet Building, Structure, and Object Record Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

DPR 523A-Test (12/93)
### BUILDING, STRUCTURE, AND OBJECT RECORD

<table>
<thead>
<tr>
<th><strong>B1. Resource Identifier:</strong></th>
<th>The North Park (San Diego) Redevelopment Project Study Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>B2. Historic Name:</strong></td>
<td>Newton Baldwin Residence</td>
</tr>
<tr>
<td><strong>B3. Common Name:</strong></td>
<td>The Marcella Fecina Residence</td>
</tr>
<tr>
<td><strong>B4. Address:</strong></td>
<td>3134 El Cajon Boulevard</td>
</tr>
<tr>
<td><strong>City:</strong></td>
<td>San Diego</td>
</tr>
<tr>
<td><strong>County:</strong></td>
<td>San Diego</td>
</tr>
<tr>
<td><strong>Zip:</strong></td>
<td>92104</td>
</tr>
<tr>
<td><strong>B5. Zoning:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>B6. Threats:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>B7. Architectural Style:</strong></td>
<td>Spanish Colonial</td>
</tr>
<tr>
<td><strong>B8. Alterations and Date(s):</strong></td>
<td>The</td>
</tr>
</tbody>
</table>

**B9. Moved?**
- No
- Yes
- Unknown
- Date: _______
- Original Location: ______________________

**B10. Related Features:**
- None noted

**B11. Architect:** Unknown  
**Builder:** Unknown

**B12. Historic Attributes (List attributes and codes):** HP2 Single Family Residence

**B13. Significance: Theme:** A residence of the 1920s on a once major route leading east  
**Area:** North Park, San Diego  
**Period of Significance:** 1930-1950  
**Property Type:** Single Family Residence  
**Applicable Criteria:**

The residence is on property first sold in 1888 when Daniel Choate received the property through a purchase from the City of San Diego and sold the entire block to R.A. Thomas and his partners. The property went through several hands until John C. and Rebecca Cordray sold it to Newton and Cora H. Baldwin in August 1923. A month later Baldwin mortgaged the building of the home with the Klicka Mortgage Company, and on November 6, 1923, Newton Baldwin signed a notice of completion for construction of the house.

Over the years the house has been rented to single tenants. In 1975, however, a real estate and commercial developer rented the property and 1985 Castle Termine Company Exterminators utilized the building as its office.

**B14. References:**  
Office of the San Diego County Recorder  
Office of the San Diego County Assessor  
San Diego City Directories

**B15. Evaluator:** Ray Brandes, Ph.D.  
**Date of Evaluation:** 1993-1994

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3134 El Cajon Boulevard

(This space reserved for official comments.)

DPR 523B-Test (12/93)
P1. Resource Identifier: The North Park (San Diego) Development Project Study Area

P2. Location: a. County: San Diego
   b. Address: 3155-3171 El Cajon Boulevard
   c. UTM: USGS Quad: The La Jolla Quad (7.5'/15') Date: Zone 11, 486260 mE/3643000 mN
   d. Other Locational Data: The or's Parcel Number is 446-252-01. The legal description is University Heights D'Hemecourt, Map Amended, Block 115, lots 1-9.

P3. Description:
The Mediterranean style, rectangular, two-story building has a red tile roof. The front one-third of the building has red tile with a medium hipped roof on either side of large wooden doors. The main facade has arched windows covered with ornamental grates. The second story center has two arched doors that open onto a small landing with a metal balustrade. Around the structure at various points are porticos inset in oval recesses. The rear there are a number of multi-paned windows and rectangular shaped with multi-panes. The east side has decorative ornaments; several cast iron bells (like Mission bells). This is a San Diego Gas and Electric substation which, within a highly protected fence at the east side of the building, very close to Inland Highway 805 is the electrical network.

P4. Resources present:

P5. Date Constructed/Age:

P6. Owner and Address:

P7. Recorded by:

P8. Recorded:

P9. Type of Survey:

P10. Date Recorded:

P11. Report Citation:

Attachments:

DPR 523A-Test (12/93)
**Resource Identifier:** The North Park (San Diego) Redevelopment Project Study Area

**Historic Name:** San Diego Gas and Electric Substation

**Common Name:** The El Cajon Boulevard SDG&E Substation

**Address:** 3151-3171 El Cajon Boulevard

**City:** San Diego  
**County:** San Diego  
**Zip:** 92104

**Zoning:** CN1  
**Threats:** None known

**Architectural Style:** Spanish Romanesque

** Alterations and Date(s):**

That are none noted from the exterior beyond the fencing.

**moved?** No  
**Date:** N/A  
**Original Location:** N/A

**Related Features:** None

**Architect:** Eugene Hoffman  
**Builder:** Reuben C. Hass

**Historic Attributes (List attributes and codes):** HP9 Public Utility Building

**Significance:**

**Theme:** The placement of a utility within the heart of a growing community.  
**Period of Significance:** 1920-1950  
**Property Type:** Utility Building  
**Applicable Criteria:**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 1888, A.G. Nason et al. sold the property to the College Hill Land Association. The first individual to own the property cited here was Charles A. Babcock and he sold lots 4 to 9 to F.A. Meyer in 1920. On July 7, 1919, the San Diego Consolidated Gas and Electric Company contracted with Reuben C. Hass with a building contract for $3,974.50. Book94, page 65 dated 10/16/1929 reflects the notice of completion on the north 1/2 of lots 7 and 8. In 1940 the SDG&E Company mortgaged with the Bank of California National Association for lots 1-9, the sum of $16,000,000 at 3-3/8% interest. This public service utility was built on the major highway east/west to service the larger residential area around the region. In 1994 it rests on the southwest edge of El Cajon Boulevard and Inland Highway 805.

**Reference:**

Office of San Diego County Assessor  
Office of San Diego County Recorder  
City of San Diego Directories

**Evaluator:** Ray Brandes, Ph.D.

**Date of Evaluation:** 1994

(DThis space reserved for official comments.)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location:
   a. County: San Diego
   b. Address: 3829-3631 Granada Street
   c. City: San Diego
   d. UTM: USGS Quad, Pt Loma Quad (7.5'/15') Date, 000 Zone, 11, 487180 mE/3623040 mN

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
   The story brick building is reminiscent of those built early in the century and it is believed that this retail business/apartment structure was constructed in 1914 by E. W. Dyer according to Book 311, page 360 in the Office of the San Diego County Recorder. It is what is commonly called a pattern book whereby the prospective owner picked out the main facade from a book filled with drawings and the builder then constructed the building according to a standard set of plans. The structure is rectangular, with a flat roof, and several ordinary pillars and bricked points at the top and corners of the structure. Below the ornamentation are a series of double hung windows and below that the standard entrances for the retail structures. Stairwells are at either end of the front facade for the second floor apartments. Above the recessed store entrys on the first floor are the large single paneled windows which provided light to the back of the store. unfortunate that the west side of the wall reflects damage of some nature.

P4. Resources present: Building Structure Object Site District Element of District

P6. Date Constructed/Age:
   1914

P7. Owner and Address:
   Not determined

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel Street, Suite 408
   San Diego, Ca 92101

P9. Date Recorded: 1984

P10. Type of Survey: Intensive

Describe: A Project Study for the Economic Development Department San Diego Ca.

P11. Report Citation (Provide full citation or enter "none"): None

Attachments: Map Sheet Continuation Sheet Building, Structure, and Object Record Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record Artifact Record Photograph Record

DPR 523A-Test (12/03)
The North Park (San Diego) Redevelopment Project Study Area

The E.W. Dyer Building

The J.W. Hartley Building

3829-3831 Granada Street

San Diego, County: San Diego

Zoning: CN1

Threats: Building may be in need of extensive restoration

Architect: Unknown

Builder: Unknown

Period of Significance: 1920-1950

Property Type: Business

Applicable Criteria: SS1

A very early example of business structure in an historic corridor. Area: North Park, San Diego

This is one of the few buildings of this style in the North Park area. A number of these commercial structures were built in the period 1886 to 1920, serving the dual purpose of holding stores at the street level and apartments for owners of tenants at the second level, with stairways at either end of the front facade to facilitate entry upstairs. The facades for these structures were taken from "pattern" books, with the rest of the building from a standard floor plan. The main facade on this structure is rather plain, but unique in that it represents a style and pattern reflecting North Park about the time of the first World's Fair in San Diego. While it is believed that E.W. Dyer contracted to have the building constructed, in 1915, Mary Hartley obtained Lot 9, and on March 2, 1922, Fred L. Leaper filed a notice of completion on Lot 9 and on January 4, 1927, J.C. Hartley filed a notice of completion on Lot 10. The latter two entries may account for the suggested addition to the rear of the building. As a very early style of building constructed in the University Avenue-North Park Avenue and in the event of a historic district or one that is rehabilitated it would provide another example in a chronological pattern of business development.

3829-3831 Granada Street

References:
Office of San Diego County Assessor
Office of San Diego County Recorder
San Diego City Directories

Evaluator: Ray Brandes, Ph.D.
Date of Evaluation: 1994

(This space reserved for official comments.)

DPR 523B-Test (12/93)

P2. Location: 
   a. County: San Diego
   b. Address: 3805 Grim Avenue
   c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date 1953; Zone 11, 488000 mE/3623050 mN
   d. Other locational data (e.g., parcel #, legal description, directions to resource, additional UTM, etc. when appropriate):
      The Assessor's Parcel Number is 453-152-11. The legal description is Hartleys North Park, Block 2, west 80 feet of lots 17 and 18.

P3. Description (Description resource and its major elements: include design, material, condition, alterations, size, setting, and boundaries):

   The originally California bungalow was apparently cobblestone on frame over the entire building. It has the Craftsman style, is rectangular in shape, with a flat roof. An entry is on North Park way, but the address is on Grim Street. On the main facade facing North Park Way is faced with stuccoed cobblestone including a fireplace flush with the wall, and flanked by double hung windows. A bay window contains three double hung windows and to the east of that bay another bathroom window. All windows have the small vertical panes above the main pane. A number of canales appear along the roof line and above the bay. The bay had a low hipped roof. Along the ground level are a series of air vents. The house which sets back from both streets is on a corner, and the front entry on North Park Way has a partially arched entryway over the front porch which also had a red tile roof. This is an example of the long-standing use of cobblestone in Craftsman style structures and buildings of all types.

P4. Resources present: x Building  x Structure  x Object  x Site  x District  x Element of District

P6. Date Constructed/Age: [1928 F]

P7. Owner and Address:
   Shirley P. Daley
   3805 Grim Avenue
   San Diego, CA 92104

P8. Recorded by (Name, affiliation, and address):
   Dr. Bay Brandes
   230 West Laurel Street, Suite 406
   San Diego, CA 92103

P9. Date Recorded: 1994

P10. Type of Survey: x Intensive  x Reconnaissance  x Other

Describe: A Project Study for the Economic Development, San Diego, CA.

P11. Report Citation (Provide full citation or enter "none"): None.

Attachments: x NCDE  x Map Sheet  x Continuation Sheet  x Building, Structure, and Object Record  x Linear Resource Record
   x Archaeological Record  x District Record  x Milking Station Record  x Rock Art Record  x Artifact Record  x Photograph Record
   x Other (List): None

DPR 523A-Test (12/93)
**Resource Identifier:** The North Park (San Diego) Redevelopment Project Study Area

**Historic Name:** The Daley Residence

**Common Name:** The Shirley P. Daley Residence

**Address:** 3805 Grim Avenue

**City:** San Diego  
**County:** San Diego  
**Zip:** 92104

**Zoning:** CN 1  
**Threats:** None known

**Architectural Style:** California Craftsman Bungalow

**Alterations and Date(s):** It is very likely that the cobblestone exterior was a part of the original construction and that in ensuing years, it was simply stuccoed or painted over.

**Moved?** No  
**Date:** N/A  
**Original Location:** N/A

**Architect:** Unknown  
**Builder:** Unknown

**Historic Attributes:** Single Family Residence

**Significance:** Theme: The early housing style in the housing around the commercial area: center of North Park on University Avenue  
**Period of Significance:** 1920-1950  
**Property Type:** Single Family Residence  
**Applicable Criteria:** SS1

The earliest historical period in North Park began with housing as a suburb of San Diego. In time the need for a commercial center arose, and in time the houses formed circles around those cores. This particular residence was built in May 1928 by R. S. Starrett who signed the notice of completion for the west 80 feet of the two lots. It is late in the sense of style, for by then the new Decos were coming in fashion all around the residence, however, the stuccoing may have been done in deference to constructing a different style, or it may have been that the painting or yellow stuccoing over the cobblestones was more of a preservative effort. It is an unusual residence and certainly in such condition on the exterior that it should be included on a list of local historic buildings.

**References:**
- Office of San Diego County Assessor
- Office of San Diego County Recorder
- City of San Diego Directories

**Evaluator:** Ray Brandes, Ph.D.

**Date of Evaluation:** 1984
**State of California – The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

**Page 1 of 2**

**Resource Identifier:** The North Park (San Diego) Redevelopment Project Study Area

**Location:**
- **a.** County: San Diego
- **b.** Address: 2930 Howard Avenue
- **c.** UTM: USGS Quad The La Jolla Quad (7.5'1151/ Date , Zone 11 , 457190 mE/ 3623204 mN
- **d.** Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
  - The legal description is University Heights D'Hemecourt Map Amended, Block 119, Lots 20 through 26.

**Description** (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):

The Covenant Presbyterian Church is a modern style building. On the corner of Howard and Thirtieth Street it has an interesting history. From all indications in 1938 Maryland Casualty Company mortgaged the property to Ernest C. Fishbaugh who then sold the property to Laurence and Dorothy Michel who in 1943 sold the property to the Congregational Tifereth Israel. That Church congregation constructed the present building in 1948. Later the Covenant Presbyterian Church would acquire the modern structure which fits into both a residential as well as commercial district. It is a very simple, but precise concept of a Church with a purpose and perhaps without the decorative elements which adorn many religious structures.

**Resources present:**
- Building

**Date Constructed/Age:**
- Historic

**Owner and Address:**
- Covenant Presbyterian Church (Corporation)
- 2930 Howard Avenue
- San Diego, Ca 92104

**Recorded by:**
- Dr. Ray Brandes
- 220 West Laurel Street, Suite 406
- San Diego, Ca 92101

**Date Recorded:**
- 1994

**Type of Survey:**
- Intensive
- Reconnaissance
- Other

**Describe:** A Project Study for the Economic Development Department, San Diego, Ca

**Report Citation** (Provide full citation or enter "none.") None

**Attachments:**
- Map Sheet
- Continuation Sheet
- Building, Structure, and Object Record
- Linear Resource Record
- Archaeological Record
- District Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record

**DPR 523A-Test (12/93)**
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
B2. Historic Name: The Congregational Tifereth Israel
B3. Common Name: The Covenant Presbyterian Church
B4. Address: 2930 Howard Street
   City: San Diego
   County: San Diego
   Zip: 92104
B5. Zoning: CN-1
B6. Threats: None known
B7. Architectural Style: Modern
B8. Alterations and Date(s): None noted.
B9. Moved? No
B10. Related Features:
    Next to the Church building is a bungalow which apparently serves as the rectory for the church. A response to a telephone call indicated that this particular bungalow had been a rectory for several churches since 1915, however, this information did not prove to be factual in review of the records.
B11. Architect: Unknown
    Builder: Unknown
B12. Historic Attributes (List attributes and codes): HP 15 Religious Building
B13. Significance: Theme: The inclusion of a religious building within a major residential/Area: commercial area of historic interest
    Period of Significance: 1920-1950
    Property Type: Religious Building
    Applicable Criteria: S1
    (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
    The land was first sold by A.G. Nason to College Hill Land Association in 1888. Grading of 30th Street took place in 1915 and streets were paved in 1926. There were a large number of sellers and buyers of lots 20-26 until Ernest C. Fishbaugh sold the property to Lawrence and Dorothy Michel in 1943 who promptly sold to the Congregational Tifereth Israel of San Diego. The synagogue signed a Notice of Compromise on September 2, 1948. The trial to find the history of this building first reflected no structure in City Directories until 1975. A call to the Covenant Presbyterian Church (619) 553-0560) brought information that their congregation rectory had been used by them since 1957 and that before that it had been a Synagogue. The next call to the Congregational Tifereth Israel (619) 697-0061 received a response that they had been at the rectory since 1955, but that they knew nothing about the building and that a plaque existed on the building reflecting the information. The City Directory of 1957 reflected that indeed the Congregational Tifereth Israel was at 2930 Howard Street at that time. A second call to the present rectory of the Congregational Tifereth Israel indicated that the congregation had never been located on Howard Street. Yet a different publisher of City Directories reflected they had been there from 1957 until 1975, likely using the rectory as the address. Another visit and examination of the steeple did not reveal any plaque. The conclusion is that a rectory for a parish existed in the house next to the church, across the alley from about 1915, and that in 1948 the Congregational Tifereth Israel had their synagogue built and that a more recent time after they moved they sold the building to the Covenant Presbyterian Church. This is an important religious and social center in the heart of a commercial district.
B14. References:
    Office of San Diego County Recorder
    Office of San Diego County Assessor
    San Diego City Directories
B15. Evaluator: Ray Brandes, Ph.D.
    Date of Evaluation: 1994

(This space reserved for official comments.)

DPR 523B-Test (12/93)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location:
   a. County: San Diego
   b. Address: 3026-3030 North Park Way
   c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date 4/87 Zone 11 mE/3623040 mN
   d. Other Locational Data: The assessor's parcel number is 451-152-10. The legal description is Hartleys North Park, Block 2. South 25 feet of East 22.8 feet of Lot 16 and East 45.23 feet of lots 17 and 18.

P3. Description: The California bungalow is quite similar in construction to another on this same street on the corner of Grim Avenue. It is Spanish Colonial in design, has in the majority a flat roof with a two foot parapet except at the front left where a medium hipped roof covers a portion of a roof with no overhang. At the center and right side of the main facade facing North Park Way, a red tile roof overhangs a box shaped recessed front porch. The house was originally constructed with cobblestone on frame, and either then or later stuccoed or painted white. Windows are vertical, sliding glass on either side of the front porch. The house sets back from the street about 25 feet. Canales and air vents are near the lower level of the house. At the west side is a garage of the same vintage and cobblestone style as the house. To the east is an arched open entry to the back yard.

P4. Resources present:

P6. Date Constructed/Age:
   □ Prehistoric  □ Historic  □ Both
   1928 E

P7. Owner and Address:
   Albert K. Fregat
   4433 Thirteenth Street
   San Diego, Ca 92116

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel St., Suite 406
   San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey:
   □ Intensive
   □ Reconnaissance  □ Other
   Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none."): None

Attachments: □ NONE □ Map Sheet □ Continuation Sheet □ Building, Structure, and Object Record □ Linear Resource Record
□ Archaeological Record □ District Record □ Mining Station Record □ Rock Art Record □ Artifact Record □ Photograph Record
□ Other (List):

DPR 523A-Test (12/93)
### BUILDING, STRUCTURE, AND OBJECT RECORD

<table>
<thead>
<tr>
<th>Resource Identifier:</th>
<th>The North Park (San Diego) Redevelopment Project Study Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Name:</td>
<td>The R.L. Starrett Residence</td>
</tr>
<tr>
<td>Common Name:</td>
<td>The Albert I. Erigal Residence</td>
</tr>
<tr>
<td>Address:</td>
<td>3066 North Park Way</td>
</tr>
<tr>
<td>City:</td>
<td>San Diego</td>
</tr>
<tr>
<td>County:</td>
<td>San Diego</td>
</tr>
<tr>
<td>Zip:</td>
<td>92104</td>
</tr>
<tr>
<td>Zoning:</td>
<td>CN-1</td>
</tr>
<tr>
<td>Threats:</td>
<td>None known</td>
</tr>
<tr>
<td>Architectural Style:</td>
<td>Single family residence</td>
</tr>
<tr>
<td>Alterations and Date(s):</td>
<td>None noted</td>
</tr>
<tr>
<td>Moved?:</td>
<td>No</td>
</tr>
<tr>
<td>Related Features:</td>
<td>The garage on the west rear behind the house; an arched entryway on the east to the rear back yard.</td>
</tr>
<tr>
<td>Architect:</td>
<td>Unknown</td>
</tr>
<tr>
<td>Builder:</td>
<td>Unknown</td>
</tr>
<tr>
<td>Historic Attributes:</td>
<td>HP 2 Single family residence</td>
</tr>
<tr>
<td>Significance:</td>
<td>The residential area around the core of the old commercial area Area: North Park, San Diego</td>
</tr>
<tr>
<td>Period of Significance:</td>
<td>1920-1950</td>
</tr>
<tr>
<td>Property Type:</td>
<td>Single family residence</td>
</tr>
<tr>
<td>Applicable Criteria:</td>
<td>581</td>
</tr>
</tbody>
</table>

The property was first acquired by Mary Hartley and the Hartley family in 1913, as was much of that land put first into groves of citrus types and later surveyed for homes. On May 15, 1923, R.L. Starrett signed a notice of completion for the building of the home on the east 45 feet of lots 17 and 18, Block 45. It does not appear that this individual resided in the house, for over the years different tenants lived there for periods of a year or two. It should be noted that North Park Way was known as Wrightman Street first, Wrightman Way, and later North Park Way, therefore, the difficulty in sometimes locating legal records related to the houses on this stretch of road. This is one of those wonderful small single family homes which surround the commercial district which filled in the area around Thirtieth Street and University Avenue.

### References:
- Office of San Diego County Recorder
- Office of San Diego County Assessor
- San Diego City Directories.

### Evaluator:
- Ray Brundes, Ph.D.
- Date of Evaluation: 1994

(This space reserved for official comments.)

DPR 523B-Test (12/93)
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  

PRIMARY RECORD  

Primary #  
HRI #  
Trinomial:  
NRHP Status Code: SS1  

OTHER LISTINGS  

Review Code:  
Reviewer:  
Date:  

P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area  

P2. Location:  
- a. County: San Diego  
- b. Address: 3218 North Park Way (Wrightman St.) (Wightman Way)  
  City: San Diego  
- c. UTM: USGS Quad The  
  (7.5'/15') Date: 000; Zone: 11; 000 mE/000 mN  
- d. Other Locational Data: (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):  
  The legal description is Park Villas, Block 44, East 40 feet of south 10 feet of Lot 21; and East 40 feet lots 22 through 24. Also University Heights, Block 211, lots 13 through 24.  

P3. Description: (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries):  

There is a California Craftsman bungalow with a low hipped roof with overhanging beams supported by triangle braces. The rectangular house has a clapboard siding, an open front porch with a box ceiling covered by a medium hip; all supported by two round columns. Each side of the house, west and east, has double hung windows. The front door is flanked by large double hung windows. All windows in the house are barred for protection and a 7 foot chain link fence surrounds the house. There is no garage.  

P4. Resources present:  
- Building  
- Structure  
- Object  
- Site  
- District  
- Element of District  

P6. Date Constructed/Age:  
- Prehistoric  
- Historic  
- Both: 1924  

P7. Owner and Address:  
Not known  

P8. Recorded by (Name, affiliation, and address):  
Dr. Ray Brandes  
230 West Laurel Street, Suite 406  
San Diego, Ca 92101  

P9. Date Recorded: 1994  

P10. Type of Survey:  
- Intensive  
- Reconnaissance  
- Other  

Describe: A Project Study for the Economic Development Department, San Diego, Ca.  

P11. Report Citation: (Provide full citation or enter "none."): None  

Attachments:  
- Map Sheet  
- Continuation Sheet  
- Building, Structure, and Object Record  
- Linear Resource Record  
- Archaeological Record  
- District Record  
- Milling Station Record  
- Rock Art Record  
- Artifact Record  
- Photograph Record  
- Other (List):  

DPR 523A-Test (12/93)
**Building, Structure, and Object Record**

<table>
<thead>
<tr>
<th>B1. Resource Identifier:</th>
<th>The North Park (San Diego) Redevelopment Project Study Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>B2. Historic Name:</td>
<td>The Franciska Croxall Residence</td>
</tr>
<tr>
<td>B3. Common Name:</td>
<td>The Croxall Residence</td>
</tr>
<tr>
<td>B4. Address:</td>
<td>3218 North Park Way (Wrightman St.) (Wightman Way)</td>
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<tr>
<td>City:</td>
<td>San Diego</td>
</tr>
<tr>
<td>County:</td>
<td>San Diego</td>
</tr>
<tr>
<td>Zip:</td>
<td>92104</td>
</tr>
<tr>
<td>B5. Zoning:</td>
<td>CL-1</td>
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<tr>
<td>B6. Threats:</td>
<td>None known</td>
</tr>
<tr>
<td>B7. Architectural Style:</td>
<td>California Craftsman Bungalow</td>
</tr>
<tr>
<td>B8. Alterations and Date(s):</td>
<td>The</td>
</tr>
</tbody>
</table>

**B9. Moved?**
- No
- Yes (No Known Date)
- Unknown (Original Location: N/A)

**B10. Related Features:**
Structure apparently in an area which is subject to burglaries due to metal barriers.

**B11. Architect:** Unknown
**Builder:** Unknown

**B12. Historic Attributes (List attributes and codes):** HP 2 Single Family Residence

**B13. Significance:**
- **Theme:** The single family home style which originally surrounded the
- **Area:** North Park business area
- **Period of Significance:** 1920-1950
- **Property Type:** The
- **Applicable Criteria:** The

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman bungalow is typical of the early tract homes built around what would be the North Park business and commercial area. The land was first sold in 1870 by the City Trustees to Ezra Dougherty, and passed through a number of hands until Franciska Croxall signed a notice of completion in book 64, page 278 on February 5, 1924. The home appears to be in good maintenance, yet it is in an area where crime appears to be prevalent and necessary for the owners to essentially barricade themselves from potential danger and loss. Over the years only a few people have resided in the home: From 1925 until 1954: E.C. Riley and from 1955 to 1985 Georgia K. Farrar.

**B14. References:**
- Office of San Diego County Recorder
- Office of San Diego County Assessor
- San Diego City Directories

**B15. Evaluator:** Ray Brandes, Ph.D.
**Date of Evaluation:** 1984

(This space reserved for official comments.)

3218 North Park Way

DPR 523B-Test (12/83)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location:  
   a. County: San Diego  
   b. Address: 4102 Ohio Street  
   c. UTM: USGS Quad: The La Jolla Quad  
      Date: 7/5/15  
      Zone: 11  
      NAD83  
      mE/3623040  
      mN/34630410  
   d. Other Locational Data: The owner's parcel number is 446-30410. The legal description is University Heights D'Hemencourt Map, Amended. Block 155, East 1/2 of Lots 25 and 26.

P3. Description: The residence is a carefully maintained California Craftsman bungalow with a low hipped roof almost flared. It has a three foot overhang supported by 1 x 2" beams. It is rectangular in shape with a front porch whose hipped roof mirrors (only smaller) the main roof line. The porch roof is supported by two elephantine columns on brick standards which in turn hold up a box covering the porch. The home is reminiscent of those ordered through catalogs in the first two decades of the 20th century. The front screened door is flanked by a vertical double hung window and a large window with small paned block windows above. The yard is a grassed area around a somewhat large concrete walkway around the house.

P4. Resources present:  
   Building  
   Structure  
   Object  
   Site  
   District  
   Element of District

P6. Date Constructed/Age:  
   □ Prehistoric  
   □ Historic  
   □ Both  
   1923 F

P7. Owner and Address:  
   Mr. Albert M. Young  
   4102 Ohio Street  
   San Diego, Ca 92104

P8. Recorded by:  
   Name: Ray Brandes  
   Affiliation:  
   Address: 230 West Laurel Street, Suite 405  
   San Diego, California 92101

P9. Date Recorded: 1984

P10. Type of Survey:  
   □ Intensive  
   □ Reconnaissance  
   □ Other  
   Describe: A Project Study for Economic Development Department, San Diego, Ca.

P11. Report Citation:  
   (Provide full citation or enter "none.")  
   None

Attachments:  
   □ None  
   □ Map Sheet  
   □ Continuation Sheet  
   □ Building, Structure, and Object Record  
   □ Linear Resource Record  
   □ Archaeological Record  
   □ District Record  
   □ Milling Station Record  
   □ Rock Art Record  
   □ Artifact Record  
   □ Photograph Record  
   □ Other (List):
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<thead>
<tr>
<th>Resource Identifier:</th>
<th>The North Park (San Diego) Redevelopment Project Study Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Name:</td>
<td>The Anna J. Watson Residence</td>
</tr>
<tr>
<td>Common Name:</td>
<td>The June E. Courleigh Residence</td>
</tr>
<tr>
<td>Address:</td>
<td>4102 Ohio Street</td>
</tr>
<tr>
<td>City:</td>
<td>San Diego</td>
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<td>County:</td>
<td>San Diego</td>
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<td>Zip:</td>
<td>92104</td>
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<td>Zoning:</td>
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<td>Threats:</td>
<td>None</td>
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<td>Architectural Style:</td>
<td>California Craftsman Bungalow</td>
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<tr>
<td>Alterations and Date(s):</td>
<td>None</td>
</tr>
<tr>
<td>Moved?:</td>
<td>No</td>
</tr>
<tr>
<td>Related Features:</td>
<td>None</td>
</tr>
<tr>
<td>Architect:</td>
<td>Unknown</td>
</tr>
<tr>
<td>Builder:</td>
<td>Unknown</td>
</tr>
<tr>
<td>Historic Attributes:</td>
<td>HP-2 Single family residence</td>
</tr>
<tr>
<td>Significance:</td>
<td>The property for this home was sold in 1886 by A.G. Nason to the College Hill Land Association. Anna J. Watson acquired a number of parcels in the area near Thirty Street and El Cajon Boulevard. She may have been a realtor or a speculator for she had several homes built in this same period 1923-1924. Since the names of people residing in the several homes were compared in the same period 1923-1924, it does appear that these were constructed as income producing residences. The house is a fine example of those which were built early in the history of the area, and later the businesses were built or replaced homes along Thirty Street and University Avenue so that the residences encircled the cores which has created the specific North Park enclaves of business areas today.</td>
</tr>
<tr>
<td>References:</td>
<td>Office of San Diego County Recorder</td>
</tr>
<tr>
<td></td>
<td>Office of San Diego County Assessor</td>
</tr>
<tr>
<td></td>
<td>San Diego City Directories</td>
</tr>
<tr>
<td>Evaluator:</td>
<td>Bay Brandes, Ph.D.</td>
</tr>
<tr>
<td>Date of Evaluation:</td>
<td>1984</td>
</tr>
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</table>

(DPR 523B-Test (12/83))
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County_San Diego_ and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address_ 4120-4124 Ohio Street

City_San Diego_

c. UTM: USGS Quad__ (7.5'/15') Date_ 000_ Zone_11_ 437250 mE/3623120 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM, etc. when appropriate):
The parcel's parcel number is 446-304-12. The legal description is University Heights D'Hemecourt Map, Amended. Block 155, Lots 29 and 30.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries):
The California Craftsman bungalow is on a street lined with several homes of the variation of the cottage style. This is a single family, one story residence, with a cross hipped roof, covered with asphalt tile. A chimney sets flush with the south side of the house. The roof has an overhang supported by 1 x 4 beams. The siding is shiplap painted white. The open porch has an arced roof over a box supported by two beams. The standard screened door is flanked by double hung windows on either side. The house is in very good condition and represents a good addition to the neighborhood.

P4. Resources present: X Building X Structure X Object X Site X District X Element of District

P6. Date Constructed/Age:

X Prehistoric X Historic X Both 1923+

P7. Owner and Address:
ABC Key and Lawn Mower Shop
4131 30th Street
San Diego, CA 92101

P8. Recorded by (Name, affiliation, and address):
Dr. Ray Brandes
280 West Laurel St., Suite 406
San Diego, CA 92101

P9. Date Recorded: 1994

P10. Type of Survey: X Reconnaissance X Intensive X Other
Describe: A Project Study for the Economic Development Department, San Diego, CA.

P11. Report Citation (Provide full citation or enter "none"): None

Attachments: X NXE X Map Sheet X Cover Sheet X Building, Structure, and Object Record X Linear Resource Record
X Archaeological Record X District Record X Milling Station Record X Rock Art Record X Artifact Record X Photograph Record
X Other (List):

DPR 523A-Test (12/93)
**State of California – The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**

## BUILDING, STRUCTURE, AND OBJECT RECORD

<table>
<thead>
<tr>
<th>Resource Identifier</th>
<th>The North Park (San Diego) Redevelopment Project Study Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>B2.</strong> Historic Name</td>
<td>The Arnold and Marguerite Mitchell Residence</td>
</tr>
<tr>
<td><strong>B3.</strong> Common Name</td>
<td>The Mitchell Residence</td>
</tr>
<tr>
<td><strong>B4.</strong> Address</td>
<td>4120-4124 Ohio Street</td>
</tr>
<tr>
<td>City</td>
<td>San Diego</td>
</tr>
<tr>
<td>County</td>
<td>San Diego</td>
</tr>
<tr>
<td>Zip</td>
<td>92104</td>
</tr>
</tbody>
</table>

**B5.** Zoning: CN-3  
**B6.** Threats: None known

**B7.** Architectural Style: California Craftsman Bungalow

**B8.** Alterations and Date(s):  
There were none noted.

**B9.** Moved? No  
**B10.** Related Features:  
There is a period garage to the south rear of the house, with a two single lane concrete driveway utilized by the Model "A" or Model "T".

**B11.** Architect: Unknown  
**B12.** Builder: Unknown

**B13.** Significance:  
**Theme:** Residence around the area of the old North Park business dist.  
**Area:** North Park, San Diego  
**Period of Significance:** 1920-1950  
**Property Type:** Single family residence  
**Applicable Criteria:** SS1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman bungalow is on a street with several of these older cottages which mark a period of development by suburbanites as they built up this part of East San Diego around the business corridors. This cottage is near both the Thirtieth Street business corridor and the El Cajon Boulevard which was once a major thoroughfare between the Pacific Coast Highway and the Imperial Valley to the east. A.G. Nason sold the land to the College Hill Land Association in 1888, all 48 lots. Over a period of time the block was broken up by purchase of smaller lots. In June 1923 Arnold and Marguerite Mitchell took a trust deed for $1,250.00 at 7% interest. For uncertain reasons a number of liens followed and legal cessation of labor was placed on the construction in August of 1923, but by November 1923 the Mitchells made a Declaration of Homestead on the property and held the home going into the early 1940s. This is a very fine example of the homes in the North Park area which are close to and surround the business corridors. These represent an era of Craftsman homes and suburbia among the citrus trees.

**B14.** References:  
Office of San Diego County Recorder  
Office of San Diego County Assessor  
City of San Diego Directories

**B15.** Evaluator: Day Brandes, Ph.D.  
**Date of Evaluation:** 1994

(This space reserved for official comments.)

DPR 5236-Test (12/93)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address 4214-4218 Ohio Street
 c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date ; Zone, 11 __ 437250 mE/3623120 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
   The assessor's parcel number is 446-233-03. The legal description is Uni vesity Heights D'Hemecourt Map, Amended. Block 118, lots 23 and 24.

P3. Description: (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.)
   The Craftsman Bungalow has been slightly remodeled. The single low hipped roof is fronted by Mansard shaped roof over the open front porch and is covered with asphalt shingles. The roof is in poor shape. A chimney is flush against the south side of the home. The siding is clapboard. The front porch box ceiling is supported by two Ionic shaped beams. A wide front door is flanked by two large double hung windows. The house sets back from the sidewalk about twenty-five feet. The neighborhood has a mixed setting of older homes and newer condos.

P4. Resources present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P6. Date Constructed/Age:
   ☐ Prehistoric ☐ Historic ☐ Both
   1936 F

P7. Owner and Address:
   John Y. S. & Neta Howo
   14942 Via de la Valle
   Del Mar, Ca 92014

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel St. Suite 405
   San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey: ☑ Intensive ☐ Reconnaissance ☐ Other
   Describe: A Project Study for the Economic Development Corporation, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none.") None

Attachments: ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Linear Resource Record
   ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record
   ☐ Other (List):

DPR 523A-Test (12/93)
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Area Study

B2. Historic Name: The Mary M. Glover Residence

B3. Common Name: The Howa Residence

B4. Address: 4214-4218 Ohio Street
   City: San Diego
   County: San Diego
   Zip: 92104

B5. Zoning: CN
   Threats: None known

B6. Architectural Style: California Craftsman Bungalow

B7. Alterations and Date(s): There are no alterations notes, but the roof is in poor shape.

B8. Moved? No
   Original Location N/A
   Date: N/A
   Unknown

B9. Related Features:
The garage designed for a small car such as a Model "T" or "A" is at the south rear of the home set back from the house with a two lane driveway.

B10. Architect: Unknown
     Builder: Unknown

B11. Historic Attributes (List attributes and codes): HP2 single family residence

B12. Significance: Theme: The early residential area around the commercial corridors
   Area: North Park (San Diego)
   Period of Significance: 1920-1950
   Property Type: Single family residence
   Applicable Criteria: 551

   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

   The property was first sold in August 1888 to T.C. Stockton to the College Hill Land Association, and then two years later to the San Diego Land and Town Company by the same Association. By 1891 the developer R.A. Thomas had acquired the property and the blocks began to be broken into parcels for house sites. In 1926 Mary M. Glover bought the property and in November 1936 she signed a notice of completion for the house. It is an example of the period when the suburb of North Park was evolving around the business cores on Thirtieth Street and El Cajon Boulevard. These homes line the streets, set back from the sidewalk about twenty-five feet with trim lawns, hedges and other planted areas. Garages were usually always set back from the house and entry to houses was via a side or back door. The significance here is that this series of several bungalows are symbolic of a time when the Roaring Twenties were on their way out and a new era beset with the Depression.

B14. References:
Office of San Diego County Recorder
Office of San Diego County Assessor
San Diego City Directories

B15. Evaluator: Ray Brandas, Ph.D.
Date of Evaluation: 1984

(This space reserved for official comments.)
P1. Resource identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County: San Diego and (Address and/or UTM Coordinates. Attach Location Map as required)
b. Address: 3026 Polk Avenue
   City: San Diego
c. UTM: USGS Quad: The La Jolla Quad (7.5'/15') Date: __ Zone__ 11; mE/3623170 mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
      The parcel number is 446-304-09. The legal description is University Heights D'Hemencourt Map, Amended. Block 155, west 1/2 lots 25 and 26.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries):
   This is a California Craftsman bungalow in very fine condition. The roof line is medium hipped, flaring and extending out over the edge about two feet and supported by 1 x 2 beams. The house resembles others in the area, likely built by a tract building company. The roof is covered with asphalt and the chimney is at the north rear side of the house. The main facade faces east, has a roof over the porch which mirrors that of the main house and is almost a Mansard style. The front porch arrangement is open with bases of flagstone supporting pillars covered with overlapping boards supporting a boxed roof. At the peak then is the slightly hipped covering. On either side of the front door are windows paired. Each side has two vertical paned windows with a large single pane in the center. Above those windows are the small block panes. The structure is trim and neat and aside from the minor remodeling appears to be in excellent condition.

P4. Resources present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5. Date Constructed/Age:
   ☐ Prehistoric ☐ Historic ☐ Both

1923 F

P7. Owner and Address: Paul Shaheen and James J. Mardeusz
   3026 Polk Avenue
   San Diego, Ca. 92104

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel St., Suite 406
   San Diego, Ca. 92101

P9. Date Recorded: 1994

P10. Type of Survey: ☐ Intensive
      ☐ Reconnaissance ☐ Other

Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none.") None

Attachments: ☐NONE ☐ Map Sheet ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Linear Resource Record
   ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record
   ☐ Other (List):

DPR 523A-Test (12/93)
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
B2. Historic Name: The Anna J. Watson House
B3. Common Name: The Shaefer/Marquez House
B4. Address: 3026 Polk Avenue
City: San Diego County: San Diego
County: San Diego
Zip: 92104
B5. Zoning: CN 3
B6. Threats: None known
B7. Architectural Style: California Craftsman bungalow
B8. Alterations and Date(s):
Slight alterations to front porch supporting elements.

B9. Moved? □ No □ Yes □ Unknown Date: N/A Original Location: N/A
B10. Related Features:
A: The small garages built for very small Model "T" cars similar to the other bungalows of this nature was not seen and may have been removed. The yard is enclosed by a board and batten fence.

B12. Historic Attributes (List attributes and codes): HP2 Single family residence

Period of Significance: 1920-1950 Property Type: Single family residence Applicable Criteria: SS1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The property was first sold by A.G. Nason to the College Hill Land Association and they acquired all 48 lots on the block. By July 31, 1923, Anna J. Watson who had managed to purchase a number of lots or parcels in this area had signed a notice of completion for Lots 25 and 26. In October of that year she sold the west 1/2 of the properties to Henry and Sara Reifsnieder. That couple did not stay as owner for long because Josephine Miller lived in the home from 1927 to 1945 and William A. Jacobs resided there from 1950 to 1985. It remained, therefore, a single family home. This is one of the structures which reflects the style of home which was being built in the region from about 1920 to nearly 1950. They were the heart of the suburban areas, and along the corridors such as Thirteenth Street or El Cajon Boulevard they appear less frequently now as they are being lost to the businesses which replace them. These are marvelous examples of a style of housing that originated in England, and was carried across this country by architects and builders. Without basements or attics, they were perfect for the California climate.

B14. References:
Office of San Diego County Recorder
Office of San Diego County Assessor
City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.
Date of Evaluation: 1994

(This space reserved for official comments.)

DPR 5238-Test (12/93)
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Page 1 of 2

P1. Resource Identifier: The North Park San Diego Redevelopment Project Study Area

P2. Location:
   a. County: San Diego
   b. Address: 3801-3805 Ray Street
   c. City: San Diego
   d. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date Zone 11, 487250 mE/3623030 mN

d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
The assessor's parcel number is 453-123-86. The legal description is West End, Block 1, Lot 7.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries):
The building is a one story Deoc with several stores. The main entrance to the entire building which also has stores on North Park Way faces the corner of the block. The retail stores have full length windows, some nearly to the roof line. Awnings hide some of the upper vertical panes which are located above the main showcase windows. The roof does overhang around the flat roof about two feet. Above the roof line, however, is a six foot stucco and wood "fence" with a Ziggurat "V" pointing to the southwest. In reviewing the tenants over the years, it is not possible to relate the nature of the sign to a tenant. The building is neat and trim and does not appear to have been altered on the exterior.

P4. Resources present: [ ] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District

P6. Date Constructed/Age:
   [ ] Prehistoric [ ] Historic [ ] Both
   1920 F

P7. Owner and Address:
   Milton and Helen Kromydas Trustees
   % Kromydas Family Living Trust #88-844-84
   2563 Bancroft Street
   San Diego, Ca 92104

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brander
   230 West Laurel St., Suite 406
   San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey:
   [ ] Intensive
   [ ] Reconnaissance [ ] Other

Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none."): None

Attachments:
   [ ] NONE [ ] Map Sheet [ ] Continuation Sheet [ ] Building, Structure, and Object Record [ ] Linear Resource Record
   [ ] Archaeological Record [ ] District Record [ ] Milling Station Record [ ] Rock Art Record [ ] Artifact Record [ ] Photograph Record
   [ ] Other (List):

DPR 523A-Test (12/93)
B1. Resource Identifier: North Park (San Diego) Redevelopment Project Study Area

B2. Historic Name: The Richard and Florence Leal Building

B3. Common Name: The Kronmydas Building

B4. Address: 3801-3805 Ray Street
   City: San Diego  County: San Diego  Zip: 92104

B5. Zoning: CN1

B6. Threats: None known

B7. Architectural Style: Art Deco

B8. Alterations and Date(s):
The exterior does not appear to have had any alterations that could be discerned.

B9. Moved? No

B10. Related Features:
The narrow one way street.


B12. Historic Attributes (List attributes and codes): HP6 One to three story commercial building

B13. Significance: Theme: The Deco Structure is one of a number in the business district in Area: The North Park (San Diego) Period of Significance: 1920-1950 Property Type: Retail business Applicable Criteria: 6S1
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The first sale of the property took place on February 24, 1869 when the City of San Diego sold lots 1-12 to Philip Croshwait. After other sales of all lots, on July 24, 1911, S.H. Nehell deeded the property to Ellen Louise Nehell. Alfred Anderson mortgaged the property in 1911 with the Southern Trust and Savings Bank. By Miscellaneous Book 260, page 375, Alfred Anderson took a further mortgage with the Silver Gate Building and Savings Loan Company for $1,500.00 on March 28, 1917. On September 25, 1920, Richard E. and Florence Leal contracted with the Mead Hastell Company to build the retail store on Lot 7 as recorded in Deed Book 830, page 375. This is likely to have been the earliest building of this style constructed in the area and along Ray Street which has a number of such buildings setting a standard for the business district to follow well into the 1930s. Over the years the building has had a Self Service Laundry and a photographic studio among other businesses. It is still a stylish building around which the business district could interpret as an anchor for this part of a new community shopping area.

B14. References:
   Office of San Diego County Assessor
   Office of San Diego County Recorder
   City of San Diego Directories.

B15. Evaluator: Ray Brandes, Ph.D.
   Date of Evaluation: 1994

(This space reserved for official comments.)

DPR 523B-Test (12/93)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address 3804 Ray Street
   City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date Zone 11 , 487250 m E / 3623030 m N
   Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
   The ssor’s Parcel Number is 453-123-07. The legal description is West End, Block 1, Lot 6.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):

   The Commercial building is located on Ray Street, with the entrance wrapped around the corner facing both Ray Street and North Park Way. The building is an odd mixture of Deco and some Spanish Colonial elements with various awnings and overhanging roofs over the sidewalk that give it an unusual appearance, yet it fits in with the other buildings in that area. The building is stucco on wood, has a flat roof line, except for several raised roofline hips, and the showcase windows are slightly arced as one notes in a Mission or Spanish Colonial building. The exterior also has a flagstone wall from the street level to about two feet to the plate glass windows and the stone has been used around doorways as well. A large awning is hung over the North Park entrance, and at the main entry a Deco overhanging roof over the sidewalk. A tall vertical sign focuses on the word "Professional, North Park Way."

P4. Resources present: □ Building □ Structure □ Object □ Site □ District □ Element of District

P6. Date Constructed/Age:
   □ Prehistoric □ Historic □ Both
   1927 F

P7. Owner and Address:
   Norman Tropy Trustee
   c/o Janet Tinham
   3804 Ray Street
   San Diego, Ca 92104

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel Street , Suite 406
   San Diego, Ca 92104

P9. Date Recorded: 1994

P10. Type of Survey:
   □ Intensive
   □ Reconnaissance □ Other
   Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none"). None

Attachments: □ None □ Map Sheet □ Continuation Sheet □ Building, Structure, and Object Record □ Linear Resource Record
   □ Archaeological Record □ District Record □ Milling Station Record □ Rock Art Record □ Artifact Record □ Photograph Record
   □ Other (List):

DPR 523A-Test (12/93)
### Building, Structure, and Object Record

**B1. Resource Identifier:** The North Park (San Diego) Redevelopment Project Study Area

**B2. Historic Name:** The Witman Building

**B3. Common Name:** The North Park Professional Building

**B4. Address:** 3804 Ray Street
   - City: San Diego
   - County: San Diego
   - Zip: 92104

**B5. Zoning:** CN

**B6. Threats:** None known

**B7. Architectural Style:** Eclectic

**B8. Moved?** No

**B9. Address Modifications:**
   - Modifications to the exterior by the addition of flagstone around the base of the building on the street and alongside doorways and entries.

**B10. Related Features:**
   - The interesting North Park Professional Building sign.

**B11. Architect:** Unknown

**B12. Builder:** Unknown

**B13. Historic Attributes:**
   - List attributes and codes: HP 6 One to three sixty commercial building

**B14. Significance:**
   - **Theme:** The Deco buildings on Ray Street which are a complement to the Area: North Park business area
   - **Period of Significance:** 1920-1950
   - **Property Type:** Commercial
   - **Applicable Criteria:** SS1

   Discuss importances in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

   The narrow one way Ray Street which runs into North Park Way on the south has a number of Art Deco and Deco Streamline buildings which were constructed during the 1920s and 1930s which provided a most unique and unusual area for shopping at the same time the major district along Thirtieth Street and University Avenue was becoming shabby. These buildings complement one another and can provide a most favorable area as an additive to a suggested commercial/residential district. The property was first sold by the City of San Diego to Philip Crosthwaite in 1888. Several property owners purchased all the lots until in November 1922, G.G. Wittman bought lots 5 and 6 and signed a notice of completion on March 1, 1927 per Book 51 (?), page 61. The building was first the Witman Grocery store and later a meat market and grocery store. By the 1950s it became a Carpet company and the home of Parliament Builders, general contractor. Its purposes have been multiple since that time.

**B15. References:**
   - Office of San Diego County Assessor
   - Office of San Diego County Recorder
   - San Diego City Directories

**B16. Evaluator:** Ray Brandes, Ph.D.

**B17. Date of Evaluation:** 1994
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
P2. Location: a. County: San Diego and (Address and/or UTM Coordinates. Attach Location Map as required) b. Address: 3809-3815 Ray Street
   City: San Diego
c. UTM: USGS Quad: The La Jolla Quad (7.5'/15') Date; Zone 11, 497220 mE/3623040 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate): The 4 Assesspr's parcel number is 453-123-05. The legal description is West End, Block 1, Lot 8.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries): The Art Deco building is two stories in height. It is a retail business center with at least two stores at street level and perhaps apartments above at the second floor. The main facade is Deco with three sets of beams which pyramid at the top above the flat roof. The store fronts have been altered to the degree that one store has probably the original recessed door entry and two showcase windows on either side, while the other store has but one showcase window, and a door flush with the sidewalk. The store is on Ray Street, a narrow one-way lane, but this has only tended to enhance the appearance of the structures which fit closely to one another.

P4. Resources present: [ ] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District

P6. Date Constructed/Age:
   [ ] Prehistoric [ ] Historic [ ] Both
   1935 E

P7. Owner and Address:
   Carl T. Jr. Buettner and David A. Heimann
   4612 Park Blvd #2009
   San Diego, CA 92116

P8. Recorded by (Name, affiliation, and address):
   Dr. Bay Brandes
   230 West Laurel St., Suite 406
   San Diego, CA 92101

P9. Date Recorded: 1994

P10. Type of Survey:
   [ ] Intensive
   [ ] Reconnaissance
   [ ] Other

Describe: A Project Study for the Economic Development Department, San Diego, CA

P11. Report Citation (Provide full citation or enter "none."): None

Attachments: [ ] Map Sheet [ ] Continuation Sheet [ ] Building, Structure, and Object Record [ ] Linear Resource Record
   [ ] Archaeological Record [ ] District Record [ ] Milling Station Record [ ] Rock Art Record [ ] Artifact Record [ ] Photograph Record
   [ ] Other (List):

DPR 523A-Test (12/93)
Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

Name: The O.E. Mark Building

Common Name: The Buttner/Heinan Building

Address: 3806-3815 Ray Street
City: San Diego  County: San Diego  Zip: 92104

Zoning: CN1

Threats: None known

Architectural Style: Art Deco

 Alterations and Date(s):
The store front of one of the stores has been altered to the degree that it is out of place with the rest of the otherwise fine Deco structure.

Moved? No

The stairway to the second floor which is sandwiched in between this structure and that building to the south.

Architect: Unknown

Builder: Unknown

Historic Attributes (List attributes and codes): HP 6  One to three story commercial building

Significance: Theme: The Deco is one of a series on Ray St, contributing to an interesting area. North Park/San Diego business center.

Period of Significance: 1920-1950  Property Type: Commercial building  Applicable Criteria: 551

Ray Street is a narrow one way street from University Avenue to North Park Way. Since the 1930s it has had built along this street a number of Deco style buildings, some commercial, some for social purposes. This street could become a part of a most interesting residential/commercial district if revived through a process of redevelopment. It offers opportunities for nooks and crannies where small outdoor areas could be place for dining or for inner city parks. This particular building is part of the picture of Ray Street which with some creativity could become an interesting area. The building is one of several Art Deco and Streamline styles that are found not only on that street, but that wrap around North Park Way.

Over the years the building has been home for a real estate company, beauty shop, bakery, beauty salon, studio photographer, a Church Thrift Shop, a Poodle Saloon and dog grooming saloon.

References:
Office of San Diego County Recorder
Office of San Diego County Assessor
City of San Diego Directories

Evaluator: Ray Brandon, Ph.D.
Date of Evaluation: 1994
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

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Primary # ____________________________
HRI # ____________________________
Trinomial ____________________________
NRHP Status Code_551

Other Listings ____________________________
Review Code ____________________________ Reviewer ____________________________ Date ____________________________

P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County _ San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address ____________________________
   City ____________________________
   c. UTM: USGS Quad _ The La Jolla Quad (7.5/15") Date ______ Zone 11 ______ 487250 mE/3623040 mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
      The 's Parcel number is 455-125-09. The legal description is West End, Block 1, Lot 4

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.)

   The business structure at 3818-3824 (as indicated on the assessors tax roll) is a two story Deco business structure. It contains three stores at the street level, with entries and windows all barred. The base below each plate glass show window is altered with the addition of flagstone which provide a touch that is somewhat out of context. The facade of the first floor has a large awning which arches over the sidewalk. The second story retains the full elements of the Deco structure. Since the building faces the east and the sun from that direction is strong, the sets of two and three double hung windows are covered with either bamboo blinds or wooden shutters. The building is absolutely rectangular with entrances to the second floor by means of stairways at both the north and south end.

P4. Resources present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P6. Date Constructed/Age:
   ☐ Prehistoric ☐ Historic ☐ Both
   ☑ 1921 E

P7. Owner and Address:

   Owner: Norman Tryphthian Trustee
   c/o Janet Tinkham
   3804 Ray Street
   San Diego, California 92104

P8. Recorded by (Name, affiliation, and address):

   Ray Brandes
   230 West Laurel Street, Suite 406
   San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey: ☐ intensive

   ☑ Reconnaissance ☐ Other

   Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none"): None

Attachments: ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Linear Resource Record

☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record

☐ Other (List): ____________________________

DPR 523A-Test (12/93)
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Area Study
B2. Historic Name: The Ora B. Casady building
B3. Common Name: The Norman Troyan Building
B4. Address: 3818-3924 Ray Street
   City: San Diego  County: San Diego  Zip: 92104
B5. Zoning: CN  B6. Threats: None known
B7. Architectural Style: The
B8. Alterations and Date(s):
The additions of the flagstone to the front of the building are disconcerting; these could be reversed, however.

B9. Moved? No  B10. Related Features:
The stairways to the second floor at either end of the building.

B12. Historic Attributes (List attributes and codes): HP6 Commercial: Building one to three stories

B13. Significance: Theme: A Deco structure that would fit into a unique commercial/residential area of North Park, San Diego
   Period of Significance: 1920-1950  Property Type: Commercial  SS1  Applicable Criteria:
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The narrow one way Ray Street which runs into North Park Way has a mixture of varying Deco styles of commercial structures. Around the commercial areas of Thirtieth Street and University Avenue, are the residential areas of bungalows and Spanish Colonial homes dependent upon a shopping area. This present shopping region has become somewhat run down and needs revitalization. The Ray Street collection of interesting and useful stores, none too overwhelming could provide a most interesting element for shopping in a casual arena. The property was first sold by the City of San Diego to Philip Crosthwaite in 1869, and a number of individuals bought all lots until Ora B. Casady bought lot 4 and mortgaged the property for construction on August 12, 1921. Since then a number of owners have turned the property over. During the period from 1927 the building has held a beauty shop, women's clothing, a Cleaners, a beauty shop and the North Park Bible and Church Supply House.

B14. References:
Office of San Diego County Recorder
Office of San Diego County Assessor
San Diego City Directories

B15. Evaluator: Ray Brandes, Ph.D.
Date of Evaluation: 1994

(DPS 523B-Test (12/93))
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

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P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required)
   b. Address 3823-3827 Ray Street
   c. UTM: USGS Quad The La Jolla Quad (7.5'15') Date 487250 mE 3623040 mN Zone 11
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM, etc. when appropriate):
      The assessor's Parcel number is 453-151-04. The legal description is Hartley's North Park, Block 1, Lots 11 and 12

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries):
   The Deco building on Ray Street is a rectangular building without too much flair, yet it is neat and trim. A two-story window, there appear to be two stories at the street level, with large show windows. A slight overhang with curved ends is over the first floor level. A wide stripe sets off the area between the first and second floors. Since the building is on an alley which turns into the one way Ray Street, it little in the way of windows and no doors on the alley. At the second level, double and triple windows, all double sash appear all around the structure. The roof is flat, there are air rectangular vents above the second story windows. The back half of the building is but one story. The area above the first floor may be apartments. The structure is stucco on wood, white except for brown trim.

P4. Resources present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P6. Date Constructed/Age:
   ☐ Prehistoric ☐ Historic ☐ Both
   1937 F

P7. Owner and Address:
   George W. and Eileen F. Groth Trs
   1022 N Twin Oak Valley Road
   San Marcos, CA 92069

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel Street, Suite 406
   San Diego, CA 92101

P9. Date Recorded: 1994

P10. Type of Survey:
   ☐ Intensive ☐ Reconnaissance ☐ Other

Describe: A Project Study for the Economic Development Department, San Diego, CA

P11. Report Citation (Provide full citation or enter "none ”): None

Attachments: ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Linear Resource Record
   ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record
   ☐ Other (List):

DPR 523A-Test (12/93)
Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

Historic Name: The J.B. and William F. Howell Building

Common Name: The Groth Building

Address: 3823-3827 Ray Street

City: San Diego
County: San Diego
Zip: 92104

Zoning: CN1

Threats: None known

Architectural Style: Deco

Alterations and Date(s):
There do not appear to be any alterations.

Moved? No

Related Features:
None

Architect: Unknown
Builder: Unknown

Historic Attributes (List attributes and codes): HP6 One to three story commercial building

Significance:
Theme: A Deco structure which fits a potential new commercial/residential Area: of North Park, San Diego
Period of Significance: 1920-1950
Property Type: Commercial
Applicable Criteria: 561

The property was first acquired by Mary J. Hartly often called the "Mother of North Park", a prominent investor, developer and entrepreneur of the long native San Diego family. She held the property despite several petitions to sell the property to the Arbutus Sanitarium, a corporation that could not be identified even through Superior Court records. She did sell the property in 1925, however, but not until April 2, 1937 did J.B. and William F. Howell sign a notice of completion of the building. In 1940 Howell Plumbing and Residence were located at the building and in 1950 the North Park Public Library opened up there until about 1964. Later a plumbing and heating shop, Plant store, Resales shop and similar businesses operated out of the building. A sheepskin clothing store occupies one of the stores today. This is a building that would continue to fit in along the narrow one-way street, Ray Street, if a revitalized residential shopping area could be created which would attract not only local residents, but individuals from other parts of the region.

References:
Office of the San Diego County Assessor
Office of the San Diego County Recorder
City of San Diego Directories

Evaluator: Ray Brandes, Ph.D.
Date of Evaluation: 1994
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
   b. Address 3392-3396 Thirtieth Street
   c. UTM: USGS Quad, The La Jolla Quad (7.5'/15') Date ; Zone 011, 467260 mE/3622100 mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate): The site's Parcel Number is 453-482-22. The legal description is Lynhurst, Block 1, Lots 23 and 24

P3. Description (Description resource and its major elements: Include design, material, condition, alterations, size, setting, and boundaries.):

   This Apartment house, commercial structure is one of two buildings within the project study area that suggest U.S. National Register Nomination. The two-story Lynhurst apartments wrap (spelled Lynnhurst in a number of documents) around Thirtieth Street and Upas Avenue. The building has two floors with a flat roof. At the second level there are a series of five bay windows facing 30th Street with double hung windows. The upper one half have the small rectangular panes ranging from 8 to 16 per window. The first floor stores are entered primarily on 30th; each store has full story show windows. The apartments are reached by means of three entryways/stairs. The entries are arches of sandstone. The roof overhang extends approximately two feet supported by sawtooth wooden supports. The Upas Street facade street portion of the building extends to the the alley. The first story only has a sandstone block facade, some of which may of fairly recent vintage and perhaps poorly done since on the Upas Street side of the building it appears to be pulling loose. The owners permitted the reviewers to enter the apartments some of which are in mint condition with hardwood floors, dumb waters, built in bookcases and window boxes. Some of the wallpaper, some of the hardware appears to be original. The building has stairs at the rear from which tenants may go to their parking lot.

P4. Resources present: Building Structure Object Site District Element of District

P6. Date Constructed/Age:
   □ Prehistoric □ Historic □ Both
   1919 F

P7. Owner and Address:
   Maurice J Thiriot and M. Rust Rawnsley
   10721 Rainbow Heights Road
   Fallbrook, Ca 92028

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel Street, Suite 406
   San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey:
   □ Intensive
   □ Reconnaissance □ Other

Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none."): None

Attachments: □ NONE □ Map Sheet □ Continuation Sheet □ Building, Structure, and Object Record □ Linear Resource Record □ Archaeological Record □ District Record □ Milling Station Record □ Rock Art Record □ Artifact Record □ Photograph Record □ Other (List):
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

B2. Historic Name: The Lynnhurst Apartments

B3. Common Name: The Lynnhurst Apartments

B4. Address: 3382-3396 Thirtieth Street
   City: San Diego
   County: San Diego
   Zip: 92104

B5. Zoning: CN

B6. Threats: None known

B7. Architectural Style: The Late Victorian Commercial Residential Building; Colonial Revival/ Craftsman

B8. Alterations and Dates:
   The exterior only reflects the application of some imitation sandstone blocks on the north side of the building or on Upas Street side. The changing stores also mar the appearance by the variety of signage, but in each instance these are reversible.

B9. Moved?: No

B10. Related Features:
   A Craftsman bungalow to the south which is as old as the building under consideration and owned by the same individuals. It is, however, beyond the edges of this project study area. A large parking lot at the rear of the apartments avoids street parking on a major street.

B11. Architect: Unknown

B12. Historic Attributes (List attributes and codes): HP 6 one to three story commercial/apartment building; Colonial revival/ craftsman.

B13. Significance: Theme: Third St. has the potential for development; this building is a major contributor. Area: North Park, San Diego.
   Period of Significance: 1920-1950
   Property Type: Commercial/residential
   Applicable Criteria: The 452
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property was first sold to an individual in 1910; by 1913 Jacob Schurch had purchased lots 23 and 24. He and wife Mary Schurch mortgaged the property for $10,000.00 for 5 years at 7% at the time the building was constructed and completed on March 1, 1919. The record search reveals a number of leases for rental of space for businesses. As much as 14% interest was being charged by the owners and the Title Companies in 1919-1920. The Southern Title Subdivision Handbook reflects that Lynnhurst subdivision shown on Map 1262 was created on May 25, 1910 and the area was defined as East of Balboa Park west of 30th street and south of Upas with lot sizes 50 feet by 127.5 feet. In addition to the tenants in the apartments the building since its earliest operations has held markets or grocery stores, drug stores, restaurants, a baker, a dentist, photo finishers, shoe repair stores, a laundry and dry cleaners, tax consultants and thrift stores. This is a superb building and deserves nomination to the National Register and certainly a major part of any proposed project in the area.

B14. References:
   Office of San Diego County Assessor
   Office of San Diego County Assessor
   Southern Title Subdivision Handbook (1956)
   City of San Diego Directories.
   Interviews with Mr. Thimot and Mr. Wamsley

B15. Evaluator: Ray Brandes, Ph.D.

Date of Evaluation: 1994

(This space reserved for official comments.)

DPR 523B-Test (12/93)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address 3585-3593 Thirtieth Street (2 structures)
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date Zone 11, 487250 mE/3622190 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
   The developers Parcel number is 453-254-10. The legal description is West End, Block 21, lots 1, 2, 11 and 12

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
   The Rectory is a Prairie style home, and appears to be in mint condition. A two-story residence, it has a steeply hipped roof and at both stories, clapboard siding; bay windows, multiple double hung windows and a roof overhang supported by 2 x 2 beams. The front porch roof has a massive dormer with medium hipped roof supported by large rectangular supports. Bay windows and double hung windows duplicate those on the second floor. The building is an extremely large structure which was built early in this century.

   St. Patrick’s Church is adjacent to the rectory on the north side of the house and faces West on Thirtieth Street. It is somewhat reminiscent of a Gothic style yet contains some elements of the Spanish Colonial style with the red tile roofing and the large buttresses extending some distance on either side, north and south of the church. Its main feature is the large Rose spoked window on the main facade below which are raised columns on a base over the front entry. The entry stairs are slight but wide. An enclosed red tile box-like area to the south front of the church contains information for parishioners. It is a neat, trim and non-bold chapel, one of the few distinct complements to the neighborhood.

   On the side of the church near the tiled roof line which overhang only slightly, are a series of enclosed arches. Below those at several levels, periodically are vertical deep window aperatures.

P4. Resources present: Building Structure Object Site District Element of District

P5. Date Constructed/Age:
   Prehistoric Historic Both
   Rectory 1919 F
   St Patrick's Church, 1929 F

P6. Owner and Address:
The Roman Catholic Bishop of San Diego
P.O. Box 90428
San Diego, CA 92138

P7. Recorded by (Name, affiliation, and address):
Dr. Ray Brandes
230 West Laurel Street Suite 406
San Diego, CA 92101

P8. Date Recorded: 1994

P9. Type of Survey:
   Intensive
   Reconnaissance Other

P10. Describe:
A Project Study for the Economic Development Department, San Diego, CA

P11. Report Citation (Provide full citation or enter “none.”): None

Attachments: NONE Map Sheet Continuation Sheet Building, Structure, and Object Record Linear Resource Record

Archaeological Record District Record Milking Station Record Rock Art Record Artifact Record Photograph Record

Other (List):

DPR 523A-Test (12/93)
Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

Historic Name: St. Patrick's Roman Catholic Church and the Rectory

Common Name: St. Patrick's Roman Catholic Church and the Rectory

Address: 3585-3593 Thirtieth Street
City: San Diego
County: San Diego
Zip: 92104

Zoning: CL5

Architectural Style: Rectory & St. Patrick's Church Moderne and Victorian Craftsman

Alterations and Date(s):
None that can be detected

Moved? No

Moved Date: N/A

Original Location: N/A

Related Features:
The school and playground facilities, among the few in this part of the North Park area.

Architect: Frank L. Hope Jr.
Builder: Unknown

Historic Attributes (List attributes and codes): HP 16: A religious building and HP 2: A Rectory/residence

Significance:
Theme: The religious and social impact this has on culturally deprived area. Area: North Park (San Diego)
Period of Significance: 1920-1950
Property Type: Religious

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

There are two inseparable structures recorded on this form which, while not described include the playground. The property was sold by the City of San Diego to Philip Crosthwaite in 1869 for the first time. By deed book 174, page 239 dated May 23, 1912, George E. and Alfretta Rice mortgaged the property to Charles O'Neall for lots 1, 2, 11 and 12. At that time the Victorian Craftsman style home was built and in the mid-1920s became the property of the Roman Catholic Bishop of San Diego, which then served as the Rectory, and by 1927 Father J. A. Daley and later Father John F. Burns were the priests at the Parish. By Book 90, page 435 dated July 1, 1929, the Roman Catholic Bishop of Los Angeles and San Diego contracted with Frank L. Hope Jr., to design and oversee the construction of the church. A notice of completion was signed for lots 1 and 2.

References:
Office of San Diego County Assessor
Office of San Diego County Recorder
City of San Diego Directories

Evaluator: Ray Brandes, Ph.D.
Date of Evaluation: 1994
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location:
   a. County: San Diego
   b. Address: 3617 Thirtieth Street
   c. UTM: USGS Quad: The La Jolla Quad (7.5'/15') Date: 1953; Zone: 11, 4872205 mE/3622200 mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
      The Assessor's Parcel number is 453-253-04. The legal description is West End, Block 20, Lot 9.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries):
   The two story Apartment house is a moderne style and contains perhaps eight apartments. It is somewhat eclectic because it is quite varied in construction, rectangular with an opening at both floors in the main facade with arched openings. On either side of these openings (the lower being the main entry to the apartments—the opening above for simply viewing) are the windows. The south side and the north side each have windows at both levels of one or more sashes with varied panes. Above the windows are raised special decorative elements. The roof is flat, although a slight arched parapet at the front is covered with red tile. The building is stucco on frame with canales along the roof line on the north and south sides, and air vents along the drive level on each side of the house.

P4. Resources present: ☑ Building ☑ Structure ☑ Object ☑ Site ☑ District ☑ Element of District

P6. Date Constructed/Age:
   ☑ Prehistoric ☑ Historic ☑ Both
   1928

P7. Owner and Address:
   William R. and Linda Moyer
   3120 Xenophon Street
   San Diego, CA 92106

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel Street, Suite 406

P9. Date Recorded: 1994

P10. Type of Survey:
   ☑ Intensive ☑ Reconnaissance ☑ Other

Describe: A Project Survey for the
   Economic Development
   Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none"): None

Attachments:
☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☑ Building, Structure, and Object Record ☑ Linear Resource Record
☐ Archaeological Record ☑ District Record ☑ Milling Station Record ☑ Rock Art Record ☑ Artifact Record ☑ Photograph Record
☐ Other (List):
DPR 523A-Test (12/93)
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  

BUILDING, STRUCTURE, AND OBJECT RECORD  

Primary #  
HRI #  

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**B1. Resource Identifier:** The North Park (San Diego) Redevelopment Project Study Area

**B2. Historic Name:** The W.J. Cowich Apartments

**B3. Common Name:** The Moyer Apartments

**B4. Address:** 3617 Thirty-first Street

- **City:** San Diego
- **County:** San Diego
- **Zip:** 92104

**B5. Zoning:** CL 5

**B6. Threats:** None known

**B7. Architectural Style:** Moderne Eclectic

**B8. Alterations and Date(s):** None noted

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**B9. Moved?** No

**B10. Related Features:**

The

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**B11. Architect:** Unknown

**B12. Builder:** Unknown

**B13. Historic Attributes (List attributes and codes):**

- H-3 Multiple family property

**B14. Significance:**

- **Theme:** An apartment inserted along a main thoroughfare near the commercial area.
- **Area:** North Park, San Diego
- **Period of Significance:** 1920-1950
- **Property Type:** multiple family property
- **Applicable Criteria:** SS1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property was first sold in 1869 from the City of San Diego to Philip Crosthwaite. In May 1912, it is believed that Ida Michelson had a small home constructed on the property which she sold some eight years later. On February 24, 1928 per book 85, page 284 W. J. Cowich signed a notice of completion for lots 9 and 10. The San Diego City Directories list the structure as apartments, in 1940 as the McCord Apartments, for the entire period of their history. This is a rare element along Thirtieth Street and an example of the attempt to fit such a structure into the designed Deco buildings in the period 1920-1950, as a place for suburbanites who likely worked in the downtown area and could catch the trolley since the line ran along Thirtieth Street. It is a distinct contribution to the picture of the total history of the area.

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**B15. Evaluator:** Ray Brandes, Ph.D.

**Date of Evaluation:** 1994

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(This space reserved for official comments.)

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DPR 523B-Test (12/93)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location:
   a. County: San Diego
   b. Address: 3630 Thirtieth Street
   c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date 1953; Zone 11, 487205 mE/362220 mN

P3. Description:
The California Craftsman Bungalow is on Thirtieth Street, once a wide residential street through which the trolley line ran. Today it is on a very heavily trafficked road. It has been maintained in excellent condition with its steep hipped roof, a dormer in the center with windows closed off. The roof has 1 x 4 boards supporting the overhang. The residence has a door at the rise of the several tiered steps with large paneled windows flanking each side of the main facade which faces East. The porch is partially enclosed with stick balustrades and the south side enclosed with four glass paneled windows. The front porch is supported by a series of narrow elephantine columns.

P4. Resources present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P6. Date Constructed/Age:
   ☐ Prehistoric ☐ Historic ☐ Both
   1921 F

P7. Owner Address:
   Park Bu Soon
   3638 Thirtieth Street
   San Diego, Ca 92104

P8. Recorded by (Name, affiliation, and address):
    Dr. Ray Branoes
    230 West Laurel Street, Suite 405
    San Diego, California 92101

P9. Date Recorded: 1964

P10. Type of Survey: ☐ Intensive ☐ Reconnaissance ☐ Other
    Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none"): None

Attachments:
☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Linear Resource Record
☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record
☐ Other (List):
DPR 523A-Test (12/93)
BUILDING, STRUCTURE, AND OBJECT RECORD

B2. Historic Name: Ella and Nat Sebastian Residence
B3. Common Name: The Park Bu Soon Residence
B4. Address: 3630 Thirtieth Street
   City: San Diego  County: San Diego  Zip: 92104
B5. Zoning: CL5  B6. Threats: None known
B7. Architectural Style: California Craftsman Bungalow
B8. Alterations and Date(s):
   None of significance; enclosure of portion of front porch with glass had enhanced structure.

B9. Moved?  BNo  □Yes  □Unknown  Date: N/A  Original Location: N/A
B10. Related Features:
     Landscaping with palm streets, grass and bushes appreciate appearance of the house.

B12. Historic Attributes (List attributes and codes): HP2 Single family residence

B13. Significance: Theme: The existence of a single family home in a once heavily developed residential area
     Area: North Park, San Diego
     Period of Significance: 1920-1950  Property Type: Single family residence  Applicable Criteria: FS1
     (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
     The Craftsman bungalow exists in the area astride Thirtieth Street, but that corridor it is now practically nonexistent as residential. Once the area was filled with residences of suburbanites who simply took the trolley or street car to downtown San Diego to work or to shop. This particular home is an excellent example of that style, and if a redevelopment occurs, such homes ought to become a part of the process for those and the other styles introduced during the eras of their significance reflect the life style. This is a first class example of the California Craftsman with very few changes or alterations. Over the years the house was a single family home, but in 1960 it housed an insurance adjuster, consulting engineer firm; in 1970-1980 a beauty shop and a studio photographer. Between at least 1950-1965 it was a Geisha House Massage Parlor.

B14. References:
     Office of San Diego County Assessor
     Office of San Diego County Recorder
     City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.
     Date of Evaluation: 1994

(This space reserved for official comments.)
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMAR Y RECORD

Primary # ________________________________
HRI # ________________________________
Trinomial ________________________________
NRHP Status Code 5S1 __________________

Other Listings __________________________
Review Code ________ Reviewer __________ Date ________

P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County __San Diego________________ and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address 3702-3708 Thirtieth Street
City __San Diego__________________________
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date 1953 ; Zone 11 , 487220 mE/3622240 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
The Assessor's parcel number is 453-135-08. The legal description is West End Block 12, Lot 6

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries): The rectangular Mediterranean/ Victorian apartment house is on a corner lot on Thirtieth Street. The roof has a parapet which may represent protection for an open area upstairs on the roof. An overhang is supported by 2 x 4 beams. The two floors are similar in nature, a variety of double hung windows; some single; some in sets of three panes. Over the front entry on Thirtieth is a stucco covered roof with V shaped supports. On the steps to the entry are two brick/stucco posts topped with small sculpted ornaments. The apartments appear to be in remarkably good shape on the exterior. The yard is planted with firs and shrubbery. The building is stucco on frame; much of the original plumbing and electrical pipes are fixed to the exterior.

P4. Resources present: □ Building □ Structure □ Object □ Site □ District □ Element of District

P6. Date Constructed/Age:
□ Prehistoric □ Historic □ Both
1926 F

P7. Owner and Address:
Donald J and Theresa Knot; Brian D and Deron J Knot
3704 30th Street, San Diego, Ca 92104

P8. Recorded by (Name, affiliation, and address):
Dr. Ray Brander
230 West Laurel Street, Suite 405
San Diego, Ca 92101

P9. Date Recorded: 1984

P10. Type of Survey:
□ Intensive □ Reconnaissance □ Other
Describe: A Project Study for the Economic Development Department, San Diego, Ca

P11. Report Citation (Provide full citation or enter "none.") None

Attachments: □ N ONE □ Map Sheet □ Continuation Sheet □ Building, Structure, and Object Record □ Linear Resource Record □ Archaeological Record □ District Record □ Milling Station Record □ Rock Art Record □ Artifact Record □ Photograph Record □ Other (List):

DPR 523A-Test (12/83)
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
B2. Historic Name: The J.H. Kahles Apartments
B3. Common Name: The Knott Apartments
B4. Address: 3702-3708 Thirtieth Street
   City: San Diego
   County: San Diego
   Zip: 92104
B5. Zoning: CL5
B6. Threats: None known
B7. Architectural Style: Mediterranean/late Victorian
B8. Alterations and Date(s): None that are apparent.
B9. Moved? No
B10. Related Features: None
B11. Architect: Unknown
B12. Historic Attributes: HP 3 Multiple family home
B13. Significance: Theme: 1950s; this structure offered opportunities for rentals to individuals living in the area.
   Period of Significance: 1920-1950
   Period of Completion: 1920-1950
   Property Type: Multiple Family Property-Apartment
   Applicable Criteria: SS1
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   The property was first sold on February 24, 1869 by the City of San Diego to Philip Crosthwaite; he bought the entire 12 lots on the block. Several
   other individuals owned the property until June 17, 1925 by book 68, page 336, J.L. Kahles signed a notice of completion for Lot 6. The
   house has four apartments which makes the individual units very large. The closeness of this unit to the street car line which ran along Thirtieth
   Street during the period of significance made this an important addition to the area. The corridor is a busy traffic path to and from University and
   beyond; the businesses put into the corridor have created a rushed, vehicle packed area from dawn to dusk. A potential district utilizing the
   historic structures would assist in providing a cleaner air and street problem that now exists. This home would be an important element in the
   rehabilitation of the area.
B14. References:
   Office of San Diego County Recorder
   Office of San Diego County Assessor
   City of San Diego Directories
B15. Evaluator: Ray Brandes, Ph.D.
   Date of Evaluation: 1994
P1. Resource Identifier: The (San Diego) Redevelopment Project Study Area

P2. Location:
   a. County: San Diego
   b. Address: 3711 Thirtieth Street
   c. UTM: USGS Quad: The La Jolla Quad (7.5'/15') Date: 1953; Zone: 11, 487742 mE/362224 mN
   d. Other locational data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
      The Assessor's Parcel Number is 453-130-4. The legal description is West End, Block 11, Lot 8.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
   The California bungalow is owned by St. Luke's Episcopal Church. The residence sets back on the lot 25 feet and extends far back onto the property. It is a typical bungalow with a cross gabled roof and a chimney at the center rear of the home. The front porch is covered with a similar gable supported by a series of posts and the gable is supported by 2 x 4 beams. A drive leads to the rear of the house and a separate single car garage, built in the style for the Model "T" or Model "A" Ford autos. Windows that can be seen (because of the shrubbery) are all double sash. The residence is one door away from the Rector Wardens and Vestrymen of the Parish of St. Luke.

P4. Resources Present:
   ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P6. Date Constructed/Age:
   ☐ Prehistoric ☑ Historic ☐ Both
   1913 E

P7. Owner and Address:
   ST. Luke's Episcopal Church
   3725 Thirtieth Street
   San Diego, Ca 92104

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel St, Suite 406
   San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey: ☐ Intensive ☑ Reconnaissance ☐ Other
    Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none."): None

Attachments:
☑ NONE ☐ Map Sheet ☐ Continuation Sheet ☑ Building, Structure, and Object Record ☐ Linear Resource Record
☐ Archaeological Record ☐ District Record ☐ Mining Station Record ☐ Rock Art Record ☐ Artifact Record ☑ Photograph Record
☐ Other (List):

DPR 523A-Teet (12/93)
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Area Study
B2. Historic Name: The John Haller Residence
B3. Common Name: The St Luke's Parish Residence
B4. Address: 3711 Thirtieth Street
   City: San Diego  County: San Diego  Zip: 92104
B5. Zoning: CL5
B6. Threats: None known
B7. Architectural Style: California Craftsman Bungalow
B8. Alterations and Date(s):
   None noted on the exterior
B9. Moved? □No  □Yes  □Unknown  Date: N/A  Original Location: N/A
B10. Related Features:
     Garage at south rear of property.
B12. Historic Attributes (List attributes and codes): HP2 Single family residence

B13. Significance: Theme: Streetcar line. That street was lined with residences which would subsequently
     surround the core business district on the Thirtieth Street corridor.  Area: North Park, San Diego
     Period of Significance: 1920-1950  Property Type: Single Family residence  Applicable Criteria: SS1
     (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
     The California Craftsman bungalow is found throughout the North Park area as hundreds of them were built and the citrus and other groves
     disappeared. Thirtieth Street was part of that residential area. The introduction of the street car along that street brought the business district
     along that corridor into being. As space for stores was needed, many residences were taken over for business purposes. This bungalow is one
     of the few on Thirtieth Street which appears to be in a good condition and should be included as a contributing structure to any rehabilitated area.

B14. References:
     Office of San Diego County Recorder
     Office of San Diego County Assessor
     City of San Diego Directories

     (This space reserved for official comments.)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area.

P2. Location: a. County San Diego
b. Address 3712 Thirtieth Street
c. UTM: USGS Quad The La Jolla Quad (7.5'/151 Date 1953 ; Zone 11, 487220 mE/3622240 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
Theessor's Parcel number is 453-135-09. The legal Description is West End B lock 12, Lot 5.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
The Art Deco building, once a residence, single story is in 1994 a professional office. It is box shaped with arched corners at the front of the house. The south front facade juts out slightly from the long wing of the house and has one double hung window. The long wing of the house has the entry reached by four steps from the street and three double hung windows. Across the front facade are bands which give a touch of trim to the Deco building. The front yard has hedges and ivy covering the yard to the street.

P4. Resources present: X Building 0 Structure 0 Object 0 Site 0 District 0 Element of District

P6. Date Constructed/Age:
[ ] Prehistoric  [ ] Historic  [ ] Both
1937 E

P7. Owner and Address:
James P. and Wila C. Knott
3712 30th Street
San Diego, Ca 92104

P8. Recorded by (Name, affiliation, and address):
Dr. Ray Brandes
230 West Laurel St., Suite 406
San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey: [ ] Intensive [X] Reconnaissance [ ] Other

Describe: A Project Study for the Economic Development Corporation, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none "). None

Attachments: [ ] NONE  [ ] Map Sheet  [ ] Continuation Sheet  [X] Building, Structure, and Object Record  [ ] Linear Resource Record
[ ] Archaeological Record  [ ] District Record  [ ] Milling Station Record  [ ] Rock Art Record  [ ] Artifact Record  [ ] Photograph Record
[ ] Other (List):

DPR 523A-Test (12/83)
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Area Study
B2. Historic Name: Not determined
B3. Common Name: The J.P. and W.C. Knott building
B4. Address: 3712 Thirtieth Street
   City: San Diego  County: San Diego  Zip: 92104
B5. Zoning: CL5  B6. Threats: None known
B7. Architectural Style: Art Deco
B8. Alterations and Date(s): None noted.

B9. Moved? □ No □ Yes □ Unknown  Date: N/A  Original Location: N/A
B10. Related Features: None

B12. Historic Attributes (List attributes and codes): HP 6 commercial building

B13. Significance: Theme:  Area: North Park, San Diego
   Period of Significance: 1920-1950  Property Type: Business  Applicable Criteria: SS1
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Very little is known about the background and historical ownership of this Deco residence which was converted to a Dentist's office. At a time when this was a residential area, many Craftsman and Deco homes lined both sides of Thirtieth Street. There are too few of these remaining in the area and this is a very fine example of that period 1920-1950 when many people preferred to live in the suburbs and commute to work, or simply take the car to the North Park business district. It will make an excellent contributing structure to a rehabilitated or historic district.

B14. References:
Office of San Diego County Recorder
Office of San Diego County Assessor
San Diego City Directories.

B15. Evaluator: Bay Brandes, Ph.D.
Date of Evaluation: 1984

(This space reserved for official comments.)

DPR 523B-Test (12/93)
### P1. Resource Identifier:
The North Park (San Diego) Redevelopment Project Area Study

### P2. Location:
a. County: San Diego

b. Address: 3725-3729 30th Street

c. UTM: USGS Quad: The La Jolla Quad (7.5'115') Date: 1953; Zone 11, 487220 mE/3622250 mN

d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
   - The Assessor’s Parcel number is 453-134-14. The legal description West End, Block ii, lots 9 through 12.

### P3. Description:
There are two major elements to St. Luke’s Episcopal Church. The church is a simple Gothic Stone and concrete structure facing 30th Street. The entry to the church is at the north side of the structure. The rectory is to the north, and is a Spanish Colonial building, well shaded with trees, arched windows, appears to have a basement, and a rectangular structure alongside the 30th Street facade which may be a bell tower. The church property wraps around the corner off of Thirtieth Street with a beautifully landscaped area to the north of the church itself.

### P4. Resources present:
- Building
- Structure
- Object
- Site
- District
- Element of District

### P6. Date Constructed/Age:
- Prehistoric
- Historic
- Both
- Undetermined

### P7. Owner and Address:
- Rector Wardens and Vestrymen of the Parish of St. Luke
- 3725 30th Street, San Diego, Ca 92104

### P8. Recorded by:
- Name: Ray Brandes
- Affiliation: DR. Ray Brandes
- Address: 230 West Laurel St, Suite 406
- San Diego, Ca 92101

### P9. Date Recorded:
- 1994

### P10. Type of Survey:
- Intensive
- Reconnaissance
- Other

### Describe:
A Project Study for the Economic Development Corporation, San Diego, Ca

### P11. Report Citation:
- Provide full citation or enter "none.") None

### Attachments:
- NONE
- Map Sheet
- Continuation Sheet
- Building, Structure, and Object Record
- Linear Resource Record
- Archaeological Record
- District Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other (List):

DPR 523A-Test (12/93)
3725 Thirtieth
Rectory of St Lukes
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**

### BUILDING, STRUCTURE, AND OBJECT RECORD

<table>
<thead>
<tr>
<th>Resource Identifier</th>
<th>Historic Name</th>
<th>Common Name</th>
<th>Address</th>
<th>City</th>
<th>County</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>The North Park (San Diego) Redevelopment Project Study Area</td>
<td>St. Luke's Episcopal Church</td>
<td>St. Luke's Episcopal Church</td>
<td>3725 Thirtieth Street</td>
<td>San Diego</td>
<td>San Diego</td>
<td>92104</td>
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</table>

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Threats</th>
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<tr>
<td>CL5</td>
<td>None known</td>
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<table>
<thead>
<tr>
<th>Architectural Style</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Gothic Style church building and a Spanish Colonial Rectory</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Alterations and Date(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>None noted</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Moved?</th>
<th>Date</th>
<th>Original Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Related Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>The area evolved with the growth of the business district and churches served as principal cultural centers. Thirtieth Street early in the century was an area of citrus groves and as the residential area built up, the corridor gained many bungalows. By the 1920s, much of the corridor had become a business district. The churches, the restaurants, and the shops were built in vacant areas, or the older homes were purchased for use as businesses. Hence the spaces around the church grounds.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Architect</th>
<th>Builder</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unknown</td>
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<table>
<thead>
<tr>
<th>Historic Attributes</th>
</tr>
</thead>
<tbody>
<tr>
<td>HP 16 Religious Buildings</td>
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</table>

<table>
<thead>
<tr>
<th>Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Theme: The infill of business into a formerly residential area. Area: North Park, San Diego</td>
</tr>
<tr>
<td>Period of Significance: 1920-1950 Property Type: Religious building Applicable Criteria: N/A</td>
</tr>
</tbody>
</table>

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property was first sold by the City of San Diego to Philip Crosthwaite on February 24, 1869. Between then and 1924, a number of property owners purchased various lots within what would become St. Luke's Parish and grounds. On August 12, 1924, the Rector, warden and vestrymen, All Saints Parish signed a notice of completion under Miscellaneous Book 66, page 117. That notice would apply to the present rectory; the date for the construction of the church has not been determined. Both buildings have retained the fabric of the original buildings. While in one sense they may not appear to complement one another because of the two different styles, they both have some of the Gothic appearance in the arches and the facade of the church.

<table>
<thead>
<tr>
<th>References</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office of San Diego County Recorder</td>
</tr>
<tr>
<td>Office of San Diego County Assessor</td>
</tr>
<tr>
<td>San Diego City Directories</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Evaluator</th>
<th>Date of Evaluation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ray Brandes, Ph.D.</td>
<td>1994</td>
</tr>
</tbody>
</table>

(This space reserved for official comments.)

DPR 523B-Test (12/93)
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County San Diego
b. Address 3754 Thirtieth Street
   City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/1') Date 1953 ; Zone 11 , 487220 mE/ 3623010 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM, etc. when appropriate):
   The Assessor's Parcel number is 453-132-12. The legal description is West End Block 9, Lot 1.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries):
   The Spanish Colonial business building is on a main corridor in North Park, on Thirtieth Street. It is rectangular, is flush with the front
   sidewalk. The red tile roof is low hipped and overhangs the edge of the building only slightly. The structure has three main stucco and
   wood pilings on the main facade, with plate glass show windows. Above those are smaller windows inset with wooden spindles covering
   the windows but allowing light to come into the building. The main entrance to the business is at the juncture of the two streets. This is not
   an extraordinary building but would be a good contributor to a corridor district.

P4. Resources present: □ Building □ Structure □ Object □ Site □ District □ Element of District

P6. Date Constructed/Age:
   □ Prehistoric □ Historic □ Both 1929

P7. Owner and Address:
   Zane and Alice B. Feldman Trust
   5917 Glenies Lane
   San Diego, Ca 92126

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brander
   230 West Laurel St, Suite 406
   San Diego, Ca 92103

P9. Date Recorded: 1994

P10. Type of Survey:
   □ Intensive □ Reconnaissance □ Other
   Describe: A Project Study for the Economic
   Development Department, San
   Diego, Ca.

P11. Report Citation (Provide full citation or enter "none."): None

Attachments: □ NONE □ Map Sheet □ Continuation Sheet □ Building, Structure, and Object Record □ Linear Resource Record
   □ Archaeological Record □ District Record □ Milling Station Record □ Rock Art Record □ Artifact Record □ Photograph Record
   □ Other (List):

DPR 523A-Test (12/83)
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

B2. Historic Name: The A. Williams Jr. Building

B3. Common Name: The Smith Shade Carpet & Linoleum Co.

B4. Address: 3794 Thirtieth Street
   City: San Diego  County: San Diego  Zip: 92014

B5. Zoning: CL 5  B6. Threats: None noted

B7. Architectural Style: Spanish Colonial business building

B8. Alterations and Date(s): None noted

B9. Moved?  □No  □Yes  □Unknown  Date: N/A  Original Location: N/A

B10. Related Features: None


B12. Historic Attributes (List attributes and codes): HP6 One to three story commercial

B13. Significance: Theme: The commercial development of Thirtieth Street Corridor  Area: North Park, San Diego
   Period of Significance: 1920-1950  Property Type: retail business  Applicable Criteria: N/A
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   The corridor of Thirtieth Street was in the early part of the century a residential area. With the introduction of the trolley lines by John D.
   Spreckels Company, as that system took hold and people moved farther out into the suburbs, the need for commercial retail businesses grew.
   In the 1920s to the 1950s, a number of the residences were purchased by companies for use as stores and small businesses. In addition small
   buildings such as this one were built on locations of former residences. It will make a fine contributing structure in the event of a rehabilitated district
   or an historic district.

B14. References:
   Office of San Diego County Recorder
   Office of San Diego County Assessor
   City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.
   Date of Evaluation: 1994

(This space reserved for official comments.)
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location:
   a. County: San Diego
   b. Address: 3705 Thirtieth Street
   c. UTM: USGS Quad: The La Jolla Quad (7.5'/15') Date: 1953; Zone: 6
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate): The Assessor's Parcel Number is 453-133-01. The legal description is West End Block 10, lot 12.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries):

   The Dental Care Office is a rectangular building on the corner of southeast corner of Thirtieth Street and North Park Way. It is a Deco eclectic building with a flat roof, a rapped Deco style roofline on the main facade. Typically there are vertical stucco on wood beams on the main facade with arrow-shaped ends point upward. These same pillars appear on both the north and south facades, but without the elements at the peak. Windows at street level are of varying sides; those on Thirtieth Street have metal awnings over them. The panes are diamond shaped. The office may have a office level above the first floor inasmuch as there appear to be covered openings at that level.

P4. Resources present: Building

P6. Date Constructed/Age:
   □ Prehistoric □ Historic □ Both 1927

P7. Owner and Address:
   Werner and Norma H. Dragfuss Family Trust
   6095 Caminito Pan
   San Diego, CA 92120

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel St., Suite 406
   San Diego, California 92101

P9. Date Recorded: 1994

P10. Type of Survey: □ Intensive □ Reconnaissance □ Other

Describe: A Project Survey for the
   Economic Development
   Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none"): None

Attachments: □ None □ Map Sheet □ Continuation Sheet □ Building, Structure, and Object Record □ Linear Resource Record
   □ Archaeological Record □ District Record □ Milting Station Record □ Rock Art Record □ Artifact Record □ Photograph Record
   □ Other (List):

DPR 523A-Test (12/93)
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

B2. Historic Name: The Pecheanec Building

B3. Common Name: The Dental Care Building

B4. Address: 3795 Thirtieth Street
City: San Diego
County: San Diego
Zip: 92014

B5. Zoning: CL5

B6. Threats: None noted

B7. Architectural Style: Deco Eclectic

B8. Alterations and Date(s):
Metal awnings; some windows at half story above street level closed up.

B9. Moved? No

B10. Related Features:
None

B11. Architect: Unknown
Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP6 one to three story commercial

B13. Significance:

Theme: The evolution of a corridor from residential to commercial (30th St)
Area: North Park, San Diego
Period of Significance: 1920-1950
Property Type: The commercial building
Applicable Criteria: 5S1

Thirtieth Street was at one time a residential area surrounded by citrus groves. When the John D. Spreckels trolley line came along Thirtieth Street, individuals now found it easier to travel to other areas to shop or to work. As a result some individuals saw the benefit in creating a corridor or commercial strip along that Thirtieth Street. In time a number of the Craftsman homes and Deco structures built in the period 1920 to 1950 were simply converted to businesses. In addition some older homes were demolished and newer buildings put up in their place. The evolution of this corridor in time led to what might be seen as a lack of orderly control and the creation of a district that is in need of revitalization. This building would served as a very fine contributing structure.

B14. References:
Office of San Diego County Recorder
Office of San Diego County Assessor
City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D
Date of Evaluation: 1984

(This space reserved for official comments.)
P1. Resource identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County: San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
   b. Address: 3934 Thirty Third Street
   c. UTM: USGS Quad, The La Jolla Quad (7.5'1/5) Date: 1953; Zone: 11, 000 mE/000 mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):

P3. Description: (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries):

The two story Art Deco store and apartments has at the lower level several stores including the "Farmer's Market. The Deco is rectangular, has few rounded corners, but other elements of the typical Deco. The street level facade has been covered with materials which were carried out to preclude breakage of large store windows and perhaps a view inside. Over this first level, the Deco overhang is about three feet over the sidewalk, curved at the ends with a thin stripe across the front of the overhang. The second story has a flat roof, a series of six large openings, each of which has a series of small panes. Clearly it is a Depression era building which may have apartments above or these may be other offices.

P4. Resources present: ☐ Building  ☐ Structure  ☐ Object  ☐ Site  ☐ District  ☐ Element of District

P6. Data Constructed/Age:
   ☐ Prehistoric  ☐ Historic  ☐ Both
   1935

P7. Owner and Address:
The

P8. Recorded by (Name, affiliation, and address):
Dr. Ray Brandes
230 West Laurel Street, Suite 408
San Diego, CA 92101


P10. Type of Survey:
   ☐ Intensive
   ☐ Reconnaissance
   ☐ Other
Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation: (Provide full citation or enter "none.") None

Attachments: ☐ NONE  ☐ Map Sheet  ☐ Continuation Sheet  ☐ Building, Structure, and Object Record  ☐ Linear Resource Record
☐ Archaeological Record  ☐ District Record  ☐ Milling Station Record  ☐ Rock Art Record  ☐ Artifact Record  ☐ Photograph Record
☐ Other (List):
DPR 523A-Test (12/93)
**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**

**BUILDING, STRUCTURE, AND OBJECT RECORD**  
Primary # ..000

<table>
<thead>
<tr>
<th>Page of 2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>B1.</strong> Resource Identifier: The NPark (San Diego) Redevelopment Project Study Area</td>
</tr>
<tr>
<td><strong>B2.</strong> Historic Name: The John Properties</td>
</tr>
<tr>
<td><strong>B3.</strong> Common Name: The Farmers Market</td>
</tr>
<tr>
<td><strong>B4.</strong> Address: 3934 Thirtieth Street, City: San Diego County: San Diego Zip: 92104</td>
</tr>
<tr>
<td><strong>B5.</strong> Zoning: CN B6. Threats: None known</td>
</tr>
<tr>
<td><strong>B7.</strong> Architectural Style: Art Deco</td>
</tr>
<tr>
<td><strong>B8.</strong> Alterations and Date(s): None noted</td>
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</table>

<table>
<thead>
<tr>
<th><strong>B9.</strong> Moved?</th>
<th>No</th>
<th>Yes</th>
<th>Unknown</th>
<th>Date: N/A</th>
<th>Original Location: N/A</th>
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<tbody>
<tr>
<td><strong>B10.</strong> Related Features: The Neon sign at the second floor level.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| **B11.** Architect: Unknown | Builder: Unknown |
| **B12.** Historic Attributes (List attributes and codes): HP6 One to three story business |

| Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. The Thirtieth Street corridor was once an integral part of a suburban area, enhanced by tract housing of Craftsman bungalows early in the century. This was an area to which individuals who lived in downtown San Diego began to move in order to be out in "the country." The Hartley Family, Mr. Hamilton and other realtors and business people began to open tract housing. Just before the Panama-California Exposition in 1915-1916, John D. Spreckels moved his streetcar line out into North Park, to Adams Avenue, University Avenue and Thirtieth Street. This enabled a rush of sorts for individuals to live away from their work and live in a back country atmosphere. By the mid-1920s, however, the need had grown for retail stores, grocery stores, meat markets, pharmacies and other places where the residents could shop. In this period until about World War II, the Deco architecture replaced some of the older Craftsman homes. Some homes were demolished, others were remodeled. In time the residential corridors such as those named began to be infused with business and professional offices. This particular Deco fits ideally should an historic district or a revitalized business district be devised. It is in good condition and relates to the residential community surrounding it. |

| **B14.** References: Office of San Diego County Recorder Office of San Diego County Assessor City of San Diego Directories |

| **B15.** Evaluator: Ray Brandes, Ph.D. Date of Evaluation: 1994 |

(This space reserved for official comments.)

DPR 523B-Test (12/93)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Area

P2. Location:  
a. County: San Diego  
b. Address: 4045 Thirtieth Street  
c. UTM: USGS Quad: The La Jolla Quad (7.5'/15') Date: 1953; Zone 11, 487220 mE/3023130 mN  
d. Other Locational Data: The Assessor's Parcel Number is 446-364-09. The legal description is University Heights, D'Hemecourt Map, Amended, Block 164, lots 13 and 14.

P3. Description: The Deco commercial structure has a superb second story which has not been altered, is a rectangular structure with a row of six windows with small blocked panes. A neon sign is above the Deco style sidewalk overhang. The street level facade is covered with false wood fronts, therefore the original facade is not visible.

P4. Resources present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P6. Date Constructed/Age: ☐ Prehistoric ☐ Historic ☐ Both 1938

P7. Owner and Address:  
Geesion E. Toren  
P.O. Box 444  
La Jolla, CA 92038

P8. Recorded by (Name, affiliation, and address):  
Dr. Ray Brandes  
230 West Laurel Street, Suite 406  
San Diego, CA 92101

P9. Date Recorded: 000

P10. Type of Survey: ☐ Intensive ☐ Reconnaissance ☐ Other

Describe: Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none."): None

Attachments: ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Linear Resource Record ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):
Resource Identifier: The 10th Park (San Diego) Redevelopment Project Area Study

Historic Name: The McDowell Building

Common Name: The Farmer’s Market

Address: 4045 Thirtieth Street

City: San Diego
County: San Diego
Zip: 92116

Zoning: CN3

Threats: None noted

Architectural Style: Art Deco

Alterations and Date(s):
The main facade, lower level has been covered with various advertisements and fronts to diminish view into the building.

Moved? No

Related Features:

None noted

Architect: Unknown

Builder: Unknown

Significance:

Theme: The evolution of a residential to commercial corridor district
Area: North Park, San Diego

Period of Significance: 1920-1950

Property Type: Commercial

Applicable Criteria: SS1

The property was first sold in 1888 from A.G. Nason to College Hill Land Association. Until 1938 there were a number of sales to individuals for lots 12 and 13 but there is no evidence of any construction until Hattie McDowell took a Trust Deed from the Bank of America for $1,496.35. The historical record, however, indicates that the structure was functioning as both a business and apartment house with as many as ten tenants in the 1980s. The structure is a nice Deco building on a very busy Thirtieth Avenue corridor. It is complementary to other buildings nearby and in the event of a revitalized or local historic district this building should be an integral part of that area.

Significance:

Theme: The evolution of a residential to commercial corridor district
Area: North Park, San Diego

Period of Significance: 1920-1950

Property Type: Commercial

Applicable Criteria: SS1

The property was first sold in 1888 from A.G. Nason to College Hill Land Association. Until 1938 there were a number of sales to individuals for lots 12 and 13 but there is no evidence of any construction until Hattie McDowell took a Trust Deed from the Bank of America for $1,496.35. The historical record, however, indicates that the structure was functioning as both a business and apartment house with as many as ten tenants in the 1980s. The structure is a nice Deco building on a very busy Thirtieth Avenue corridor. It is complementary to other buildings nearby and in the event of a revitalized or local historic district this building should be an integral part of that area.

Significance:

Theme: The evolution of a residential to commercial corridor district
Area: North Park, San Diego

Period of Significance: 1920-1950

Property Type: Commercial

Applicable Criteria: SS1

The property was first sold in 1888 from A.G. Nason to College Hill Land Association. Until 1938 there were a number of sales to individuals for lots 12 and 13 but there is no evidence of any construction until Hattie McDowell took a Trust Deed from the Bank of America for $1,496.35. The historical record, however, indicates that the structure was functioning as both a business and apartment house with as many as ten tenants in the 1980s. The structure is a nice Deco building on a very busy Thirtieth Avenue corridor. It is complementary to other buildings nearby and in the event of a revitalized or local historic district this building should be an integral part of that area.

Significance:

Theme: The evolution of a residential to commercial corridor district
Area: North Park, San Diego

Period of Significance: 1920-1950

Property Type: Commercial

Applicable Criteria: SS1

The property was first sold in 1888 from A.G. Nason to College Hill Land Association. Until 1938 there were a number of sales to individuals for lots 12 and 13 but there is no evidence of any construction until Hattie McDowell took a Trust Deed from the Bank of America for $1,496.35. The historical record, however, indicates that the structure was functioning as both a business and apartment house with as many as ten tenants in the 1980s. The structure is a nice Deco building on a very busy Thirtieth Avenue corridor. It is complementary to other buildings nearby and in the event of a revitalized or local historic district this building should be an integral part of that area.
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County: San Diego and Address: 4057-4063 Thirtieth
   City: San Diego
   c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date 1953; Zone 6; 487220 mE/3623140 mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
      The Assessor's Parcel Number is 446-364-07. The legal description is University Heights D'Hemencourt Map, Amended. Block 164, Lots 9 and 10.

P3. Description: The small, once single family residence has been converted to a duplex. It is a Spanish Colonial fronting on Thirtieth Street, rectangular in shape. On the main facade, two rectangular sections of the house flank a recessed front porch which has a slanted forward half hipped red tile roof which overhangs. Windows are vertical and triple paneled, broken up into smaller panes variously. The sides and rear of the house cannot be seen clearly due to the trees and shrubbery. Canales appear on the facade and other sides of the house below the roof line.

P4. Resources Present: ☑ Building ☑ Structure ☑ Object ☑ Site ☑ District ☑ Element of District

P6. Date Constructed/Age:
   ☑ Prehistoric ☑ Historic ☑ Both

P7. Owner and Address:
   Douglas J. and Karen L. Thompson
   4975 Dick Street
   San Diego, Ca 92115

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel Street, Suite 406
   San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey:
   ☑ Intensive
   ☑ Reconnaissance ☑ Other

   Describe: A Project Study for the Economic Development Corporation San Diego, Ca

P11. Report Citation (Provide full citation or enter "none"): None

Attachments: ☑ NONE ☑ Map Sheet ☑ Continuation Sheet ☑ Building, Structure, and Object Record ☑ Linear Resource Record
            ☑ Archaeological Record ☑ District Record ☑ Milling Station Record ☑ Rock Art Record ☑ Artifact Record ☑ Photograph Record
            ☑ Other (List): 

DPR 523A-Test (12/83)

B2. Historic Name: The Edward C. Brunk Residence

B3. Common Name: The Brunk Duplex

B4. Address: 4057-4063 Thirtieth Street,

City: San Diego
County: San Diego
Zip: 92014

B5. Zoning: CN3

B6. Threats: None noted

B7. Architectural Style: Spanish Colonial

B8. Alterations and Date(s):
Probably altered to serve as duplex

B9. Moved? No

B10. Related Features:
Very nicely landscaped; Iron grillwork at street level to preclude trespassing.

B11. Architect: Unknown
Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP 3 Multiple Family Property

B13. Significance: Theme: The evolution of a commercial corridor in a residential district of
Area: The North Park, San Diego, Area
Period of Significance: 1920-1950
Property Type: Residential
Applicable Criteria: SS1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

North Park was originally developed with citrus groves and when prospective suburbanites moved into new Craftsman homes, the Spreckels Streetcar Company inserted trolley lines along Thirtieth Street among other corridors as a convenience to individuals desiring to live in the suburbs. In the 1920s and 1930s the need for commercial and retail businesses logically grew along the corridors. This is a significant historical and traceable element in the development of an area that has since fallen on hard times. This duplex would be a very fine contributing structure to a rehabilitated or historic district.

B14. References:
Office of San Diego County Recorder
Office of San Diego County Assessor
City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.
Date of Evaluation: 1994

(This space reserved for official comments.)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County _San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)

b. Address __4962-4072 Thirtieth Street

City _San Diego

c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date 1953 Zone 6 487220 mE/3623150 mN

d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):

The Assessor's Parcel Number is 446-363-24. The legal description is University Heights D'Hemencourt. Map, Amended. Block 165, Lots 40 to 42.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.)

The property consists of a series of Deco courts, aligned facing each other, with a block of two-story apartments at the rear. The property faces Thirtieth Street, and the court is entered by several steps to a grassy area on which either side the concrete walkway continues to the apartments in the rear. The apartments are constructed identically. They have medium hipped roofs. The Deco style allows for rounded corners of the stucco on frame construction. Each has a circular window which is raised, and is likely for a bathroom. The sides and fronts contain bottled glass windows which wrap around the structure. Out to the sidewalk the area is planted in grass and there are hedges separating the apartments from the street. These are very fine examples of the early Deco court apartments.

P11. Report Citation (Provide full citation or enter "none"): None


B3. Common Name: Foley Apartments

B4. Address: 4062-4072 Thirtieth Street  
City: San Diego  
County: San Diego  
Zip: 92104

B5. Zoning: CN3  
B6. Threats: None noted

B7. Architectural Style: Deco Court apartments

B8. Alterations and Date(s): None noted.

B9. Moved? □ No  □ Yes  □ Unknown  
Date: N/A  
Original Location: N/A

B10. Related Features: None

B11. Architect: Unknown  
Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP & Multiple Family Residence

B13. Significance: Theme: The evolution of a residential corridor to a commercial area in North Park  
Area: The North Park, San Diego  
Period of Significance: 1920-1950  
Property Type: Multiple family residence  
Applicable Criteria: The

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Thirtieth Street was originally intended as a residential area with Craftsman homes. As the trolley lines were introduced by John D. Spreckels to the North Park area and more and more suburbanites came into the area, there arose a need for commercial businesses. As a result Craftsman homes were converted to businesses, other buildings were taken down and a different style of building such as the Deco in the 1920s became a factor in the change. The innovation of the streetcar line along Thirtieth Street, El Cajon Boulevard and University Avenue, therefore changed the makeup of the area. These are significant structures along the corridor and may be the best of this style in North Park.

B14. References:
Office of the San Diego County Assessor  
Office of the San Diego County Recorder  
City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.  
Date of Evaluation: 1994
P1. Resource Identifier: The North Pk (San Diego) Redevelopment Project Area Study

P2. Location: a. County: San Diego and Address: 4166-4172 Thirtieth Street

b. Address: 4166-4172 Thirtieth Street

c. UTM: USGS Quad: The La Jolla Quad (7.5'1151) Date: 1953 ; Zone: 6; 487230 mE/3623200 mN

d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
The Assessor's Parcel Number is 445-303-21. The legal description is University Heights D'Hemecourt Map, Amended. Block 154, lots 41 and 42.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries):
The Spanish Colonial apartments are located along a narrow lot facing inward on the property to the south. A better way to describe these units is that it is one half of a standard court where a series of apartments would face each other. These are stucco on wood. Each door entry is reached by four concrete steps rising to the front door. a metal bannister bordering the stairs. The front entry is open, a small stucco on wood roof over the front stoop which is covered with red tile. Window sills of brick are angled downward on the exterior.

P4. Resources present: Building Structure Object Site District Element of District

P6. Date Constructed/Age:

P7. Owner and Address:
Eugene B. and Rheta I. Kar
817 Cornish Drive
San Diego, CA 92107

P8. Recorded by (Name, affiliation and address):
Dr. Ray Brandes
230 West Laurel St, Suite 405
San Diego, CA 92101

P9. Date Recorded: 1994

P10. Type of Survey:
Intensive
Reconnaissance
Other

Describe: A Project Study for the Economic Development Department, San Diego, CA.

P11. Report Citation (Provide full citation or enter "none."): None

Attachments: None Map Sheet Continuation Sheet Building, Structure, and Object Record Linear Resource Record

Archaeological Record District Record Milling Station Record Rock Art Record Artifact Record Photograph Record

Other (List):
Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

Historic Name: The F. B. Young Building Contractor Apartments.

Common Name: The Kar Apartments

Address: 4166-4172 Thirtieth Street

City: San Diego

County: San Diego

Zip: 92104

Zoning: None Known

Architectural Style: Spanish Colonial

alterations and Date(s):

Moved? No

Original Location

Related Features:

None noted

Architect: Unknown

Builder: Unknown

Historic Attributes (List attributes and codes): HP 3 Multiple property

Significance: Theme: Unknown

Area: Unknown

Period of Significance: 1920-1950

Property Type: multiple family property

Applicable Criteria: 551

This property was first sold by A.G. Nason to the College Hill Land Association in 1888. Sold to individuals, lots 41 and 42 were likely built on about 1917-1918. As late as 1927, F. A. Young signed a building contract and another party shared a dwelling of some sort until about 1938. At that time Harriet A. Young signed a notice of completion on April 15, 1937. From that point on there were at least five tenants listed by name in the directories. The belief is that an older building on the site perhaps as early as 1917 was later torn down and the present apartments built. It is an appropriate structure which should be considered as contributing to an rehabilitated or historic district.

References:

Office of the San Diego County Recorder
Office of the San Diego County Assessor
City of San Diego Directories

Evaluator: Ray Brandes, Ph.D.

Date of Evaluation: 1994

(This space reserved for official comments.)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County: San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address: 4201-4211 Thirtieth Street

c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date 1953; Zone S, 487220 mE/3623240 mN

d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
   The Assessor's Parcel Number is 446-233-12. The legal description is University Heights, D'Hemecourt Map, amended. Block 118, Lots 15 through 19.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):

   The Thee Pigs Market is an early 1920s brick building similar to the one across the street Thirtieth Street. It was somewhat restyled later on, perhaps in the 1940s at which time window shapes and deco streamline stripes and other amenities of that style were added. Wrapping around Howard Street, it contains about 6 different stores resembling an early mall not unlike those being built along El Cajon Boulevard in the 1980s. It occupies one half of the 4200 block on Thirtieth Street, to the alley. The very nature of its style suggests it could be an important addition to a historic or rehabilitated district.

P4. Resources present: Building; Structure; Object; Site; District; Element of District

P6. Date Constructed/Age:

   ☑ Prehistoric ☑ Historic ☑ Both
   1922 F; 1940 F

P7. Owner and Address:
   Genevieve Webster
   339 West Washington Street
   El Cajon, Ca 92020

P8. Recorded by (Name, affiliation and address):
   Ray Brandes
   230 West Laurel St. Suite 406
   San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey: ☑ Intensive

   ☑ Reconnaissance ☑ Other

   Describe: A Project Study for the Economic Development Department.

San Diego, Ca

P11. Report Citation (Provide full citation or enter "none"): None

Attachments: ☑ NONE ☑ Map Sheet ☑ Continuation Sheet: ☑ Building, Structure, and Object Record ☑ Linear Resource Record

☑ Archaeological Record ☑ District Record ☑ Milling Station Record ☑ Rock Art Record ☑ Artifact Record ☑ Photograph Record

☑ Other (List):  

DPR 523A-Test (12/93)
B1. Resource Identifier: North Park (San Diego) Redevelopment Project Study Area.

B2. Historic Name: The George and Blanche May Building

B3. Common Name: The Genevieve Webster Building

B4. Address: 4201-4211 Thirtieth Street

B5. Zoning: CN 1

B6. Threats: None known

B7. Architectural Style: One story brick commercial structure

B8. Alterations and Date(s):
None on the exterior other than the signage, although the original brick building has a number of touches of Art Deco design.

B9. Moved? No

B10. Related Features: None

B11. Architect: Unknown

B12. Historic Attributes (List attributes and codes): HP 6 one to three story commercial building

B13. Significance:
Theme: The evolution of Thirtieth Street from a residential area to a commercial area

Area: North Park, San Diego

Period of Significance: 1920-1950

Property Type: Retail business

Applicable Criteria: 5S1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original Pueblo lot 1114 was deeded to the City of San Diego and in August 1888 was sold from A.G. Nason to the College Hill Land Association. A number of individual buyers bought various parcels which would sold as lots 15 through 19. It is believed that Mr. and Mrs. George May had the first brick building built on the property in 1922 based on deeds. W.E. Grob had a grocery in the building at least until 1943. On June 7, 1940 he filed a notice of completion for lots 17 and 18, at which time it is likely that the exterior took on the appearances of Deco style influences including the arched windows and Deco stripes along the exterior, the rounded corners on the building. Over the years this building which became a part of the commercial influence around Thirtieth Street and El Cajon Boulevard included a wide variety of firms including a cleaners, a dentist, business machine, styling salon, the Three Little Pigs Sausage Market, Cable TV Ind., and a landscape company. This is a very unique structure which would contribute much to any rehabilitated corridor or historic district.

B14. References:
Office of San Diego County Recorder
Office of San Diego County Assessor
City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.

Date of Evaluation: 1984

(This space reserved for official comments.)
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

P1. Resource Identifier: The North Park (San Diego) Redevelopment Redevelopment Project Study Area.

P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
   b. Address 4347-4367 Thirtieth Street
   c. UTM: USGS Quad The Point Loma Quad (7.5'15') Date 1953 Zone 6, 487220 mE/3624010 mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
      The assessor's Parcel Number is 446-153-05. The legal description is University Heights D'Hemecourt Map, Amended Block 111, lots 8 and 9 and 10 and N 12 feet of lot 11.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries):

   The Spanish Bungalow Courts are an exquisite example of both the architectural style and the court apartments. They align Thirtieth Street, stretching across several large lots in such a way that there is more than one set of courts. These are bungalows with red tile roofs and front entry overhangs but no enclosed porches. Window styles however are distinctly Deco with some bottled glass. The center courtyards from which some of the units face another are planted with grass and palm trees and shrubs. Some rows of apartments have back doors facing one another. On the street side awnings give protection from the sun and hedges surround the area. These are unique to San Diego and to this corridor.

P4. Resources present: Building Structure Object Site District Element of District

P6. Date Constructed/Age:
   [ ] Prehistoric [ ] Historic [ ] Both

P7. Owner and Address:
   Ronald G. and Sandra J. Heimlich
   P.O. Box 754
   Alpine, Ca 91963

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel Street, Suite 450
   San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey: [ ] Intensive [ ] Reconnaissance [ ] Other

Describe: A Project Study for the Economic Development Department, San Diego, Ca

P11. Report Citation (Provide full citation or enter "none"). None

Attachments: [ ] None [ ] Map Sheet [ ] Continuation Sheet [ ] Building, Structure, and Object Record [ ] Linear Resource Record
[ ] Archaeological Record [ ] District Record [ ] Milling Station Record [ ] Rock Art Record [ ] Artifact Record [ ] Photograph Record
[ ] Other (List):

DPR 523A-Test (12/93)
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

B2. Historic Name: The Casa Bella Court

B3. Common Name: The Heimlich Courts

B4. Address: 4347-4367 Thirtieth Street
City: San Diego
County: San Diego
Zip: 92104

B5. Zoning: __________________

B6. Threats: None known

B7. Architectural Style: Spanish Colonial/Deco

B8. Alterations and Date(s): one noted

B9. Moved? No

B10. Related Features:

None

B11. Architect: Unknown

Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP 3 Multiple Family Property

B13. Significance: Theme: The evolution of a residential to a commercial corridor

Area: North Park, San Diego

Period of Significance: 1920-1950

Property Type: Multiple Family Property

Applicable Criteria: SS1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property was first sold from Daniel Choate to R.A. Thomas et al in 1888, and then all 48 lots in this parcel to various buyers. In 1938, Earl and Hattie Lombard mortgaged the described lots through Union Title Insurance Company on a Trust Deed for $16,000 at 6% interest for purposes of construction. On November 14, 1938 the Lombards signed a notice of completion. The unique courts which have a blend of Spanish Colonial and Deco styles were built just before World War II while the trolley lines still reflected the suburbia atmosphere. As the commercial aspects began to intrude into the residential, these apartments still retained their feeling, yet now dentists and other professionals would occupy some of the apartments, usually closest to the street nonetheless this set of courts is a distinct support to any projected district along this corridor.

B14. References:
Office of San Diego County Recorder
Office of San Diego County Assessor
City of San Diego Directories

B15. Evaluator: Ray Brandes
Date of Evaluation: 1994

(This space reserved for official comments.)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County: San Diego
b. Address: 4421-4433 Thirty-first Street
C. UTM: USGS Quad: The LA Jolla Quad (7.5'15') Date: 1953; Zone 6, 4487220 mE/3624010 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
   The Assessor's Parcel Number is 446-163-07. The legal description is University Heights D'Hemecourt Map, Amended, Block 111, Lots 15 through 118.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
The Church is of Mission architecture, a red tile roof, a facade which has a large rose window above, double front doors and and a series of six arched panels below. A cross mounts the peak of the building. The roof slants medium, and boxed end beams or cornice follow the roof line at the front facade. On the main facade on either side are a pair of long narrow windows. The north and south sides each have panels between the church windows. It is a beautiful church with a small building to the south which is believed to be the rectory.

P4. Resources present: □ Building □ Structure □ Object □ Site □ District □ Element of District

P5. Date Constructed/Age:
   □ Prehistoric □ Historic □ Both
   1940

P7. Owner and Address:
   Metropolitan Community Church of San Diego:
   4333 30th Street
   San Diego, Ca 92104

P9. Date Recorded: 1954

P10. Type of Survey: □ Intensive □ Reconnaissance □ Other
Describe: A Project Study for the Economic Development Department, San Diego, Ca

P11. Report Citation (Provide full citation or enter "none."): None

Attachments: □ NONE □ Map Sheet □ Continuation Sheet □ Building, Structure, and Object Record □ Linear Resource Record
□ Archaeological Record □ District Record □ Milling Station Record □ Rock Art Record □ Artifact Record □ Photograph Record
□ Other (List): None

DPR 523A-Test (12/83)
**Resource Identifier:** The North Park (San Diego) Redevelopment Project Study Area

**Historic Name:** Four Square Gospel Church

**Common Name:** The Metropolitan Community Church of San Diego

**Address:** 4333 Thirtieth Street

**City:** San Diego

**County:** San Diego

**Zoning:**

**Threats:** None known

**Architectural Style:** Mission Architecture/Romanesque moderne

**Alterations and Date(s):** None noted

**Moved?** No

**Moved Date:** N/A

**Original Location:**

**Related Features:**

There are structures on either side of the church. Addresses for the church, and for the two structures have changed over the years since the mid 1940s, so it is not certain if these structures are church related. The Assessor's role does not so indicate at this time.

**Architect:** Unknown

**Builder:** Unknown

**Historic Attributes (List attributes and codes):** HP 16 Religious Building

**Significance:**

**Theme:** Evolution of a residential area into a commercial district

**Area:** North Park, San Diego

**Period of Significance:** 1920-1950

**Property Type:** religious building

**Applicable Criteria:**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Thirtieth Street began as a dirt street which crossed major thoroughfares from the south side of San Diego to Mission Valley. Over the years, it was just another street among the citrus groves and the residential tract homes in the several districts. With movement of people to the suburbs, it began to take on the atmosphere of a corridor with commercial overtones and today it is a very busy and fast traffic route running south and north. By 1944-1945, the Mission style / Romanesque moderne building had appeared as a parish for the Four Square Gospel Church with a Small World Day Nursery, which it retained into the early 1980s when it became the Metropolitan Community Church of San Diego. The church structure has maintained its class and style. This is an important addition to the religious and social culture of the very busy commercial district which is surrounded by many residences.

**References:**

- Office of San Diego County Assessor
- Office of San Diego County Recorder
- City of San Diego Directories

**Evaluator:** Bay Brandes, Ph. D.

**Date of Evaluation:** 1984

(This space reserved for official comments.)

DPR 5238-Test (12/93)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area.

P2. Location: a. County: San Diego and (Address and/or UTM Coordinates. Attach Location Map as required)
b. Address: 446-426 Thirteenth Street
   City: San Diego
c. UTM: USGS Quad: The Point Loma Quad (7.5/15) Date 1953 Zone, 6, 487220 mE/3622401 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate)
   The Assessor's Parcel Number is 446-103-19. The legal description is Koppen Inter Vivos Trust 06-16-93. 6345 Rockhurst Drive San Diego, Ca 92120.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
   The Original Cottage with a Mansard roof sits back on the property about 25 feet. It has ship lap siding; is a two-story and windows are double sash. Large pepper trees hid portions of the house so that full features cannot be discerned without entering the yard. The front portion of the house, however, may well be an add on, but the features are the same as the main and larger portion of the house at the rear. This is an odd residence; the small front portion has a chimney flush with the north rear side of the house, and awnings over the front of the house. The hedges nearly cover the windows. Nonetheless, it is a different, one of a kind residence, that fits the corridor as a residential site of interest.

P4. Resources present: □ Building □ Structure □ Object □ Site □ District □ Element of District

P5. Date Constructed/Age:
   □ Prehistoric □ Historic □ Both
   1923 F

P7. Owner and Address:
   Faith and Gert Koppen
   Koppen Inter Vivos Trust 06-16-93
   6345 Rockhurst Dr
   San Diego, Ca 92120

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brander: 230 West Laurel Street
   Suite 406
   Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey:
   □ Intensive
   ✔ Reconnaissance □ Other

Describe: A Project Study for the Economic Development Department, San Diego, Ca

P11. Report Citation (Provide full citation or enter "none.") None

Attachments: □ NONE □ Map Sheet □ Continuation Sheet □ Building, Structure, and Object Record □ Linear Resource Record
□ Archaeological Record □ District Record □ Milling Station Record □ Rock Art Record □ Artifact Record □ Photograph Record
□ Other (List):

DPR 523A-Test (12/93)
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
B2. Historic Name: The Roman and Katherine Haener Residence
B3. Common Name: The Koppel Trust
B4. Address: 4426 Thirtieth Street
   City: San Diego   County: San Diego   Zip: 92116
B7. Architectural Style: Mansard cottage
B8. Alterations and Date(s):
The structure is difficult to discern without entering the premises. Front section of house may be an enclosed porch or an add on.

B9. Moved? ☐ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A
B10. Related Features:
Trees overgrown; the pepper trees have to be at least 50-75 years old.

B12. Historic Attributes (List attributes and codes): HP2 Single family property

B13. Significance: Theme: Evolution of a residential corridor into a commercial area   Area: North Park, San Diego
   Period of Significance: 1920-1950   Property Type: Single family residence
   Applicable Criteria: 591
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property consisting of 48 parcels was first sold by G.C. Arnold to R.A. Thomas in 1888. Gradually the parcels were broken down until on January 19, 1922 by deed book 877, page 207, Roman and Katherine Haener bought the two lots 30 and 51. On January 3, 1923, by Miscellaneous Book 60, page 364 they signed a notice of completion of construction. Over the years at least from 1927 to 1965, a single individual has resided as a tenant leading to the assumption that it is single family and that it is a rental. Thirtieth Street in North Park began as part of a suburban development. As the trolley line expanded out into that area, commercial activities included the purchase of the homes for use as professional and retail offices, thus making the corridors busy streets and changing the atmosphere originally intended. This is a remaining example of this kind; no other Mansard roof types were noted during the survey. It would serve as a most interesting contributing structure.

B14. References:
   Office of San Diego County Recorder
   Office of San Diego County Assessor
   City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.
   Date of Evaluation: 1994

(This space reserved for official comments.)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location:  
   a. County  San Diego  
   b. Address 4437 Thirteenth Street  
   c. UTM: USGS Quad The Point Loma Quad  (7.5/15') Date 1953; Zone 6; 487220 mE/3624020 mN  
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):  
      Theessor's Parcel Number is 446-123-07. The legal Description is University Heights D'Hemencourt Map, Amended. Block 64, lot 15 and north 20 feet of Lot 16.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):  
   The original building was a California Craftsman very likely with clapboard siding. Without the residential building record one cannot be certain, but all appearances reflect that as the original style. It has a low hipped roof on a long or elongated home, which may or may not have had an addition to the back. The overhang on the south side has a series of 1 x 4 beams supporting the roof end. The windows on the street or main facade consist of one large single pane with false shutters. On the south side a row of bay windows (very slightly bayed) may wrap around the corner of the house onto the front porch. Other small windows and doors appear toward he back of the house. The front porch is open, however the south side is "boxed in" with some short neatly trimmed trees and the main entry is from Thirteenth Street. The porch roof which has a slightly medium hip is supported by three rectangular bases and on top three rounded stuccoed pillars.

P4. Resources present:  Building  

P6. Date Constructed/Age:
   ☐ Prehistoric  ☑ Historic  ☐ Both  
   1924 F

P7. Owner and Address:  
   Margaret G. Correll Trust  
   15202 Camino Canada #3  
   El Cajon, CA 92021

P8. Recorded by (Name. affiliation and address):  
   Ms. Ray Brandes  
   230 West Laurel St. Suite 468  
   San Diego, CA 82101

P9. Date Recorded:  1924

P10. Type of Survey:  ☑ Intensive  ☑ Reconnaissance  ☐ Other
   Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none."): None

Attachments: ☐ None  ☐ Map Sheet  ☐ Continuation Sheet  ☑ Building, Structure, and Object Record  ☐ Linear Resource Record  
   ☐ Archaeological Record  ☐ District Record  ☐ Milling Station Record  ☐ Rock Art Record  ☐ Artfact Record  ☑ Photograph Record  
   ☐ Other (List):  

DPR 523A-Test (12/93)
B1. Resource Identifier: The North Park (San Diego) Redevelopment Corporation Project Study Area

B2. Historic Name: Elliott and Anna Esenhoff Residence

B3. Common Name: The C.N. and Mary F. Allison Residence

B4. Address: 4437 Thirtieth Street
   City: San Diego
   County: San Diego
   Zip: 92116

B5. Zoning: CL
B6. Threats: None known

B7. Architectural Style: Craftsman

B8. Alterations and Date(s):
   It is very likely that the home was built in 1924 as a Craftsman for the records search reveals a Trust Deed for $2,500 for 5 years at 5 1/2% interest. Then in 1935 a second major trust deed on the same home when the Allison’s bought it suggesting strongly that the Decon influence masked the Craftsman. The length of the house, without going onto the property also suggests that it may have been extended.

B9. Moved? No

B10. Related Features:
   None

B11. Architect: Unknown

B12. Historic Attributes (List attributes and codes): HP 2 Single family property

B13. Significance: Theme: Evolution of a residential area into a commercial corridor
   Area: North Park, San Diego
   Period of Significance: 1920-1950
   Property Type: Single family residence
   Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   The home at 4437 Thirtieth is on property first sold in October 1888 to R. A. Thomas; it then consisted of 48 lots. Over a period of time numerous developers purchased and sold off portions of the acreage. On November 28, 1924 by Deed Book 1044, page 323, the San Diego Investment company took a trust deed from Elliott and Anna Esenhoff for $2,500 for 5 years at 5 1/2% interest. This is likely the point at which the original Craftsman home was built. On January 12, 1935, the Bank of America by Deed Book 370, page 331 took a trust deed from C.N. and Mary F. Allison for the home. It does appear that at this time they not only had the home rebuilt and stuccoed but had an extension to the home added. This home stood on Thirtieth Street at a time when the area was almost entirely residential. As the streetcar lines overtook suburbia, once through streets became thoroughfares opening up opportunities for retail and commercial stores. This home is one of those few that remain along Thirtieth mixed with bowling alleys, churches, garages and boarded up houses. Nonetheless, it is an interesting addition to the streetscape.

B14. References:
   Office of San Diego County Assessor
   Office of San Diego County Recorder
   City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.
   Date of Evaluation: 1994

(DPR 5238-Test (12/93))
P1. Resource Identifier: The Noth (Park) Redevelopment Project Study Area.

P2. Location: a. County_ San Diego and (Address and/or UTM Coordinates Attach Location Map as required.)
   b. Address_ 4438-4444 Thirty Sixth Street
   c. UTM: USGS Quad, The La Jolla Quad (7.5'15') Date 1953 Zone 6 487220 mE/3624040 mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
      The lot's Parcel Number is 446-103-21. The legal description is University Heights D'Hemencourt Map, Amended. Block 65, lots 34 and 35.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
   The property is deceptive from the front. There does appear a single family Spanish Colonial "L" shaped structure with a cross gabled roof, a chimney at the north side flush with the house. On the long part of the "L" there is a row of double sash windows. On the portion of the house with the short end of the "L" is a large view window to the east with a rose window above. The front entry is an arched entryway. The stucco on frame wood is in original condition. A white hand rail leads around the south side of the house likely to a rear door. Due to the multiple addresses, however, one learns that additional properties were built for rental in the rear of the house under consideration.

P4. Resources present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P6. Date Constructed/Age:
   ☑ 1925 F
   ☐ Historic ☐ Both ☐ Prehistoric

P7. Owner and Address:
   Ela A. Convite Living Trust
   4444 30th Street
   San Diego, CA 92116

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel Street
   San Diego, CA 92101

P9. Date Recorded: 1994

P10. Type of Survey:
     ☑ Intensive
     ☐ Reconnaissance ☐ Other

Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none"): None

Attachments: ☑ NONE ☑ Map Sheet ☐ Continuation Sheet ☑ Building, Structure, and Object Record ☑ Linear Resource Record
             ☐ Archaeological Record ☑ District Record ☑ Milling Station Record ☑ Rock Art Record ☐ Artifact Record ☑ Photograph Record
             ☐ Other (List):
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Area Study

B2. Historic Name: The Gertrude Rhodes Residence

B3. Common Name: The Elva Conviller Residence

B4. Address: 4438-4444 Thirtieth Street
   City: San Diego
   County: San Diego
   Zip: 92116

B5. Zoning: None

B6. Threats: None known

B7. Architectural Style: Spanish Colonial

B8. Alterations and Date(s): None

B9. Moved? DNo DYes DUnknown Date: N/A Original Location: N/A

B10. Related Features:
   Property built on the back part of the lot for rental purposes.

B11. Architect: Unknown
    Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP 2 Single family property

B13. Significance:
    Theme: The evolution of a residential to commercial corridor
    Area: North Park, San Diego
    Period of Significance: 1920-1950
    Property Type: Single Family property
    Applicable Criteria: S51

    Thirtieth Street was early in the century simply a residential thoroughfare surrounded by other similar streets and Craftsman homes. As the trolley lines made their way into suburbia, some of the streets became logical arenas for commercial and retail stores. Thirtieth Street was one of those perhaps because it crosses three other main streets in North Park some equi-distance. As the years went by, especially from mid-1925 forward, more and more residences were converted to retail use; some were demolished and Deco or other types inserted until at this point in time, and certainly by the 1950s, the corridor had a mixed and poor use of its fabric of once fine residences. This is a fine small Spanish Colonial residence very much like those designed during this period by Lilian Jenette Rice, a well known regional architect.

B14. References:
    Office of San Diego County Assessor
    Office of San Diego County Recorder
    City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.
    Date of Evaluation: 1984

(This space reserved for official comments.)
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Page 1 of 2

Other Listings

Review Code __________ Reviewer __________ Date __________

P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area.

P2. Location: City: San Diego
   a. County: San Diego
   b. Address: 4454 30th Street
   c. UTM: USGS Quad The La Jolla Quad (7.5'x7.5') Date: 1953 Zone: 6, 487220 mE/3624040 mN
   d. Other Locational Data (e.g. parcel #, legal description, directims to resource, additional UTMs etc. when appropriate): The Assessor's Parcel Number is 446-103-22. The legal description is University Heights D'Hemencourt Map, Amended, Block 65, lots 36 and 37.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):

The California Craftsman Bungalow, once a single family residence, has for some time served as a law office. Its medium hipped roof is fronted with a low hipped dormer containing three windows, two of which are covered with wooden shutters. The house is rectangular with clapboard siding. The appearance fits that demeanor of a law office. The porch is at the left or south front side of the house, open but covered by the main roof, and supported by two cylindrical columns and fronted by a wooden balustrade. Windows are all double sash, long and vertical, with aluminum sash. The front yard is immaculately honed with hedges and lawn.

P4. Resources present: [ ] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District

P6. Date Constructed/Age:
   [ ] Prehistoric [ ] Historic [ ] Both
   1928 F

P7. Owner and Address:
   F. Bruce and Luann Menzies and Gary M and Berlinda J. Rubis
   4454 30th Street
   San Diego, CA 92116

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel Street, Suite 460
   San Diego, CA 92101

P9. Date Recorded: 1994

P10. Type of Survey:
   [ ] Intensive
   [ ] Reconnaissance
   [ ] Other

Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none."): None

Attachments: [ ] None [ ] MapSheet [ ] Continuation Sheet [ ] Building, Structure, and Object Record [ ] Linear Resource Record
   [ ] Archaeological Record [ ] District Record [ ] Milling Station Record [ ] Rock Art Record [ ] Artifacts Record [ ] Photograph Record
   [ ] Other (List):

DPR 523A-Test (12/93)
BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Area Study
B2. Historic Name: The Mr. & Mrs. Braun Residence
B3. Common Name: The Menzie Law Office
B4. Address: 4448-4454 Thirtieth Street
   City: San Diego County: San Diego Zip: 92116
B5. Zoning: CL2 Threats: None known
B6. Architectural Style: California Craftsman
B7. Alterations and Date(s):
   None apparent

B9. Moved? □ No □ Yes □ Unknown Date: N/A Original Location: N/A
B10. Related Features:
     N/A

B12. Historic Attributes (List attributes and codes): HP-2 Single family structure

B13. Significance: Theme: Evolution of a residential area into a commercial corridor
     Area: North Park, San Diego
     Period of Significance: 1890-1950 Property Type: Single family residence
     Applicable Criteria: SS1
     (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
     The North Park area was principally intended as a suburb of San Diego in the early years of the century. As individuals bought Craftsman bungalows among the citrus trees, transportation was needed which John D. Spreckels provided with his streetcar system. As the system spread through North Park, and as more and more areas filled with new residents, the need for commercial districts or corridors arose. Thirtieth Street became one of these and the bungalows were purchased for business use; then the Deco buildings often replaced the bungalows, or both were torn down so as to construct the commercial needs. This is a superb example of the California Craftsman which, although converted to a business firm, has been maintained as a perfect of preservation for use.

B14. References:
     Office of San Diego County Assessor
     Office of San Diego County Assessor
     City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.
     Date of Evaluation: 1994

(This space reserved for official comments.)

DPR 523B-Test (12/93)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location:
   a. County: San Diego
   b. Address: 4473 Thirtieth Street
   c. UTM: USGS Quad: The Point Loma Quad (7.5/15) Date: 1953; Zone: 6; 487220 mE/3624050 mN
   d. Other Location Data: (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
      The Assessor's Parcel Number is 448-129-09. The legal description is University Height D'Homecourt Map, Amended Block, Lots 5-8.

P4. Resources present: Building

P5. Date Constructed/Age:
   Prehistoric
   Historic
   Both

P7. Owner and Address:
   Western Diocese of Armenian Church of North America
   4473 30th Street
   San Diego, CA 92116

P8. Date Recorded: 1994

P11. Report Citation (Provide full citation or enter "none"): None
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

B2. Historic Name: The Jacob Congregational Center

B3. Common Name: The St. Johns Armenian Apostolic Church of San Diego

B4. Address: 4473 Thirtieth Street
   City: San Diego
   County: San Diego
   Zip: 92116

B5. Zoning: \[\square\] B6. Threats: None known

B7. Architectural Style: Moderne eclecticism

B8. Alterations and Date(s):
   None noted on the exterior

B9. Moved? \[\square\] No \[\square\] Yes \[\square\] Unknown
   Date: N/A
   Original Location: N/A

B10. Related Features:

   None noted

B11. Architect: Unknown

B12. Builder: Unknown

B13. Historic Attributes (List attributes and codes): HP 16 Religious building

B14. Significance: Theme: The evolution of a residential area into a commercial corridor
   Area: North Park, San Diego
   Period of Significance: 1920-1950
   Property Type: religious building
   Applicable Criteria: 581

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The historical record is somewhat thin on this structure. In 1888, however, the land was first sold by Daniel Chaste to R. A. Thomas et al consisting of some 48 lots. It would appear from various documents that as early as 1925, there was a building on the site. On April 1949, however, by deed book 3218, page 924 Ruben Umansky sold the property to the Beth Jacob Congregational Church. On October 7, 1960 Deed Book 3824, page 458 indicated the Beth Jacob Congregational Center filed a notice of completion for the building. In 1980 the religious building was sold to the Armenian Apostolic Church of San Diego (St. Johns). The new congregation consecrated their building in 1981. It is important in the fabric of the North Park area to indicate the various cultural and religious centers.

B15. References:
   Office of the San Diego Assessor
   Office of the San Diego Recorder
   City of San Diego Directories

B16. Evaluator: Ray Brandes, Ph.D.

   Date of Evaluation: 1994

   (This space reserved for official comments.)

DPR 523B-Test (12/93)
Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address 4645 Thirtieth Street
   City San Diego
c. UTM: USGS Quad The Point Loma Quad (7.5'x7.5') Date 1963 Zone 6, 467720 mE/3624115 mnN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
   The source's Parcel Number is 446-021-08. The legal description is University Heights D'Heemecourt Map, Amended. Block 11, lot 7 and north 1/2 of lot 8.

Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
The main bungalow is a very fine example of the early bungalow designed by the Kickla Company of North Park. The Kickla families were the pioneers who with the Hartleys provided the orchards, the tract housing the early theaters. It has a medium hipped roof with asphalt roofing and a chimney flush with the south side of the home. A shed dormer covers an open front porch. The ship-lap siding fits a bungalow with lots of windows in all directions. These are usually in groups of three, double sashed and small panes above the main frames. The front porch is reached from the driveway up a short flight of stairs along the front of the house rather than directly from the street.

Resources present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

Date Constructed/Age:
☐ Prehistoric ☐ Historic ☐ Both

Owner and Address:
Lawrence J. Fitzgerald Trustee
4645 30th Street
San Diego, Ca 92116

Recorded by (Name, affiliation, and address):
Dr. Ray Brandes
230 West Laurel Street, Suite 405
San Diego, Ca 92116

Date Recorded: 1994

Type of Survey:
☐ Intensive ☐ Reconnaissance ☐ Other

Describe: A Project Study for the Economic Development Department, San Diego, Ca

Report Citation (Provide full citation or enter "none"): None

Attachments: ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Linear Resource Record
☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record
☐ Other (List): DPR 523A-Test (12/93)

B2. Historic Name: The Jesse and Laura Fleming Home

B3. Common Name: The Lawrence J. Fitzgerald Residence

B4. Address: 4645 30th Street
City: San Diego
County: San Diego
Zip: 92116

B5. Zoning: CL2
B6. Threats: None noted

B7. Architectural Style: California bungalow

B8. Alterations and Date(s):
It does appear that the bungalow has had some upgrading and some alterations, especially around the front porch area.

B9. Moved? No

B10. Related Features:
A garage at the south rear of the house at the end of the driveway.

B11. Architect: Unknown
Builder: Unknown

B12. Historic Attributes (List attributes and codes):
HP2 Single family home

B13. Significance: Theme: Evolution of a residential area into a commercial corridor
Area: North Park, San Diego
Period of Significance: 1920-1950
Property Type: single family residence
Applicable Criteria: 5S1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Thirtieth Street in the early part of the century was within citrus groves and tract housing. As the trolley lines came into being and transportation was more practicable, streets were paved, the trolleys reached to North Park and more people wanted to live in suburbia. In the mid 1920s the demand grew for commercial and retail businesses. Certain thoroughfares such as Thirtieth Street became hustler as former homes were converted to professional and business offices, and as some homes were demolished new businesses arose in their place. The result became a very heavily used thoroughfare which was and is surrounded by many of the early housing types. California Craftsman bungalow exist throughout North Park, but along this Street few remain which can be counted as prime or restorable. Jesse and Laura Fleming purchased the property in August 1924 for the specific purpose of building the home. Jessie passed away in 1933. Laura contracted with the Klicka Company in February 1933 to make additions to the home taking a trust deed for $1,000 for 3 years at 7% interest. She lived there until 1948, at which time Mr. Lawrence Fitzgerald acquired the home, and he too filed a notice of completion on April 20, 1964 for additions or remodeling.

B14. References:
Office of San Diego County Assessor
Office of San Diego County Recorder
City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.
Date of Evaluation: 1994

(This space reserved for official comments.)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location:  
a. County: San Diego
b. Address: 4674-4682 Thirtieth Street
City: San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'x/5') Date: 1953 Zone: 6 487220 mE/3624160 mN

P3. Description: (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.)

The business known as "Stan's Antiques" is just around the southwest corner of 30th and Adams Avenue with the entry on Thirtieth Street. It is an Art Deco structure, one story with windows medium between the roof and the parking level of the street. A high board fence encircles the building to the alley or approximately 125 feet. In order to see the complete number of structures it is necessary to go to the alley and move from that direction in which a two-story structure and other Deco apartments may be seen. They are in fair condition but expectedly defy an explanation for their arrangement on the parcel of land. "Stan's" at one time perhaps was the office, or perhaps this was a motel. It fits a strong possibility for inclusion in an Adams Avenue historic district, however.

P4. Resources present:  
- Building
- Structure
- Object
- Site
- District
- Element

P5. Date Constructed/Age:
- Prehistoric
- Historic
- Both
- 1940 F

P7. Owner and Address:
Pasquale P. and Dorothy Verene
4675 Adams Avenue
San Diego, Ca 92115

P8. Recorded by (Name, affiliation, and address):
Dr. Ray Brandes
230 West Laurel St. Suite 406
San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey:
- Intensive
- Reconnaissance
- Other

Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none."): None

Attachments:
- None
- Map Sheet
- Continuation Sheet
- Building, Structure, and Object Record
- Linear Resource Record
- Archaeological Record
- District Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record

DPR 523A-Test (12/93)
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
B2. Historic Name: The Ruth Taylor Ozmun Motel
B3. Common Name: The Vetere Complex
B4. Address: 4674-4680 Thirtieth Street
   City: San Diego   County: San Diego   Zip: 92116
B5. Zoning:   B6. Threat: None known
B7. Architectural Style: Art Deco
B8. Alterations and Date(s):
   None which are apparent; it is difficult to see within the motel portion of the complex. Bars have been placed over the Antique store windows.
B9. Moved? □ No □ Yes □ Unknown   Date: N/A   Original Location: N/A
B10. Related Features:
   The high board fence which surrounds the complex for privacy and for protection.
B12. Historic Attributes (List attributes and codes): H-P-5 Hotel/Motel

B13. Significance: Theme: See below under discussion.   Area: North Park, San Diego
   Period of Significance: 1920-1950   Property Type: Hotel/Motel
   Applicable Criteria: 551
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   The Thirtieth Avenue corridor running north/south axis ends at this point, at 30th Street and Adams Avenue. The entire length of 30th Street was once a very rural, citrus growing tract land where suburbanites hoped to live in quiet and solitude. As the trolley lines developed and extended out Adams Avenue and along Thirtieth Street, more and more people moved out into the suburb. Eventually commercial and retail businesses were attracted to the region because of the need for stores near the homes. This led to a dissolution of the residential parts of the area where there were major corridors. Adams Avenue was one of these, so was Thirtieth Street. The result was a loss of Craftsman homes, the insertion of some Decos or other styles and the eventual loss of Decos before their time. This is one of the few Deco motels and may be the only one within the North Park Project Study area and is in good condition. It should be preserved as a part of an Adams Avenue historic district or as a part of a Thirtieth Street rehabilitation. Ruth Taylor Ozmun signed a notice of completion on the property on April 2, 1940 filed in Deed Book 1014, page 228 for lots 43 and 44.

B14. References:
   Office of San Diego County Assessor
   Office of San Diego County Recorder
   City of San Diego Directories.

B15. Evaluator: Ray Brandes, Ph.D.
   Date of Evaluation: 1994

(This space reserved for official comments.)

4674-4680 Thirtieth Street
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Page 1 of 2

P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location:
   a. County: San Diego
   b. Address: 2111 University Avenue
   c. UTM: USGS Quad The Point Loma Quad (7.5'15') Date 1953; Zone 6; 466170 mE/3623050 mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
      The Assessor's Parcel number is 453-031-02. The legal description is Paulys Addition to S.D. Block 4, west 40 feet of East 82 1/2 feet of lots 33 to 36.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
   The California Craftsman bungalow is on the south side of University Avenue on what was once a busy street car line. It is in very fine condition, a rectangular shaped home, an asphalt tile roof (in some need of repair), a chimney flush on the west side of the house and the roof supported by 1 x 4 beams. The building fabric is shiplap. At the front are, on either side of the front door, paired windows, vertical with quadruple shaped small panes above. The main entry is simple, a Mansard roof covering over the front door supported by two round columns.

P4. Resources present: Building Structure Object Site District Element of District

P6. Date Constructed/Age:
   □ Prehistoric  □ Historic  □ Both
   1922

P7. Owner and Address:
   OFH Trust 59-25-90
   7050 Friars Road #C
   San Diego, CA 92108

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel St. Suite 406
   San Diego, CA 92101

P9. Date Recorded: 1994

P10. Type of Survey:
   □ Intensive
   □ Reconnaissance  □ Other
   Describe: A project study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none."): None

Attachments: □ NONE □ Map Sheet □ Continuation Sheet □ Building, Structure, and Object Record □ Linear Resource Record
   □ Archaeological Record □ District Record □ Milling Station Record □ Rock Art Record □ Artifact Record □ Photograph Record
   □ Other (List):

DPR 523A-Test (12/93)
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
B2. Historic Name: The Esco and Virginia Ives Residence
B3. Common Name: The OEH Trust Property
B4. Address: 2111 University Avenue
City: San Diego County: San Diego Zip: 92104
B5. Zoning: CL 1
B6. Threats: None known
B7. Architectural Style: California Craftsman Bungalow
B8. Alterations and Date(s):
None noticeable; perhaps roofing replaced.
B9. Moved?: No
B10. Related Features:
N/A
B11. Architect: Unknown
Builder: Unknown
B12. Historic Attributes (List attributes and codes): HP2 Single family residence
B13. Significance:
Theme: One of few mint Craftsman homes on former residential street
Area: North Park, San Diego
Period of Significance: 1920-1950
Property Type: Single family residence
Applicable Criteria: SS1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
University Avenue was one of the first streets graded to begin the outward push to create suburbs east of downtown San Diego. Along this lane soon came tract housing and suburbanites followed by the John D. Spreckels trolley lines. The area was intended as residential, with probably very little forethought to business and retail stores. In time, however, with the extension of the trolley system, and the introduction of the automobile, University Avenue became a main thoroughfare and eventually an obvious route in which to situate business structures. A few brick buildings replaced houses; then houses were obtained for offices; then houses were demolished and newer styles introduced to the area. Such areas are unexplored areas of study for the evolution or transformation of residential or urban areas into essentially other business areas surrounded by residential tracts. This land was first sold in 1873 to A. Pauly who by 1921 had sold it to Esco Ives, the eventual builder of the house in 12922. It has had a succession of renters since that time and yet remained in good condition. It has a place and would fit well into any potential rehabilitation or historic district near the opening from the Georgia Street bridge to the east.
B14. References:
Office of the San Diego County Recorder
Office of the San Diego County Assessor
City of San Diego Assessor
B15. Evaluator: Bay Brandes, Ph.D.
Date of Evaluation: 1994

(DPR 523B-Test (12/93))
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMAR Y RECORD  

Page 1 of 2  

P1. Resource identifier: The North Park (San Diego) Redevelopment Project Area Study  

P2. Location:  
   a. County: San Diego  
   b. Address: 2525-2543 University Avenue  
   c. UTM: USGS Quad The Point Loma Quad (7.5'/15') Date 1953: Zone 6, 467000 mE/3623050 mN  
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):  
      The Ar's Parcel Number is 453-071-38. The legal description is Park Villas. Portions of Pueblo Lot 1125, 1127 and 1399; Block 77, lots 39 through 42.  

P3. Description (Description resource and its major elements. Include design, material; condition, alterations, size, setting, and boundaries.):  
      The brick two story building has been a major landmark along this portion of University Avenue since before the Depression. It marked one of the first major retail buildings of its style for the surrounding residential community. It is a standard two story brick building constructed so that it wrapped around a corner with the main entry and two major showcase glass windows fronting the intersection. The roof was flat with no fancy ornamentation or overhang. Rows of windows, double sash suggest that this was also used as apartments. Even today the appearance is as it was in 1926 when constructed, with a variety of shops along University Avenue, but none on the side street. It does not appear to have had any major rehabilitation.  

P4. Resources present:  
   ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District  

P5. Date Constructed/Age:  
   ☐ Prehistoric ☐ Historic ☐ Both  
   1926 F  

P7. Owner and Address:  
   Paul and Victor J. and Karen Maidhof  
   2053 Garnet Avenue  
   San Diego, CA 92109  

P8. Recorded by (Name, affiliation, and address):  
   Dr. Ray Brandes  
   232 West Laurel St, Suite 406  
   San Diego, CA 92101  

P9. Date Recorded: 1924  

P10. Type of Survey:  
   ☐ Intensive  
   ☐ Reconnaissance ☐ Other  

Describe: A Project Study for the Economic Development Department, San Diego, CA.  

P11. Report Citation (Provide full citation or enter "none."): None  

Attachments:  
   ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Linear Resource Record  
   ☐ Archaeological Report ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record  
   ☐ Other (List):  

DPR 523A-Test (12/93)
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
B2. Historic Name: The Theron McDaniel Building
B3. Common Name: The Maidhoff Business Block
B4. Address: 2525-2543 University Avenue
   City: San Diego
   County: San Diego
   Zip: 92014
B5. Zoning: ______
B6. Threats: None known
B7. Architectural Style: Commercial two-story brick building
B8. Alterations and Date(s):
   From the exterior there do not appear to be any alterations.

B9. Moved? DNo DYes DUnknown Date: N/A Original Location: N/A
B10. Related Features:
     None noted
B11. Architect: Unknown
     Builder: Unknown
B12. Historic Attributes (List attributes and codes): HP3 One to three story commercial building

B13. Significance: Theme: Introduction of Major commercial building into residential area
     Area: North Park, San Diego
     Period of Significance: 1920-1950
     Property Type: two story commercial
     Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

University Avenue was the first major street graded into eastern San Diego. It was to be primarily an urban tract area with citrus groves and tract houses. By 1911 the trolley line system to accommodate people to and from their homes was in the area. With that more and more people wanting to buy homes moved into east San Diego which became known as North Park. Soon University Avenue as a main thoroughfare became instead a corridor for traffic and for retail businesses. The Maidhoff block has become still a local institution for property owners who, aside from that main street surround the business corridor. The property had been sold in 1870 from Charles S. Hamilton to Joseph Nash as a tract, but by 1912 individuals began to buy the single parcels. On January 20, 1926 Theron and Gertrude Daniel signed a notice of completion in book 23k page 41 for construction of this building on lots 39 to 42. Since then it has been the space for the Home Drug Company and Griffiths Drugs, Speed Queen Wash Palace, a drapery work room, an Oriental Market and more recently the "Express Market."

B14. References:
     Office of San Diego County Assessor
     Office of San Diego County Recorder
     City of San Diego Directories.
     
B15. Evaluator: Ray Brandes, Ph.D.
     Date of Evaluation: 1994
     
(This space reserved for official comments.)

DPR 523B-Test (12/93)
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMAR/ RECORD

P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address 2532-2548 University Avenue

c. UTM: USGS Quad The Point Loma Quad (7.5'/15') Date 1953 ; Zone 6 , 487040 mE/3623050 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
   The legal description is Park Villas, Block 77, lots 39 through 42

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
The two story building at the Corner of northwest corner of University Avenue and Hamiton Street is rectangular in shape, constructed for a retail store, with either apartments or professional offices on the second floor. On the first floor, main facade the store windows and doors are flush with the sidewalk. The upper story and the west and east sides are varying in size, but double sash. Several doors allow entry on the east side where there is one walkway. The roof is asphalt covering and has a slightly pitched roof. The main facade has a 3 foot very plain overhang.

P4. Resources present: □ Building □ Structure □ Object □ Site □ District □ Element of District

P6. Date Constructed/Age:
□ Prehistoric □ Historic □ Both 1926 F

P7. Owner and Address:
Undetermined

P8. Recorded by (Name, affiliation, and address):
Dr. Ray Brandies
230 West Laurel Street, Suite 406
San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey: □ intensive □ Reconnaissance □ Other
Describe: A Project Study for the Economic Development Department, San Diego, Ca

P11. Report Citation (Provide full citation or enter "none."): None

Attachments: □ NONE □ Map Sheet □ Continuation Sheet □ Building, Structure, and Object Record □ Linear Resource Record
□ Archaeological Record □ District Record □ Milling Station Record □ Rock Art Record □ Artifact Record □ Photograph Record
□ Other (List):

DPR 523A-Test (12/63)
The two-story commercial building at the corner of University Avenue and Hamilton Street was built in 1926. The property was first sold in 1870 from Charles S. Hamilton to Joseph Nash as part of a large tract. Not until 1922, however, did the property consisting of lots 39 to 42 sell to an individual. Sarah C. Wells sold the property shortly to Theron McDaniel. On May 24, 1926, by book 77, page 54, Theron McDaniel signed a notice of completion for the building under consideration. Over the years it has served as a grocery store, antique store, realty company, the St. Francis House for used merchandise, and the Recycieman's Flea market and more recently as a TV store. University Avenue had its origins as a dirt road to the citrus groves and by the turn of the century tract housing. As the trolley lines moved out toward North Park, more and more people wanted suburban living. As the residential areas grew, the need for commercial and retail stores grew. A corridor such as University Avenue along the trolley line led to the gradual development by the Depression of a once entirely residential area to a majority retail and business route. The building is one of the older commercial style structures and would fit well into a revitalized commercial or an historic district.
The Spanish Colonial building is a one and a half and a two story business/residential site. It rests on a fairly steep slope on the south side of University Avenue facing north. Three stores were designed on the first floor with two apartments on the second floor. The three sections appear to almost be separate since they are designed somewhat differently. Furthest east is simple one and a half story building with a red tile roof slanted toward the street. The middle structure with a recessed front store entry and large plate glass window has a second story with a number of vertical windows, a series of block canales above and a red tile roof slanted upward. The section farthest west has a very fine front entry with plate glass windows for a store. Above there is an porch area which is seen through three arched openings, serving as an open porch. There the roof is more evenly slanted with the red tile roof, perhaps hipped slightly. Unfortunately in an area that needs rehabilitation.
B1. Resource Identifier: The North Park (San Diego) Redevelopment Center Project Study Area

B2. Historic Name: The George & Sallie Jessee Building

B3. Common Name: The Thomas W. Larke Building

B4. Address: 2573-2579 University Avenue

City: San Diego
County: San Diego
Zip: 92104

B5. Zoning: CL

B6. Threats: None known

B7. Architectural Style: Spanish Colonial

B8. Alterations and Date(s):
The alterations are not obvious although the store entrances for the east and west ends of the building appear to once having been similar are not now.

B9. Moved? □ No □ Yes □ Unknown Date: N/A Original Location: N/A

B10. Related Features:
None


B12. Historic Attributes (List attributes and codes): HP 6 one to three story commercial building

B13. Significance: Theme: Evolution of a commercial corridor to a commercial district Area: North Park, San Diego
Period of Significance: 1920-1950 Property Type: commercial Applicable Criteria:
(Discuss Importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address Integrity.)
The property was first sold in 1870 from Joseph Nash to Charles S. Hamilton and that included 48 lots in the parcel. Not until 1915 did the lots 39-42 come into the hands of individuals, and the property resolda number of times until it was purchased by George and Salliee Jessee who on May 1, 1925 by Deed Book 1112, page 190 took a trust deed on the West 40 feet of the property for $8,000.00 which is suggested as the date the building was constructed. For whatever reason it remained vacant for some years likely due to the Depression, but in 1940 tenants began to operate the stores and it held music teachers, a beauty salon for a number of years, a cash register store for another 15 years. The building is a very good prospect for registration on the local historic site boards register and would fit in well with a revitalized district along the corridor.

B14. References:
Office of San Diego County Assessor
Office of San Diego County Recorder
City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.

Date of Evaluation: 1994

(DPR 5238-Test (12/93))
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County: San Diego
   b. Address: 2581-2585 University Avenue
   c. UTM: USGS Quad: The Point Loma Quad (7.5'/15') Date 1953; Zone 11, 487060 mE/3623060 mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
      The Assessor’s Parcel Number is 453-072-10. The legal description is Portions of Pueblo Lots 1126, 1127 and all of 1349, Park Villas, Block 72, west 40 feet of East 85 feet of lots 39 through 42.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
   The building is a wood on frame building, two-story retail, consisting of at least and perhaps four stores. This is a replica of a frontier prefab structure with vertical siding. The construction is somewhat puzzling since there are areas of the building which appear to be additions or changes, but are likely to to the use of lumber not of the correct length. Nonetheless, it is of fairly recent vintage has a flat roof, and perhaps an attic. The first floor has three entries, doors to stores to the left or east and to the right or west. A third door in the center leads to the upstairs. The entire construction is an attempt to create a neat old looking store which currently appears to house glass work or perhaps paintings. The upstairs windows are in sets of three. A large center window is flanked in each case by double sash. Center has the small block windows above. Above each window, below the roof line are air vents. The building is on a steeply slanted hill.

P4. Resources present: □ Building □ Structure □ Object □ Site □ District □ Element of District

P6. Date Constructed/Age:
   □ Prehistoric □ Historic □ Both
   1960 E

P7. Owner and Address:
   Robert T. Chapman
   17371 Santa Isabel Street
   Fountain Valley, California 92708

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel Street, Suite 406
   San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey: □ Intensive □ Reconnaissance □ Other
   Describe: A Project Study for the Economic Development Department, San Diego, Ca

P11. Report Citation (Provide full citation or enter “none”): None

Attachments: □ NONE □ Map Sheet □ Continuation Sheet □ Building, Structure, and Object Record □ Linear Resource Record
□ Archaeological Record □ District Record □ Milling Station Record □ Rock Art Record □ Artifact Record □ Photograph Record
□ Other (List):

DPR 523A-Test (12/93)
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

B2. Historic Name: The Chapman Building

B3. Common Name: The Chapman Building

B4. Address: 2581-2585 University Avenue
   City: San Diego   County: San Diego   Zip: 92104

B5. Zoning: CL2

B6. Threats: None known

B7. Architectural Style: Frontier false front

B8. Alterations and Date(s):
   It is entirely possible that the original building was removed or that the false front has been added over the old. It is not possible to enter the property to make such an examination without contact with the property owner who lives elsewhere in the state.

B9. Moved? No

B10. Related Features:


B12. Historic Attributes (List attributes and codes): HP 6 One to three story commercial

B13. Significance:
   Theme: Evolution of a residential corridor to one of commerce and retail
   Area: North Park, San Diego
   Period of Significance: 1920-1950   Property Type: Commercial   Applicable Criteria: 551
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address Integrity.)

By the turn of the century University Avenue was a dirt road leading to the citrus groves and the beginning of tract housing. By 1910, tract housing was very desired and the John D. Spreckels streetcar lines took people to the North Park area. Tract housing with Craftsman homes became most desirable and as North Park and an infill created a population coming and going to the downtown area, commercial and retail businesses became a necessity along the line and at North Park. Hence University Avenue became a principal corridor. In time, by the mid to late 1920s former residences became converted to businesses; some homes were abolished and others newly built so that the mixture which reached a peak in the 1950s created a maze of different and a number of poorly constructed buildings. In this instance, while the facade of the building is much different and clearly way out of the time period, it is nonetheless one which complements an otherwise drab and at times unpleasant area. In the records search it is noted that a variety of stores occupied the premises including a clothes cleaners, barber, shoe repair, baker, beauty shop, antique store and Nikko Spa a massage parlor.

B14. References:
   Office of San Diego County Assessor
   Office of San Diego County Recorder
   City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.
   Date of Evaluation: 1994

(DPR S23B-Test (12/93))
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: 
   a. County: San Diego  
       b. Address: 2597-2591 University Avenue  
       c. UTM: USGS Quad: The Point Loma Quad (1953) Zone: 11 , 487060 mE/3623050 mN

P3. Description (Description resource and its major elements: include design, material, condition, alterations, size, setting, and boundaries):

   The two story rectangular Spanish Colonial building is at the southeast corner of University Avenue and Hamilton Street. The main entry to the store faces the corner and the handicapped ramp on the sidewalk. To the west a TV and VCR store is faced with a recessed entry and large plate glass windows. At the far west side of the building is the entry to the second story which is apparently composed of a number of apartments. The east side of the building at the first floor has a rear entry and several small windows near the second story. At the second story, there are double hung windows all around. A flat roof has, facing the north, a slight slanted roof of red tiles for the Spanish Colonial look. The canales are all on the east and west sides of the building below the roof line. On the main facade there are several ornamental circles and designs, but these designs could be discerned from the street level.

P11. Report Citation (Provide full citation or enter "none"): None

Attachments:
- Map Sheet
- Continuation Sheet
- Building, Structure, and Object Record
- Linear Resource Record
- Archaeological Record
- District Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record

DPR 523A-Test (12/93)
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

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B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
B2. Historic Name: The Heller Building
B3. Common Name: The Hoban Building
B4. Address: 2587-2591 University Avenue
   City: San Diego
   County: San Diego
   Zip: 92104
B5. Zoning: CL2
B6. Threats: None known
B7. Architectural Style: Spanish Colonial
B8. Alterations and Date(s):
   None apparent

B9. Moved? No
B10. Related Features:
   None

B11. Architect: Unknown
B12. Builder: Unknown
B13. Historic Attributes (List attributes and codes): HP6 one to three story commercial

B14. References:
   Office of San Diego County Recorder
   Office of San Diego County Assessor
   City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.
Date of Evaluation: 1994

University Avenue was graded as a means of traveling from urbanized San Diego to the citrus groves of North Park before the turn of the 20th century. In time, tract housing began to flourish and the trolley lines instituted by John D. Spreckels took people to see the urban life. As tract housing flourished, more and more people desired the urban life and traveled to and from work in the downtown area. They needed commercial and retail stores, however, and so the tendency was to create such stores along the street car lines. Such was the fate of University Avenue as the older cottages and Craftsman bungalows were purchased for use as stores or were demolished for retail outlets. The Hoban building was one of those which came into being in 1925. The property had first been sold in 1890 by Joseph Nash to Charles J. Hamilton, for some time the property was owned by individuals but nothing built on it until November 26, 1924 when Willa Heller signed a Trust Deed for construction in the amount of $7,250.00 as recorded in Deed Book 1115, page 496. Since that time a variety of firms utilized the building, a Hemstitching company, a Meat Company, a Chiropractor, Studio Three was located there as well as Tobacco Rhoda's Tavern. This is a wonderful building, rare in its commercial style representing a purely retail outlet with living quarters upstairs, and fits into a projected historic or revitalized district.
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County: San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
   b. Address: 2717 University Avenue
   c. UTM: USGS Quad: The La Jolla Quad (7.5'/15? Zone 6, 467100 mE/3623060 mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate): TheAsor's Parcel Number is 453-082-11. The legal address is Portions of Pueblo Lots 1126, 1127 and all of 1349. Park Villas, Block 62, lots 25-20.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
   The Plymouth Congregational Church is a Deco Moderne Church On University, a social and religious center which is a complement to the surrounding area. The entire church property is encircled by an appropriate metal fence; without entering the church it is not possible to provide a full or appropriate description of the building. The church is shaped as a wedge, and from University Avenue has a large rectangular column rising above the steep roof line with the long narrow cross affixed flush to the north side of the building.

P4. Resources present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P6. Date Constructed/Age: ☐ Prehistoric ☐ Historic ☐ Both 1960

P7. Owner and Address:
   Plymouth Congregational Church
   2717 University Avenue
   San Diego, Ca 92104

P9. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel Street, Suite 406
   San Diego, Ca 92101

P10. Type of Survey: ☐ Intensive ☐ Reconnaissance ☐ Other
   Describe: A Study of the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none.") None

Attachments: ☐ None ☐ Map Sheet ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Linear Resource Record
☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record
☐ Other (List):

DPR 523A-Test (12/93)
Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

Historic Name: The Plymouth Church of San Diego

Common Name: The Plymouth Congregational Church

Address: 2717 University Avenue

City: San Diego  County: San Diego  Zip: 92104

Zoning: CL1  Threats: None

Architectural Style: Modern Eclectic

Alterations and Date(s):
None noted.

Moved?  No

Related Features:
Additional structures in the grounds not identified.

Architect: Unknown  Builder: Unknown

Historic Attributes (List attributes and codes): HP 16 Religious Building

Significance: Theme: A community resource within an corridor primarily commercial  Area: North Park, San Diego  Period of Significance: 1920-1950  Property Type: religious structure  Applicable Criteria: ESI

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property was first sold in 18709 from Charles S. Hamilton to Joseph Nash. Over the years the property was divided and subdivided until and in October 1922, the Plymouth Church of San Diego acquired the property and apparently had built a religious structure on the site. In 1924 with mechanics and liens they organized a Congregational Church building society to oversee the Church which apparently deeded the property to the Southern California Congregational Conference by trust deed in Deed Book 1056 page 4545 dated May 16, 1924. On April 23, 1925, the Congregational Church Building Society deeded lots 15 to 18 to the Plymouth Congregational Church. This building is located along a very busy commercial corridor. When the first church building was built probably in 1923-1924 it was an area of largely residences, and as the trolley lines extended east to North Park commercial and retail store the nature of the corridor changed. The church is one of the major cultural resources for this part of the North Park area.

References:

Office of San Diego County Recorder
Office of San Diego County Assessor
City of San Diego Directories

Evaluator: Ray Brandes, Ph.D.
Date of Evaluation: 1994

(This space reserved for official comments.)
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Page 1 of 2

Other Listings The
Review Code Reviewer Date 000

P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Area Study

P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address 2835-2837 University Avenue City San Diego
c. UTM: USGS Quad The Point Loma Quad (7.5'15') Date 1953 Zone 11 , 487140 , 565367 (mE/3623060_mN)
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
   The Assessor's Parcel Number is 453-112-01. The legal description is West End. Block 4, west one-half lots of 11 and 12.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
   This building has been a wood or brick stuccoed on frame. It was apparently intended as a Deco structure when built. The lower story has the red block tile and the rounded smooth Deco piers at each end of the building. The sign "Glenns Market" is also of that vintage. Windows at the corner of the building which wrap around are arched or curved. The first level is a typical "Mom and Pop" local grocery market, windows filled with posters and signs; clearly it is a community resource of long standing. The second story has a row of windows around the entire buildings. These are double sash, and for apartment use. Such a store has all the earmarks of the slightly post-Depression era and make for a wonderful supportive element in a rehabilitated or historic district.

P4. Resources present: Building Structure Object Site District Element of District

P6. Date Constructed/Age:
   ■ Prehistoric ■ Historic ■ Both
   1925 E

P7. Owner and Address:
   Daniel W. Wengler
   P.O. Box 88
   Ramona, California 92065

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel Street, Suite 406
   San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey:
   ■ Intensive
   ■ Reconnaissance ■ Other

Describe: A Study for the Economic Development Department San Diego, Ca

P11. Report Citation (Provide full citation or enter "none."): None

Attachments: ■ NONE ■ Map Sheet ■ Continuation Sheet ■ Building, Structure, and Object Record ■ Linear Resource Record
   ■ Archaeological Record ■ District Record ■ Milling Station Record ■ Rock Art Record ■ Artifact Record ■ Photograph Record
■ Other (List):

DPR 5233-Test (12/93)
B. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

B2. Historic Name: Gaul and Cathcart Grocery

B3. Common Name: Glenn's Market

B4. Address: 2835-2837 University Avenue
   City: San Diego     County: San Diego     Zip: 92014

B5. Zoning: CN1

B6. Threats: None known

B7. Architectural Style: Commercial two-story structure

B8. Alterations and Date(s): None noted

B9. Moved?: No

B10. Related Features:
   The large commercial advertising signs above the roof of the building

B11. Architect: Unknown

B12. Builder: Unknown

B13. Historic Attributes (List attributes and codes):
   HP 6 One to three story commercial building

B14. Significance:
   Theme: A community resource within a residential area of long standing
   Area: North Park, San Diego
   Period of Significance: 1920-1950
   Property Type: Commercial

   Applicable Criteria: 581

   The area of North Park may be said to have a heart at University Avenue and Thirtieth Street. University Avenue crosses Thirtieth Street, and Glenn's Market built in 1925 was a part of the early commercial area. University was first a dirt road to the citrus groves around 30th and University. As the Craftsman tract bungalows were built the trolley lines were moved further out to North Park to accommodate the new suburbanites. In time, by the mid 1920s there was a commercial area encircled by the residential areas. In that manner, former residences were converted to stores, and when homes or buildings were demolished newer structures were built. This property was first sold in February 1869 by the City of San Diego to Philip Crosthwaite for all 12 lots in this block. Not until 1914 did individuals begin to buy the separate parcels. The first evidence of a mortgage on the property occurred in 1918 for $1,850.00, however, that may have been for a purpose other than construction. In 1927 at the latest Gaul and Cathcart Grocery were on the property in this building. While the grocery has changed names several times, by 1955 it became known as Glenn's Market as it is today. It is a very fine example of an early building constructed primarily for small retail businesses with living quarters above and makes a contribution as a supporting element to a rehabilitated or local historic district.

B15. Evaluator: Ray Brandes, Ph.D.
   Date of Evaluation: 1994

References:
Office of the San Diego County Recorder
Office of the San Diego Assessor
City of San Diego Directories

Evaluator: Ray Brandes, Ph.D.
Date of Evaluation: 1994
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

P1. Resource Identifier: The North Park (San Diego) Project Study Area

P2. Location:
   a. County: San Diego
   b. Address: 2871-2875 University Avenue
   c. UTM: USGS Quad The La Jolla Quad (7.5/15) Date 1953; Zone 6, 487150 mE/3623060 mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM, etc. when appropriate):
      The Assessor's Parcel Number is 453-121-00. The legal description is West Encl, Block 1, Lots 1, 2, 11 and 12.

P3. Description: (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries):
   The presently named Hillcrest Pharmacy is a most impressive building on a section of University Avenue that has been widened. It is on a corner property, a two-story one of the oldest buildings within the North Park corridor where nearby Thirtieth Street and University Avenue come together. It has a flat roof, a slight parapet. Near the roof line are the reinforcement rod end decorations. Below those is a line of decoration shaped as circles. The entire building is stucco on brick, and that appears to have been faced with a white tile. White and green tile and paint give the structure an unusually good and clean appearance. At the first level are a number of stores; above are other businesses.

P4. Resources present:

   P6. Date Constructed/Age:
      □ Prehistoric  □ Historic  □ Both
      1911 F

   P7. Owner and Address:
      Undetermined

   P8. Recorded by (Name, affiliation, and address):
      Dr. Ray Bender
      West Laurel Street Suite 406
      San Diego, CA 92101

   P9. Date Recorded: _000

   P10. Type of Survey:
      □ Intensive  □ Reconnaissance  □ Other
      Describe: A Project for the Economic Development Department, San Diego, Ca.

   P11. Report Citation (Provide full citation or enter "none."): None

Attachments: □ None □ Map Sheet □ Continuation Sheet □ Building, Structure, and Object Record □ Linear Resource Record
□ Archaeological Record □ District Record □ Milling Station Record □ Rock Art Record □ Artifact Record □ Photograph Record
□ Other (List):

DPR 523A-Test (12/93)
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Area Study
B2. Historic Name: The Hartley Building
B3. Common Name: The Granada Building
B4. Address: 2871-2875 University Avenue
   City: San Diego
   County: San Diego
   Zip: 92104
B5. Zoning: CN1
B6. Threats: None Known
B7. Architectural Style: Commercial block
B8. Alterations and Date(s):
   There are indications in the record research that the building was constructed in 1911, and that in 1913, 1916, and in 1939 there were
   notices of completion signed.
B9. Moved? No
B10. Related Features:
   The major advertising sign on top of the building advertising horse racing at Hollywood Park.
B11. Architect: Unknown
     Builder: Unknown
B12. Historic Attributes (List attributes and codes): HP 6 Commercial building one to three stories
B13. Significance: Theme: Early commercial structure in residential area
     Area: North Park, San Diego
     Period of Significance: 1920-1950
     Property Type: Commercial
     Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
     This property was early purchased by the J.D. Hartley in 1910 at which time he mortgaged it for $1,200.00. In 1911 he sold the stock of fixtures,
     groceries, hardware and other materials from the store. See Deed Book 165 page 161. On April 4, 1913, by Book 40, page 333 Hartley signed
     a notice of completion; on August 30, 1916 by Book 46, page 235 Stevens and Hartley for lots 1, 2, and 12 and then on March 24, 1939, E.J.
     Hartley signed another notice of completion for work on the Granada Building. Occupants over the years at both floors included physicians
     and dentists at the second story, while on the first floor, a realty company, a restaurant, Florist, bakery, insurance company. The North Park
     Florist has been at that location from at least 1950. This may be the oldest commercial structure in the area and certainly deserves local note
     because of its relationship with the Hartley Family, one of the founders of North Park.
B14. References:
     Office of San Diego County Recorder
     Office of San Diego County Assessor
     City of San Diego Directories
B15. Evaluator: Ray Brandes, Ph.D.
     Date of Evaluation: 1994

(This space reserved for official comments.)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area.

P2. Location: a. County: San Diego
   b. Address: 2891-2899 University Avenue, San Diego, California, 92104
   c. UTM: USGS Quad La Jolla Quadrangle (7.5'x15') Date: 1953; Zone 11, 467760 mE/3623250 mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
      The Assessors Parcel Numbers are 453-121-03-5. The legal description is West End Subdivision, Block 3, Lots 1, 2, 11 and 12...

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):

   The North Park Theatre is a vacant building, basically in disuse for most of the last 20 years. From early photographs it may be determined that the addition of awnings and the dark paint has obscured the splendor of the original Spanish Renaissance facade... It has several upstair offices and four fairly large ground floor offices with ample windows; none are now occupied due to the deteriorated and out-of-code condition. The north-facing theatre building has several retail outlets on the west; there is a sizable parking lot behind the theatre. Over the years the large rectangular marquee has been replaced by a twice-remodeled truncated U-shaped one; the ticket booth was removed to remodel poster windows at either side of the entrance and poster windows were converted to glass doors. It was built as both a full-stage theatre for vaudeville shows and a theatre devoted to the best in sound motion picture facilities. In 1933 minor upgrades included a more omarie marquee; in 1952 improvements in sound, projection, and air conditioning; in 1973 canvas awnings over street level storefronts; in 1976 marquee changed to a simple angular lined and the building was painted dark brown. A vertical "North Park" sign was taken down. The interior was virtually stripped when a religious organization removed some seating and put in a pulpit at the rear of the church; the projection booth was changed; the orchestra pit was covered, and in a structural review in 1990, this project director found holes in the tile ceiling, water in the basement, loose wiring everywhere and a structure in terrible condition. The City Council of San Diego purchased the land and building in late 1983 with a Federal Community Development Block Grant.

P4. Resources present: B Building □ Structure □ Object □ Site □ District □ Element of District

P6. Date Constructed/Age:
   ☐ Prehistoric ☐ Historic ☐ Both
   1928

P7. Owner and Address:
The City of San Diego
202 "C" Street
San Diego, California 92101

P8. Recorded by (Name, affiliation, and address):
Ray Brandes, Ph.D.
230 W. Laurel St. Suite 406
San Diego, California 92101

P9. Date Recorded: 1994

P10. Type of Survey: ☐ Intensive
     ☐ Reconnaisance ☐ Other

Describe: A Project Study for the Economic
Development Department, San Diego, Ca

P11. Report Citation (Provide full citation or enter "none"): None

Attachments: ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Linear Resource Record
☐ Archaeological Record ☐ District Record ☐ Milking Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record
☐ Other (List):

DPR 523A-Test (12/93)
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study

B2. Historic Name: The North Park Theatre

B3. Common Name: The North Park Theatre

B4. Address: 2891-2899 University Avenue, City: San Diego County: San Diego Zip: 92104

B5. Zoning: CN

B6. Threats: City owned disposition determinate upon ability to restore structure


B8. Alterations and Date(s):
In 1942 some minor upgrades including a new, more ornate marquee; in 1952, improvements in sound, projection, and air conditioning; 1973, canvas awnings over storefronts; 1976 marquee changed to simple sign and building painted dark brown; vertical North Park removed; ticket booth removed; poster windows became glass doors.

B9. Moved? No Yes Unknown Date: ___ Original Location: _______

B10. Related Features:
The theatre has office areas, perhaps once serving as apartments on the second floor, and offices at the street level, presently vacant.

B11. Architect: Charles and Edward Quayle


B13. Historic Attributes (List attributes and codes):
Area: North Park, San Diego

B14. References:

B15. Evaluator: Dr. Ray Brandes
Date of Evaluation: January 1980 - August 1994

References:

B14. References:

B15. Evaluator: Dr. Ray Brandes
Date of Evaluation: January 1980 - August 1994

References:

B15. Evaluator: Dr. Ray Brandes
Date of Evaluation: January 1980 - August 1994

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Date of Evaluation: January 1980 - August 1994

References:

B15. Evaluator: Dr. Ray Brandes
Date of Evaluation: January 1980 - August 1994

References:

B15. Evaluator: Dr. Ray Brandes
Date of Evaluation: January 1980 - August 1994

References:
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location:  
   a. County San Diego
   b. Address 2901-2915 University Avenue
   c. UTM: USGS Quad The Point Loma Quad (7.5'x10') Date 1953; Zone E 487170 mE 3623060 mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):  
      The Assessor's Parcel Number is 453-122-01. The legal description is West End Block 2, Lots 10, 11, and 12.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):  
   The structure at the southeast corner of 29th Street and University along with a newly constructed "North Park Sign" was designated as a local San Diego Historical Site. It is a brick building consisting of a major retail two story building that wraps around 29th Street from University and has several smaller stores on University Avenue. The building is worthy of retention for its age, its condition and representative of a period reaching back to as early as 1928. Brick on frame, it has virtually no terribly redeeming features, but is a standard retail store of the period with either offices or apartments above. In its time it was likely a very fine building serving for a time as a bank.

P4. Resources present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P6. Date Constructed/Age:  
   ☐ Prehistoric ☑ Historic ☐ Both  1928 F

P7. Owner and Address:  
   Evelyn H. Ornstain, Jr.  
   c/o City Realty  
   3980 Park Boulevard  
   San Diego, Ca 92103

P8. Recorded by (Name, affiliation, and address):  
   Dr. Ray Brandes  
   230 West Laurel St, Suite 405  
   San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey:  
   ☑ Intensive  
   ☐ Reconnaissance  ☐ Other

Descriptive: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none"): None
Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

Historic Name: The North Park Sign, DeTurj et al. Historic Site

Common Name: The North Park sign, DeTurj et al. Historic Site

Address: 2901-1915 University Avenue
City: San Diego
County: San Diego
Zip: 92014

Zoning: CN 1

Threats: None noted

Architectural Style: Commercial Block

Alterations and Date(s):
Signage

Moved? No

Related Features:
None

Architect: Unknown
Builder: A.E. Keyes

Historic Attributes (List attributes and codes): HP 6 one to three commercial building

Significance:
Theme: Early introduction of commercial bldg to residential area
Area: North Park, San Diego
Period of Significance: 1920-1950
Property Type: Commercial building
Applicable Criteria: 
(Discuss Importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property was first sold to Philip Crosthwaite by the City of San Diego in 1869. As early as October 1912, one William Younkin had signed a notice of completion on the property and by 1920 was leasing rooms to tenants, therefore, it may have been an apartment house on the property. On January 25, 1928 the First National Bank had contracted with developer A.E. Keyes for $61,107.00 for the building on lots 10, 11 and 12. The Bank signed a notice of completion by book 901, page 126 on October 18, 1928. On January 9, 1932, Rancho Cuyamaca (a corporation) sold lots 1 and 2 and leases for lots 10, 11, and 12 at 2919, 2913 and 2911 University to S. Hilkowitz. In this building Safeway Stores, Youngs Market, University Hardware, a bakery, a confectionary, a clothing cleaners were operating. Later a paint store, a cafe, and Dick's auto trim shop and the Lovejoy Car service and gasoline store. By 1970 Deturi American Shoe Repairing was located there as was the F.S. Rasco Company. The building makes a good contribution as a supporting element to any rehabilitated or historic North Park District. The North Park sign placed in the center of the street is ornate and interesting enough, but appropriately at some time in the future should be placed above the street as are other signs in other districts.

References:
Office San Diego County Recorder
Office San Diego County Assessor
City of San Diego Directories

Evaluator: Ray Brandes, Ph.D.
Date of Evaluation: 1994

(This space reserved for official comments.)
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County: San Diego and Address: 2906-2920 University Avenue
b. UTM: USGS Quad: The Point Loma Quad (7.5'15') Date: 1953; Zone: 6, 487170 mE/3623060 mN
c. City: San Diego
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
The Assessor's Parcel Number is 453-122-01. The legal description is West End, Block 2, Lots 10, 11 and 12.

P5. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
The "Odd Fellows Hall" is a combination of Spanish-Moorish architecture, designed as a combined business and social hall. It is two stories in height, wraps around University Avenue to a side street. The first or street floor is composed of a wide variety of businesses, all with large plate glass show windows. It is the second story, however, where one sees the unique architecture. At the corner of the block is a rectangular tower with both large and small inset arches which are closed. The roof of the tower is pyramid shaped with an overhang supported by end beams. On the facade facing south is an arched gable also with a red tiled roof with three closed windows. The balance of the roofline is flat, and has a parapet appearance. The signage along the University side is Odd Fellows Hall, although the entrance is on a side street and up a flight of stairs. The entire building is stuccoed white.

P10. Type of Survey: Reconnaissance
Describe: A Project Study for the Economic Department, San Diego, Ca.
B1. Resource Identifier: The Odd Fellows Hall Redevelopment Project Study Area

B2. Historic Name: The Odd Fellows Hall

B3. Common Name: The Odd Fellows Hall

B4. Address: 2906-2920 University Avenue
   City: San Diego
   County: San Diego
   Zip: 92104

B5. Zoning: CN 1

B6. Threats: None known

B7. Architectural Style: Hispanic-Moorish/Romanesque

B8. Alterations and Date(s):
   None which could be defined

B9. Moved?: No

B10. Related Features:
   None

B11. Architect: Unknown
     Builder: Unknown

B12. Historic Attributes (List attributes and codes):
     HP 6 one to three story commercial building

B13. Significance: Theme: A social hall and commercial building in the heart of a residential area of North Park, San Diego
     Period of Significance: 1920-1950
     Property Type: commercial/social
     Applicable Criteria: SS1

     (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

     The area under consideration would eventually become the major business district in North Park. Early, however, it was simply an end of the trolley line, in the citrus groves where tract housing was being constructed. As individuals wanted the suburban life and more traffic came to this area, provision was made for a central business district; yet the area was without much social activity. By the late 1920s the North Park business area had begun to change in appearance with the end of many Craftsman homes, the introduction of Deco and moderne buildings. The City of San Diego has first sold the property to Philip Crosthwaite in 1869, there does appear the construction of buildings on the property from 1912 onward but not until October 10, 1921 does a sizeable mortgage occur from Sarah M. Watson to the East San Diego State Bank for $11,000.00. On August 28, 1921, Mrs. Watson leased to Max and Hyman Rabinowitz a lease from 9/1/1921 to 9/1/1970. Among the types of businesses in the property Milam Cleaners, appliance stores, photographers, electrical appliance stores, barber shops, Bab’s Bridals, hair styling salons and the Salvation Army Thrift Store. The building is a distinct contributor to any rehabilitated or historic district in this core of North Park.

B14. References:
     Office of San Diego County Recorder
     Office of San Diego County Assessor
     City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.
     Date of Evaluation: 1994
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location: a. County San Diego
b. Address 2920 University Avenue

c. UTM: USGS Quad The Point Loma Quad (7.5'15') Date 1953; Zone 6, 487170 mE/3623060 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
   The Assessor's Parcel Number is 446-412-11. The legal description is University Heights D'Hemecourt Map, Amended. Block 206, East 50 feet of lots 21 through 24.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries): The Salvation Army Thrift Store appears to be a part of the Odd Fellow Building because it is flush against that structure. It is a two story building which has an address shown on legal records the same as the end of the Odd Fellows building. However, it is owned by the Salvation Army and is utilized as The Salvation Army Thrift Store. The awning is canvas and hangs well over the sidewalk providing shade. The interior was not examined; as a two story building it likely has offices or living quarters at that level. The signage on the front is a plain tall almost free standing sign on a pipe, anchored to the flat roof. The roof line is flush with a stripe painted along the facade which faces south.

P4. Resources present: Building Structure Object Site District Element of District

P6. Date Constructed/Age:
   - Prehistoric
   - Historic
   - Both
   1929 F

P7. Owner and Address:
The Salvation Army
1336 Broadway
San Diego, CA 92101

P8. Recorded by (Name, affiliation, and address):
Dr. Ray Brandt
230 West Laurel St., Suite 406
San Diego, CA 92101

P9. Date Recorded: 1964

P10. Type of Survey:
   - Intensive
   - Reconnaissance
   - Other

Describe: A Project Study for the Economic Development Department San Diego, CA

P11. Report Citation (Provide full citation or enter "none"): None
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

B2. Historic Name: The IOOF Lodge #328

B3. Common Name: The Salvation Army Thrift Store

B4. Address: 2920-2922 University Avenue
   City: San Diego  County: San Diego  Zip: 92014

B5. Zoning: CN1  B6. Threats: None known

B7. Architectural Style: Commercial block

B8. Alterations and Date(s):
None

B9. Moved? No  B10. Related Features:
None


B12. Historic Attributes (List attributes and codes):
The rectangular stucco frame building at the north alley between 29th Street and 30th Street on University Avenue is not an unusual building. Its nearness to the IOOF building, and the fact that it served that organization for a time provided some confusion as to its original purposes. Other than a large canvas awning over the sidewalk and a Thrift Store sign above the door it is not an unusual building, but does contribute to the district. The property was first sold in 1888 by A.G. Nason to the College Hill Land Association and to several individuals until by Book 94, page 267 it went to Edward and Emma Newman who signed a notice of completion on December 10, 1929. On September 1, 1932, the Sunset Lodge #328 of the IOOF acquired the property. On October 11, 1940 Pauline W. Settle signed a building contract with the builders Calland and Eden for lots 21-24 except the west 90 feet. By Deed Book 3481, page 485 on January 31, 1945, The Sunset Lodge No. 328 sold the property to the Sunset Temple Association for lots 21-24 -the west 90 feet. When the Salvation Army acquired the property, if they have, has not yet been researched.

B13. Significance: Theme: A retail business which was buiilt in a residential corridor  Area: North Park, San Diego
   Period of Significance: 1920-1950  Property Type: Commercial block
   Applicable Criteria: 551
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B14. References:
Office of San Diego County Recorder
Office of San Diego County Assessor
City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.
Date of Evaluation: 1994
P1. Resource Identifier: The North Park (San Diego) Redevelopment Area Study

P2. Location:
   a. County: San Diego
   b. Address: 2926-2948 University Avenue
   c. UTM: USGS Quad The Point Loma Quad (7.5'x7.5') Date 1953 Zone 6 487170 mE/3623050 mN

P3. Description:
The three story Deco is a commercial building with offices upstairs. The rectangular structure is focused on the corner of Thirty-sixth and University Avenue and wraps around both Thirty-sixth and west on University Avenue. The first floor of the building has plate glass windows, a recessed entry, and a four to five foot overhang between the first and second floor. The facade which stretches west on University Avenue is an extension of the multi-story corner contains the same roof overhang. The entire structure has a flat roof with only a slight parapet.

P4. Resources present: [ ] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District

P6. Date Constructed/Age:
   [ ] Prehistoric [ ] Historic [ ] Both 1913 E

P7. Owner and Address:
   Deer J. Wilson
   2323 San Juan Road
   San Diego, CA 92103

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel St., Suite 406
   San Diego, CA 92101

P9. Date Recorded: 1994

P10. Type of Survey:
   [ ] Intensive
   [ ] Reconnaissance [ ] Other

Describe: A Project Study for the Economic Development Department, San Diego, CA

P11. Report Citation (Provide full citation or enter "none"). None

Attachments: [ ] NONE [ ] Map Sheet [ ] Continuation Sheet [ ] Building, Structure, and Object Record [ ] Linear Resource Record
[ ] Archaeological Record [ ] District Record [ ] Milling Station Record [ ] Rock Art Record [ ] Artifact Record [ ] Photograph Record
[ ] Other (List):

DPR 523A-T68t (12/03)
The North Park (San Diego) Redevelopment Project Study Area

The J.C. Hartley Building/Western Dental Building

The Western Dental Building

2926-2948 University Avenue

City: San Diego County: San Diego Zip: 92014

Zoning: CN 1 Threats: None

Architectural Style: Deco Commercial

Alterations and Date(s):

None apparent, although a structure of this vintage would have had substantive changes from time to time. More time for record searches in building records might reveal such changes.

Moved? No

Related Features:

None noted

Architect: Unknown

Builder: Unknown

Historic Attributes (List attributes and codes): HP 6 Commercial one to three stories

Significance: Theme: The major commercial structure in a once major residential Area: of North Park, San Diego

Period of Significance: 1920-1950

Property Type: Commercial

Applicable Criteria:

The major building in the immediate vicinity of Thirtieth Street and University Avenue, the structure in 1994 is called the Western Dental Building, with offices above and other stores within the complex. The property was first sold on August 23, 1888 from A.G. Nelson to the College Hill Land Association, all 48 parcels. By Deed Book 446, page 308, the Western Investment Company was the grantor and J.C. Hartley was the grantee of lots 25 and 16. On February 7, 1913, by Miscellaneous Book 40, page 199, John C. Hartley signed a notice of completion for the building. It is believed that a more detailed record search will determine if this is the original stucco on wood building, rehabilitated over the years. At this point, time did not permit a more detailed search for information.

References:

Office of San Diego County Recorder
Office of San Diego County Assessor
City of San Diego Directories.

Evaluator: Ray Brandes, Ph.D.

Date of Evaluation: 1994
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Page 1 of 2

Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

Location: a. County San Diego and Address 3018-3020 University Avenue, San Diego, California 92104

UTM: USGS Quad La Jolla Quad (7.5'x15') Date 1953 Zone 11 488995 mE 36233 mN

Review Code ____________ Reviewer Dr. Ray Brandes ____________ Date ____________

NRHP Status Code ---'HP''10' ---'HP' ---'6'

Other Listings: ___________________________

Description:
The structure is divided in half, a free-standing building constructed of hollow tile between reinforced concrete posts and girders. The entrance originally was in the center of the building because it was constructed as the first theater in the North Park area. The central front took about one-third of the frontage and had a small shop on either side. There was no extending marquee, only the name "Ramona in lighted letters on the facade. The roof had a ziggurat outline. Three windows of increasing size were over each shop, lending symmetry to an otherwise boring facade. Three layered windows partially concealed by the sign, were in the center of the second-floor level. The theater had a T-shaped balcony; the stem of the "T" extended only over the first-floor entrance area; the rest of the balcony was the entire width of the theater. There were two emergency exits at the screen end of the theater opening into the alley on one side and into a backyard on the other side. There was a very narrow walkway behind the theater building leading from the back yard.

Date Constructed/Age:
Prehistoric
Historic
Both
1922

Owner and Address:
The Albert and Cecile Doctor
4603 Natalie Drive
San Diego, Ca 92115

Recorded by (Name, affiliation, and address):
Dr. Ray Brandes
230 West Laurel Street, Suite 4306
San Diego, California 92101

Date Recorded: 1990

August 1993

Type of Survey:
Intensive
Reconnaissance
Other

Describe: A Project Study for the Economic Development Department, San Diego, Ca

Report Citation (Provide full citation or enter "none."): University of San Diego, Directory of Theaters in San Diego, 1919-1949 (1990)

Attachments: NONE Map Sheet Continuation Sheet Building, Structure, and Object Record Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record Artifact Record Photograph Record

Other (List):

DPR 523A-Test (12/93)
B1. **Resource Identifier:** The North Park (San Diego) Redevelopment Project Study Area.

B2. **Historic Name:** The Ramona Theatre

B3. **Common Name:** Price Breakers and Sachs Thrift Avenue

B4. **Address:** 3018-3020 University Avenue.
   - **City:** San Diego
   - **County:** San Diego
   - **Zip:** 92104

B5. **Zoning:** CN

B6. **Threats:** None known

B7. **Architectural Style:** Theatre Eclectic

B8. **Alterations and Date(s):** The building functioned as a theater and two shops until 1957. An alley divided the north side of University Avenue between Thirtieth and Ohio Street. The theater was on the west side of the alley. From the west side of the theater to Thirtieth Street is a series of small retail shops. In 1958 the theater was converted to shops. It was vacant for a year, while the front was covered with a false front in an effort at modernization. A second floor was built over the west one-third of the building and a cathedral ceiling over the east portion. The emergency exits were locked off and a new set of doors at the rear of the larger store opens off the alley and parking lot. It has a cathedral ceiling. The back portion of the shop (where the stage and screen would be) now houses the utilities for the two stores.

B9. **Moved?** DNo DYes DUnknown Date: 

B10. **Related Features:** There is a space or divider between the Price Breakers and the Sachs Fifth Thrift Avenue store. The smaller store is the same width as the original shop but has been extended back into what was the theater auditorium.

B11. **Architect:** Unknown

B12. **Historic Attributes (List attributes and codes):** HP 10: HP 6

B13. **Significance:** Theme: Theater  
   **Area:** </br>   **Period of Significance:** 1919-1957  
   **Property Type:** Entertainment, retail shops  
   **Applicable Criteria:** SS3  
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

   The Ramona Theater was one of the earliest built in the San Diego region, and in North Park, the first, constructed in 1922, about ten years after the North Park residential tracts were being surveyed and sold. The Ramona was apparently a very small theatre, sandwiched between two retail stores within the same building. The alterations to convert it solely to retail stores occurred in 1957 when the commercial district of North Park was beginning to decline. Early it did, of course show silent films; and by the early 1930s had changed to "talking movies." In the 90s it has been solely retail sales reflecting a changing business district. The Ziggurat bolt at the facade of the structure is possibly a signal of the change which took place in the 1930s when the Deco styles came into vogue and are widely reflected in other buildings in the area. Owners of the building today were quite surprised to learn of its original use.

B14. **References:**

B15. **Evaluator:** Dr. Ray Brandes
   **Date of Evaluation:** 1990, August 1994

   *(This space reserved for official comments.)*
**P1. Resource Identifier:** The North Park (San Diego) Redevelopment Project Study Area

**P2. Location:**
- **a. County:** San Diego
- **b. Address:** 3043-3051 University Avenue
- **c. UTM:** USGS Quad: The Point Loma Quad (7.5'1953), Zone 6, 467210 mE/3623050 mN
- **d. Other Locational Data:** The site's Parcel Number is 453-151-01. The legal description is Hartley's North Park, Block 1, lots 1, 2, and 3.

**P3. Description:**
This is one of two superb buildings in the North Park Redevelopment Project Study area that would qualify for the U.S. National Register on the basis of the architecture, one of the known architects and the history. It is located on University Avenue as a sort of anchor for a future district. Its massiveness attests to its longevity and purpose. The brick plastered structure fronts on University as a two story building with ashed tower in the center, and on the side street is three stories in height. The street level has been changed to fit retailers and use. The second and partial third story all have dual windows, double hung at each level and are uniform in size and shape. The roof for both portions of the building are flat. Only the rear three story section has a decorated boxed cornice eave. The attractive feature of the tower on the first floor has a meeting room at the upper level, and a steep stairway to the top.

**P4. Resources present:**
- Building
- Structure
- Object
- Site
- District
- Element of District

**P6. Date Constructed/Age:**
- Prehistoric
- Historic
- Both
- 1927 F: restored 1944 F and 1958 F

**P7. Owner and Address:**
- George and Eileen F. Groth, 1022 N. Twin Oaks Valley Road
- San Marcos, California 92069

**P8. Recorded by (Name, affiliation, and address):**
- Dr. Ray Brandes
- 230 West Laurel St., Suite 405
- San Diego, CA 92101

**P9. Date Recorded:** 1984

**P10. Type of Survey:**
- Intensive
- Reconnaissance
- Other

**Describe:** A Project for the Economic Development Department, San Diego

**P11. Report Citation:**
(Provide full citation or enter "none.") None

**Attachments:**
- None
- Map Sheet
- Continuation Sheet
- Building, Structure, and Object Record
- Linear Resource Record
- Archaeological Record
- District Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record

DPR 525A-Test (12/93)
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

B2. Historic Name: The North Park Apartments

B3. Common Name: The North Park Apartments

B4. Address: 3043-3051 University venue East
   City: San Diego
   County: San Diego
   Zip: 92014

B5. Zoning: CN

B6. Threats: None known

B7. Architectural Style: Commercial Structure, Chicago style influence (?)

B8. Alterations and Date(s):
   None on the exterior

B9. Moved?: No

B10. Related Features:
   None


B12. Historic Attributes (List attributes and codes): HP 6 one to three story commercial

B13. Significance:
   Theme: A major commercial structure of National Register status
   Area: North Park, San Diego
   Period of Significance: 1920-1950
   Property Type: Commercial
   Applicable Criteria: 3S
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   This magnificent building constructed as early as 1927 or 1929 was designed to house a grocery store, and a variety of stores on the first floor. The second story as related by William James, property manager, was a ballroom called the North Park Ballroom. During the second World War the USO utilized the entire lower level for their dances and parties. The second floor was converted to Bachelor Officers Quarters for Naval Officers. Following the war, a variety of stores, Karl's Shoe Store, Thrifty Drug Store, National Dollar Stores occupies the first floor while the second floor was continued in use as the North Park Apartments. The shed tower was a meeting room, and utilized for a time by the North Park Business Association. Robert Halley Jr., the architect of 1944, worked first with the major building contractors in the Los Angeles area of Lange and Bergstrom. His California Architect License was numbered 605. This is an outstanding building, particularly the exterior facade. The interior has been altered considerably to accommodate varieties of retail and apartment needs, however, these appear to be restorable.

B14. References:
   Office of San Diego County Assessor
   Office of San Diego County Recorder
   City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D
   Date of Evaluation: 1994
P1. Resource Identifier: The North Park (San Diego) Redevelopment Project, Study Area.

P2. Location: a. County: San Diego
b. Address: 3050-3056 University Avenue
   City: San Diego
   UTM: USGS Quad: The Point Loma Quad (7.5'x15') Date: 1953 Zone: 6 mE/3623050 mN
d. Other Locational Data: The Project's Parcel Number is 446-414-09. The legal description is University Heights, D'Heremoort Map, Amended. Block 208, west 60 feet of lots 21 through 24.

P3. Description: The Furniture Building is a two story building which appears to be a much taller structure due to the ski slope style of roofing and the signage which rises even higher. It is a stucco and wood building on the northeast corner of University Avenue and Ohio Street. Its redeeming features are perhaps the neat lines, the large space and its location.

P4. Resources present: Building X Structure X Object X Site X District X Element of District

P5. Date Constructed/Age:
   - Prehistoric
   - Historic
   - Both
   1929 F

P7. Owner and Address:
   c/o Edy L. Christopher
   1720 Nautilus Street
   La Jolla, Ca 92037

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel Street, Suite 405
   San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey:
   - Intensive
   - Reconnaissance
   - Other

Describe: A Project Study for the Economic Development Department, San Diego, Ca

P11. Report Citation (Provide full citation or enter "none."): None

Attachments: Map Sheet X Continuation Sheet X Building, Structure, and Object Record
   Archaeological Record X District Record X Milling Station Record X Rock Art Record X Artifact Record X Photograph Record
   Other (List):

DPR 523A-Test (12/83)
**Resource Identifier:** The North Park (San Diego) Redevelopment Project Study Area

**Historic Name:** The Urbany Building

**Common Name:** The Decor Building

**Address:** 3050-3056 University Avenue

- City: San Diego
- County: San Diego
- Zip: 92014

**Zoning:** CN1

**Threats:** None known

**Architectural Style:** Modernistic eclectic

**Alterations and Date(s):**
The full exterior of the store from roof to street level has seen some changes, although everything appears to be of such a nature that it could be returned to its original state.

**Moved?** No

**Original Location:** N/A

**Related Features:**
- Signage

**Significance:**
- **Theme:** A commercial store inserted into an old residential district
- **Area:** North Park, San Diego
- **Period of Significance:** 1920-1950
- **Property Type:** Commercial
- **Applicable Criteria:**

The property was first sold in 1888 from Arthur G. Nason to H.W. Nason, all 48 parcels. Until 1929 the property was divided and subdivided by a number of people. By Miscellaneous Book 94, page 25, on October 3, 1929 Urban Urbany signed a notice of completion for the south 10 feet of lots 21, 22 and 23 and the east 40 feet of lot 24. Over the years since 1929, Berger Hardware and Paint Store occupied the building for about 8 years and then in 1940 Stanley Andrews Sporting Goods held forth until 1950 when a variety of stores functioned there from 1960-1985 when Scotty's TV Store was taken over by Decor Furniture. Although this is not an outstanding structure from a stylistic viewpoint, it has potential as a contributor to a rehabilitated or historic district. Its location is central as well.

**References:**
- Office of San Diego County Assessor
- Office of San Diego County Recorder
- City of San Diego Directories

**Evaluator:** Ray Brandes, Ph.D.

**Date of Evaluation:** 1994

**Evaluator:** Ray Brandes, Ph.D.

**Date of Evaluation:** 1994
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Page 1 of 2

P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area

P2. Location:
   a. County: San Diego
   b. Address: 3067-3075 University Avenue
   c. UTM: USGS Quad The Point Loma Quad (7.5'/15') Date 1953 Zone 6 487220 mE/3823050 mN
   d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
      The property's Parcel Number is 453-152-03. The legal description is Hartley's North Park Block 2, west 7.75 feet of lot 4 and all of lot 5.

P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):
   The McMahon Deco structure is one of the anchors in the North Park shopping area. It had its origins in the Depression, and reflects the sturdiness of a strong stucco on frame building. It is not inordinately decorated, reflects simplicity. At the street level, the recessed store entries and the large show case windows are marred only by a signage directly above. The exterior windows of all four sides of the structures appears as a series of squares. All windows are multiple-pane and are well below the flat roof line.

P4. Resources present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5. Date Constructed/Age:
   ☑ Prehistoric ☐ Historic ☐ Both 1939 E

P7. Owner and Address:
   Kathryn Grand Costanzo and Teresa L. D. Groth et al. 2727 Longhurst St. Orange, Ca 92667

P8. Recorded by (Name, affiliation, and address):
   Dr. Ray Brandes
   230 West Laurel St., Suite 406
   San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey:
   ☑ Intensive ☐ Reconnaissance ☐ Other
   Describe: A Project Study for the Economic Development Department, San Diego, Ca.

P11. Report Citation (Provide full citation or enter "none"). None

Attachments: ☑ NONE ☐ Map Sheet ☐ Continuation Sheet ☑ Building, Structure, and Object Record ☐ Linear Resource Record
   ☑ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☑ Photograph Record
   ☐ Other (List):

DPR 523A-Test (12/93)
B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
B2. Historic Name: The Maynard Building
B3. Common Name: The McMahon Desk Company
B4. Address: 3067-3075 University Avenue
   City: San Diego  County: San Diego  Zip: 92014
B5. Zoning: CN1
B6. Threats: None known
B7. Architectural Style: Deco
B8. Alterations and Date(s):
   None noted other than the signage

B9. Moved? No  Yes  Unknown  Date: N/A  Original Location: N/A
B10. Related Features:
   None

B12. Historic Attributes (List attributes and codes):
   HP6
   Commercial

B13. Significance: Theme: A fine Deco in the once residential now commercial area.  Area: North Park, San Diego
   Period of Significance: 1920-1950  Property Type: commercial  Applicable Criteria: SS1
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   The property was first awarded to Mary J. Hartley in Superior Court Case 18924 on January 27, 1913 in a case against Joseph C. Kinnear for lots 1-26. In 1933 the Klicka Lumber Company and the Bank of America sued one John D. Goss for work on Lot 5, which may or may not have been the date of construction. On September 1, 1934, Maynard Heatherly acquired the property and on June 5, 1939 initiated a trust deed with the First National Bank for $2,000 suggesting a completion of construction date. No occupants are listed until 1935 at which time a upholstery and real estate firm occupied the place. In 1950-1970 it was the Woolworth Department Store; 1970-1980 Thrifty Drug Stores Inc., 1980-1985 Fairway Super Market and more recently McMahan Desk Company, one of the subsidiaries of McMahan Furniture Company. The building is in a prime location to support a rehabilitation of either a commercial or local historic district.

B14. References:
   Office of San Diego County Recorder
   Office of San Diego County Assessor
   City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.
   Date of Evaluation: 1994

(This space reserved for official comments.)

DPR 523B-Test (12/93)