



City of San Diego REDEVELOPMENT AGENCY

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

Street Address	Architectural Style, Use	Grade No.
<u>Adams Avenue</u>		
2600-2610	Spanish Colonial, Antique Store	4
2637	Craftsman Bungalow, Yellow	4
2701-2709	Spanish Colonial, Antiques	4
2889	Craftsman Bungalow, Antique-Country Cousins	4
2881-2883	Craftsman Bungalow	4
2938-2942	Spanish Colonial, Antique Park	4
3002-3006	Art Deco, Cafe	4
3015-3021	Streamline Deco, Fiesta Market	4
3027-3033	Spanish Colonial, McDonald's Antiques	4
3039-3043	Box Commercial, Antiques and Military Collectibles	4
<u>Bancroft Street</u>		
3810	Moderne, North Park Baptist Church	4
3834	Craftsman Bungalow, Craftsman	4
3953	Deco, Residence	4
<u>Boundary Street</u>		
3936	Spanish Colonial Bungalow	4
<u>El Cajon Boulevard</u>		
2223	Classic Moderne, (Lafayette) Imig HSB Site #219	3
2548	Classic Moderne, Church of Christ	4
2550	Classic Moderne, Florists	4
2725-2749	Water Tower and Folsom Tennis Courts	4
2900	Eclectic, Rudford's Restaurant	4

Notes:

- Grade 1 = Listed on the U.S. National Register
- Grade 2 = Potentially eligible for nomination to the U.S. National Register
- Grade 3 = Listed on the San Diego Historical Site Board Register
- Grade 4 = Potentially eligible for nomination to the San Diego Historical Site Board Register

Source: Dr. Ray Brandes, 1994.

TABLE 4-40
(Continued)

Street Address	Architectural Style, Use	Grade No.
<u>El Cajon Boulevard</u>		
2930	Deco Moderne, MacMahan's Furniture	4
2935-2947	Roman Moderne Revival, Today's Furniture	4
3093-3095	Art Deco, Business	4
3094	Spanish Colonial, Apartments	4
3118-3120	Craftsman Bungalow, Duplex	4
3134	Spanish Colonial	4
3151	Spanish, Romanesque, SDG&E Substation	4
<u>Georgia Street</u>		
Bridge	Between Park Boulevard and Florida Street	4
<u>Granada Street</u>		
3829-31	Brick Commercial, Sterns Gym and New Life Chinese Laundry	4
<u>Grim Street</u>		
3805	Craftsman Bungalow, Plaster on Cobblestone	4
<u>Howard Street</u>		
2930	Moderne, Covenant Presbyterian Church	4
<u>North Park Way</u>		
3026-3030	Deco, Business	4
3066	Spanish Colonial, Bungalow	4
3218	Craftsman Bungalow	4
<u>Ohio Street</u>		
4102	Craftsman Bungalow	4
4120	Craftsman Bungalow	4
4218	Craftsman Bungalow	4

Notes:

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 Grade 3 = Listed on the San Diego Historical Site Board Register
 Grade 4 = Potentially eligible for nomination to the San Diego Historical Site Board Register

Source: Dr. Ray Brandes, 1994.

**TABLE 4-40
(Continued)**

Street Address	Architectural Style, Use	Grade No.
<u>Polk Street</u>		
3026	Craftsman Bungalow	4
3803-3805	Art Deco, Business	4
3804	Eclectic Deco, Business	4
3809-3815	Art Deco, Business	4
3818-3824	Deco, Business	4
3823-3827	Deco, Business	4
<u>Ray Street</u>		
3803-3805	Deco, Business	4
3804	Deco, Business	4
3809-3815	Deco, Business	4
3818-3824	Deco, Business	4
3823-3827	Deco, Business	4
<u>30th Street</u>		
3382-3396	Col. Revival/Craftsman, Lynnhurst Apts.	2
3585	Moderne and Victorian Craftsman, St. Patricks Church and Rectory	4
3617	Moderne Eclectic, Two Story Apts.	4
3630	Craftsman Bungalow, Two Story House	4
3702-3708	Mediterranean/late Victorian, Two Story House	4
3711	Craftsman Bungalow, 1/2 Story	4
3712	Art Deco, Dentist Bldg.	4
3725-29	Gothic Style Church and Spanish Colonial Rectory, St. Luke's Episcopal Church	4
3794	Spanish Colonial, Smith Shade & Linoleum	4
3795	Deco Eclectic, White Colored Dental Office	4

Notes:

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- Grade 3 = Listed on the San Diego Historical Site Board Register
- Grade 4 = Potentially eligible for nomination to the San Diego Historical Site Board Register

Source: Dr. Ray Brandes, 1994.

TABLE 4-40
(Continued)

Street Address	Architectural Style, Use	Grade No.
<u>30th Street</u>		
3934	Art Deco, Market	4
4045	Craftsman, House	4
4057-4063	Spanish Colonial, One Story House, Duplex	4
4062-4072	Deco, Apartments	4
4166-4172	Spanish Colonial, Courts	4
4201-4211	Colonial Rev./Craftsman, Market/Auto Sales	4
4333	Romanesque/Moderne, Metro Community Church and Rectory	4
4347-4367	Spanish Colonial, Courts	4
4421-4433	Deco, Courts	4
4426	Craftsman Mansard Roof, Residence	4
4437	Spanish Colonial Craftsman	4
4438-4444	Spanish Colonial, Courts	4
4454	Craftsman, Law Offices	4
4481	Gothic Moderne, St. Johns S.D. Armenian Church	4
4645	Craftsman; also a Poor Bungalow in Back	4
4674-4684	Deco, Antiques Apartments	4
<u>University Avenue</u>		
2111	Craftsman Bungalow, Yellow	4
2532	Bungalow	4
2543	Commercial Brick, Express Market	4
2548	Late Victorian Commercial, Amandos	4
2577	Spanish Colonial, Business	4
2581-2585	Frontier False Front Pre-Fab, Art Glass	4

Notes:

- Grade 1 = Listed on the U.S. National Register
- Grade 2 = Potentially eligible for nomination to the U.S. National Register
- Grade 3 = Listed on the San Diego Historical Site Board Register
- Grade 4 = Potentially eligible for nomination to the San Diego Historical Site Board Register

Source: Dr. Ray Brandes, 1994.

TABLE 4-40
(Continued)

Street Address	Architectural Style, Use	Grade No.
<u>University Avenue</u>		
2587-2589	Spanish Colonial, LAC TV/VCR,	4
2622	Bungalow	4
2717	Moderne Eclectic, Plymouth Congregational Church	4
2835	Commercial Brick, Glenn's Market	4
2871-2875	Commercial Brick, Hillcrest Pharmacy and North Park Florist	4
2891-2899	Spanish Renaissance Facade, North Park Theatre HSB Site #245	3
2911A [Actually 2901-2915]	Commercial & Neon, North Park Neon Sign HSB Site #239	3
2906-2912	Hispanic-Moorish, Odd Fellows Building.	4
2920	Romanesque, Salvation Army	4
2948	Moderne/Commercial, Beauty Supply Clean/Dent/ Edward	4
3018	Theatre Eclectic, Ramona Theatre	4
3026-3038	Moderne Commercial, Maxines/Adams Office Sup., Cafe Rosemarie	4
3043-3049	Chicago Style Bldg., Commercial	4
3050	Modernistic-Eclectic, Decor Furniture	4
3067	Deco, MacMahon Desk	4

Notes:

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- Grade 3 = Listed on the San Diego Historical Site Board Register
- Grade 4 = Potentially eligible for nomination to the San Diego Historical Site Board Register

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

August 1994 through December 1994.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

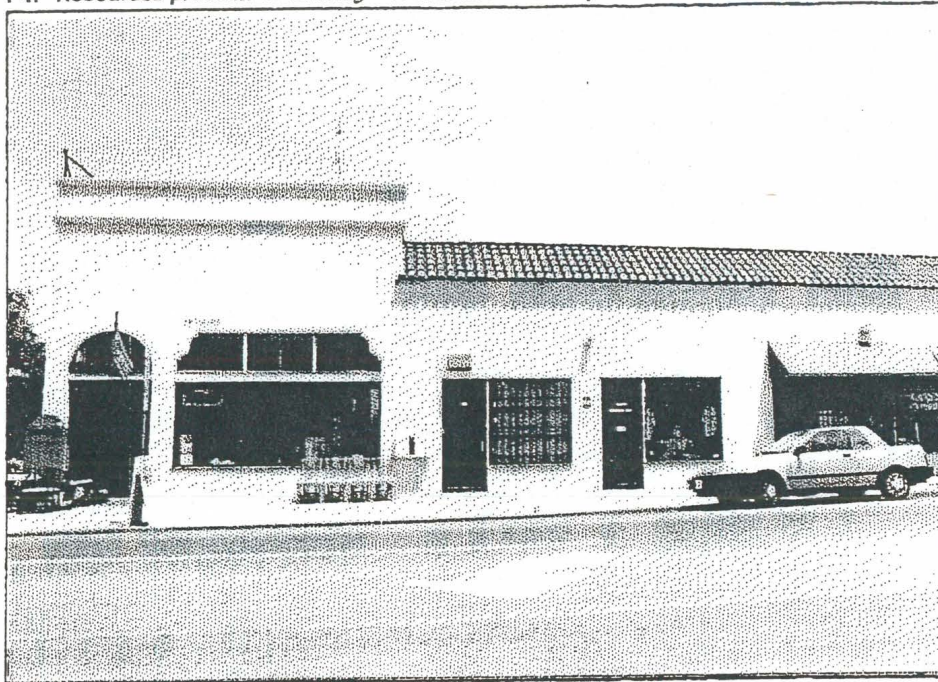
Page 1 of 2

Other Listings _____
Review Code _____ Reviewer Dr. Ray Brandes 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 2600-2610 Adams Avenue
City San Diego
c. UTM: USGS Quad La Jolla Quad - (7.5/15") Date _____; Zone 6, 487080 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.

- P3. 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 canafes 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.

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



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

P7. Owner and Address:
Micha Mottale
P.O. Box 16197
San Diego, Ca 92176

P8. Recorded by (Name, affiliation, and address):
Dr. Ray Brandes
230 West Laurel Street, Suite 430
San Diego, California 92101

P9. Date Recorded: August
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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

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

B2. Historic Name: The Bennett Building

B3. Common Name: The Mottale Building

B4. Address: 2600-2610 Adams Avenue

City: San Diego

County: San Diego

Zip: 92116

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

B7. Architectural Style: Spanish Colonial

B8. Alterations and Date(s):

No alterations seen visually and none noted in record searches.

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

B10. 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 Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP 6 one to three story business

B13. Significance: Theme: A corridor of 1920s-1930s bungalows and Dero structures Area: Adams Avenue

Period of Significance: 1920-1950 Property Type: Retail shops Applicable Criteria: 5S1

(Discuss importance in terms of historical 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 1990 is 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.

B14. References:

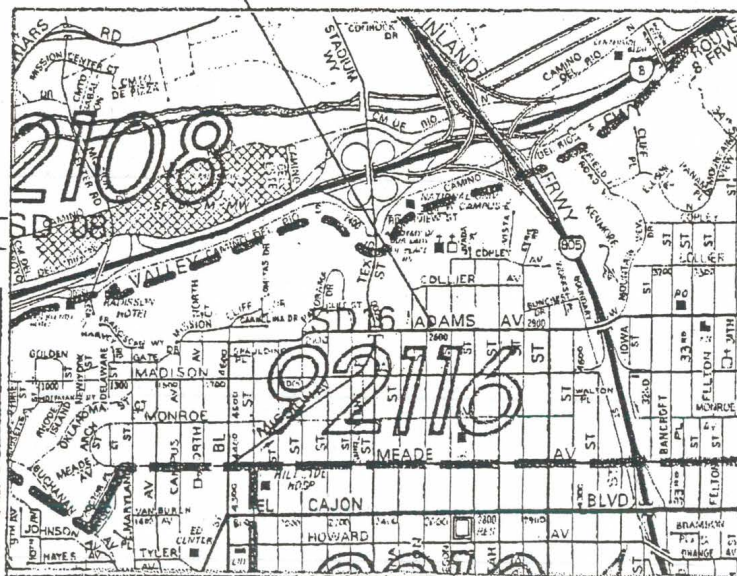
San Diego County Records Office;
San Diego County Assessor's Office
City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.

Date of Evaluation: 1994

(This space reserved for official comments.)

2600-2610 Adams Avenue



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code HP 2

Page 1 of 2

Other Listings _____

Review Code _____ Reviewer Dr. Ray Brandes Date 000

- 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 2 637 Adams Avenue
- City San Diego
- c. UTM: USGS Quad The Point Loma Quad (7.5'/15') Date _____; Zone 6, 3824230 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'Hamencourt 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 home. 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:

Dorothy 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 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 ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record

☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

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.

B11. Architect: Unknown Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP 2 Single family residence.

B13. Significance: Theme: Residential architecture Area: North Park, San Diego
Period of Significance: 1915-1950 Property Type: Residential Applicable Criteria: 5S1

(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.

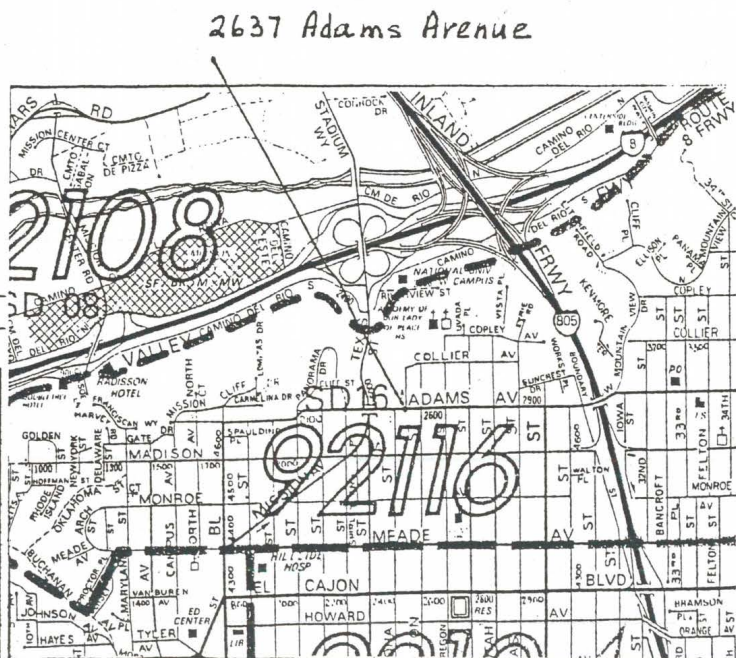
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

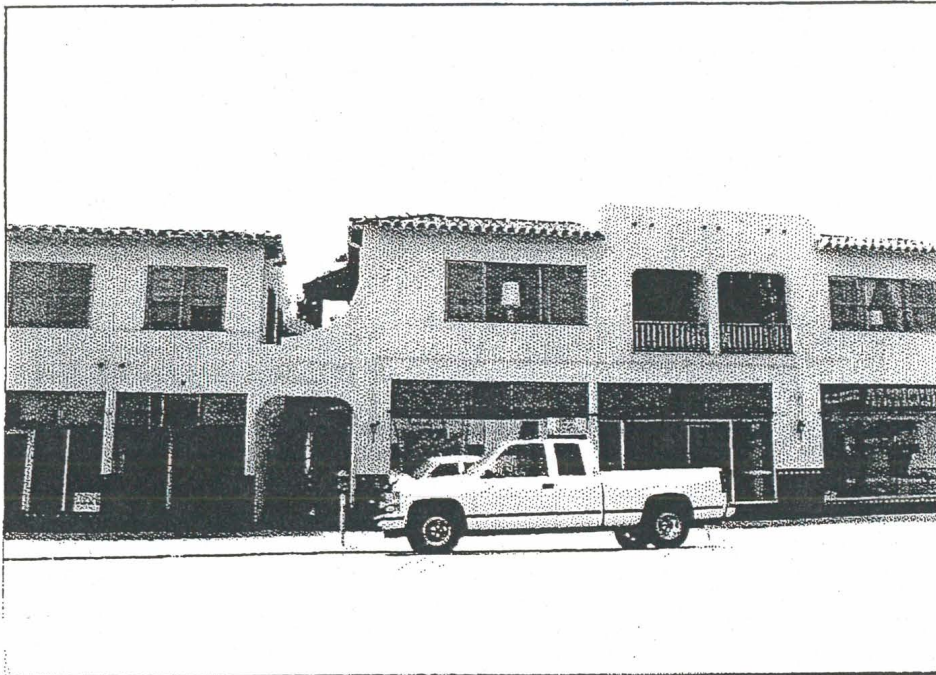
Other Listings _____
Review Code _____ Reviewer Dr. Ray Brandes Date _____

- 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 2701-2709 Adams Avenue
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date 1953 ; Zone 6 , _____ mE/ _____ 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 445-109-01. The legal description is University Heights Referees Partition (East 1/2 Pueblo Lot 1110) Block 15 Except East 42.5 feet of lots 1 and 2.

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

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: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1923 F

P7. Owner and Address:

Darrell E. Holt Tr. 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 ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record
☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

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

B7. Architectural Style: Spanish Colonial Business/Residential

B8. Alterations and Date(s):

There are no visible alterations to the structure

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

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 Builder: Unknown

B12. 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 Latie 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 Sabean 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:

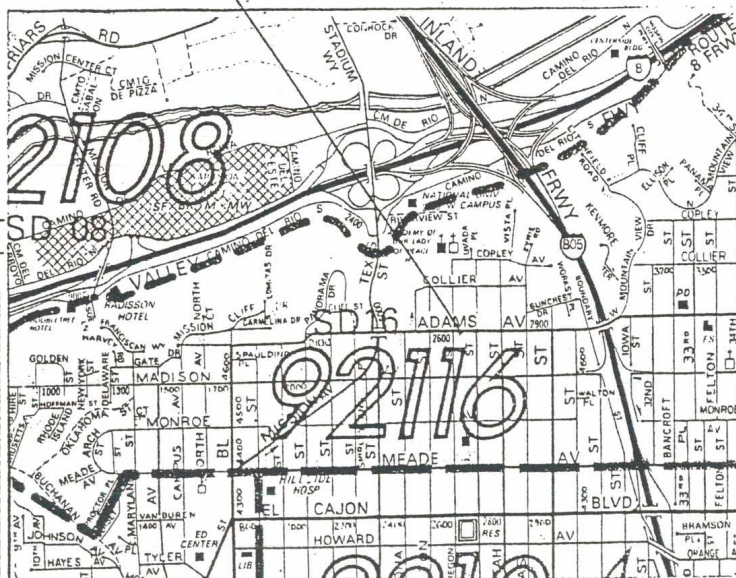
The Office of San Diego County Assessor
The Office of San Diego County Recorder.
San Diego City Directories

B15. Evaluator: Ray Brandes, Ph.D.

Date of Evaluation: 1993-1994

(This space reserved for official comments.)

2701-2709 Adams Avenue



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

Other Listings _____
Review Code _____ Reviewer Dr. Ray Brandes Date _____

- 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
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date _____; Zone 6, 487170 mE/309200 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 446-023-27. 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, 1919, from Abraham Sutton to Mead Haskell Company who were builders of homes in this early period.

P4. Resources present: ☒ 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 Graciano & Richard
Flores, 4573 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

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 Original Location: 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): HP6; HP2 Commercial/ single family residence

B13. Significance: Theme: The Residential/business area of Adams Avenue, San Diego Area: North Park, San Diego

Period of Significance: 1920-1950 Property Type: retail store in single 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.)

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.

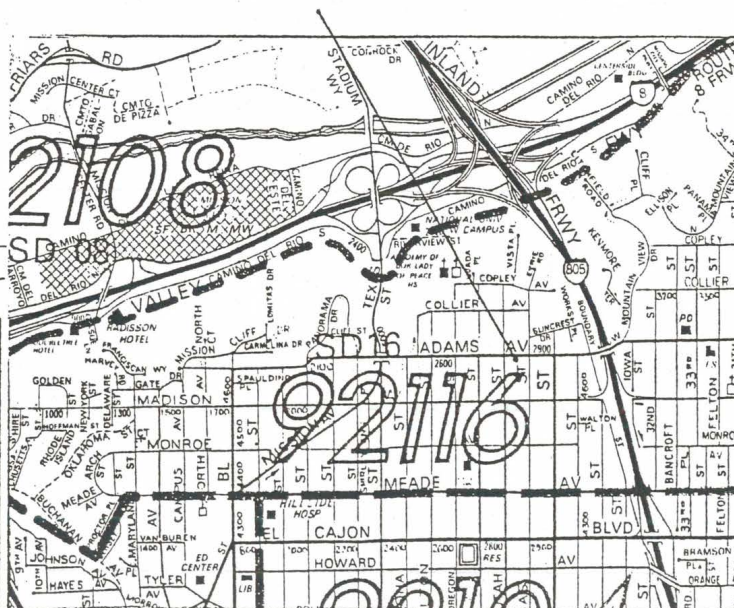
B14. References:

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.)



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 5S1

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 2881 Adams Avenue
- City San Diego
- 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 UTM's, etc. when appropriate):
The Assessor's Parcel Number is 446-023-28. 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 fabric 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 Graciano 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 ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record
☐ Other (List): _____

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 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 Data(s):
There are none readily apparent.

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): HPHP 2 and HP 6 Residence/business

B13. Significance: Theme: A residential corridor which changed to a mixed res/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.

2881-2883 Adams Avenue

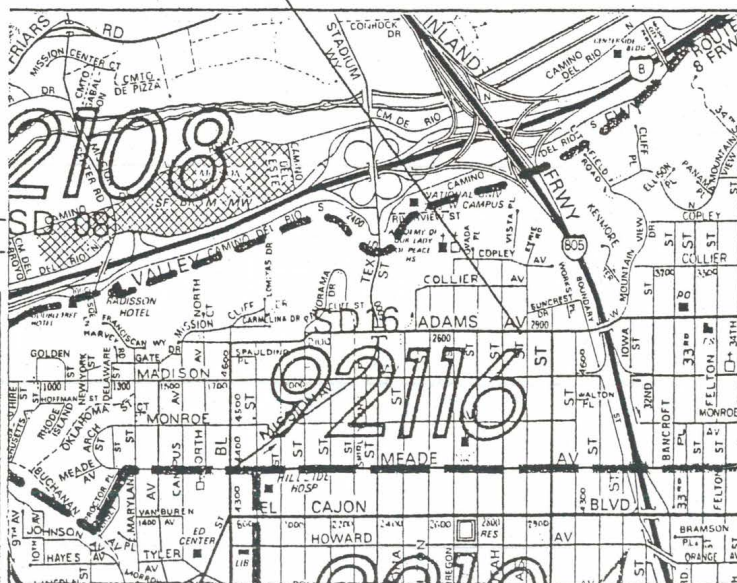
B14. References:

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

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 2936-2946 Adams Avenue
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date _____; Zone 6, 487180 mE/ 3624240 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
The sessor'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 stores. 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 Thirtieth Street, with a similar facade on that street, but there are no store openings on Thirtieth. The street furniture consists of a steel lamp, benches and some trees.

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



- P6. Date Constructed/Age:
☐ Prehistoric ☒ Historic ☐ Both
1937 E
- 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
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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

- B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
- B2. Historic Name: The Frank & Charlotte Plant Building
- B3. Common Name: The Alouette Antique Shop
- B4. Address: 2936-2946 Adams Avenue
City: San Diego County: San Diego Zip: 92116
- B5. Zoning: CN-3 B6. Threats: None known
- B7. Architectural Style: Spanish Colonial
- B8. Alterations and Date(s): None noted.

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

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 Builder: Unknown

B12. Historic Attributes (List attributes and codes): 1-3 story story commercial building HP 6

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: 5S1

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

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 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, suggests 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 emphasis on this building is that it is a wonderful "fit" for a potential historic district at the local level. The variety of structures which retain their charm include Deco, Spanish Colonial, and small courts.

2936-2946 Adams Avenue

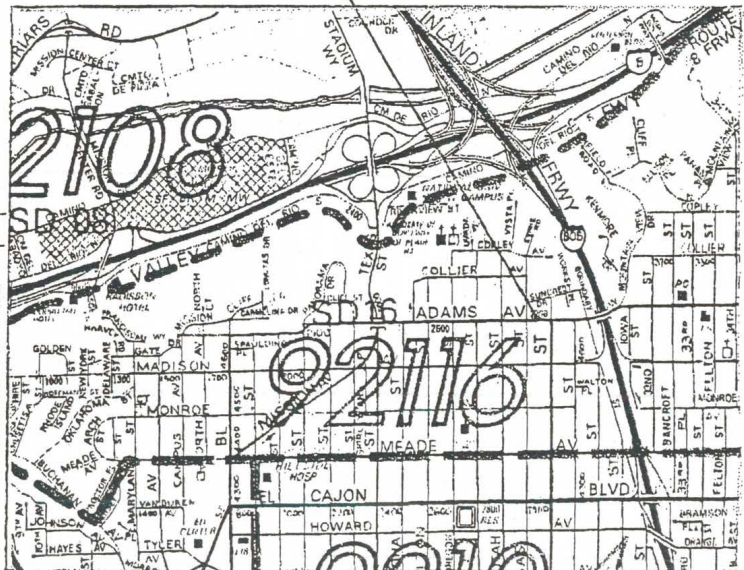
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

Other Listings _____
Review Code _____ Reviewer _____ Date _____

- P1. Resource Identifier: North Park (San Diego) Redevelopment Project Area
- P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
- b. Address 3002-3006 Adams Avenue
City San Diego
- c. UTM: USGS Quad The Point Loma Quad (7.5'/15') Date 6 ; Zone 18 , 487210 mE 0003624230 mN
- d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
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 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 white or stuccoed white 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 R. Sciotto:
4130 La Jolla Village Drive #300
La Jolla, California 92037

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
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 ☐ Mining Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record
☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

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 ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

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: Theme: A corridor of the 1920-1950s; bungalows, Sp. Col & Deco bldgs. 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 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 grantors and 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.

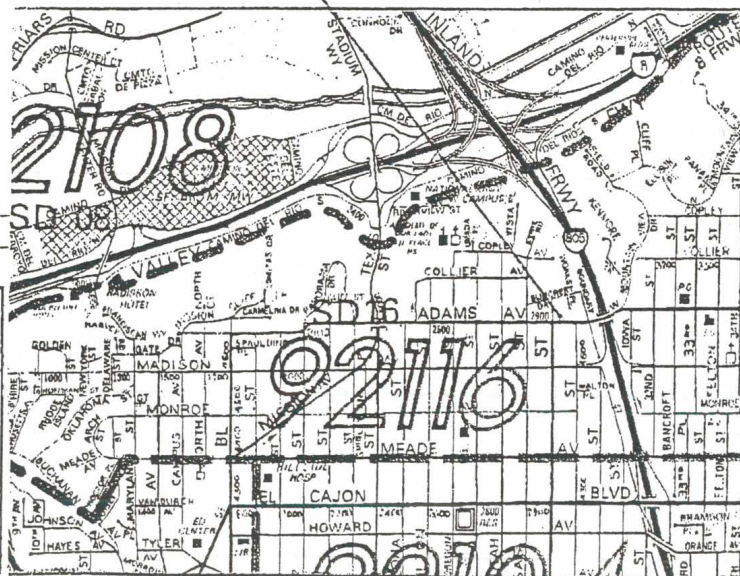
B14. References:

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

B15. Evaluator: Ray Brandes, Ph.D.

Date of Evaluation: 1994

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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 3015-3021 Adams Avenue
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5/15) Date _____; Zone 6, 487230 mE/3624230 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
The m Assessors 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 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:

☐ Prehistoric ☒ Historic ☐ Both
1926 F

P7. Owner and Address:

Margaret D. Barr Tr.
1701 Mission Cliff 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

P8. 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

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 ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

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 Builder: Unknown

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

B13. Significance: Theme: A corridor of the 1920-1950s bungalows, Sp. Col. & Deco Bldgs. Area: North Park, San Diego

Period of Significance: 1920-1950

Property Type: Retail stores

Applicable Criteria: 5S1

(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.

3015-3021 Adams Avenue

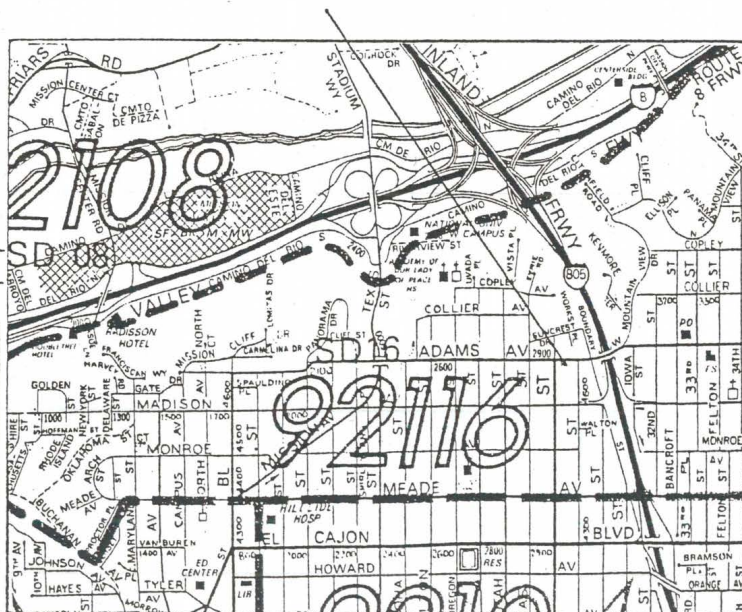
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

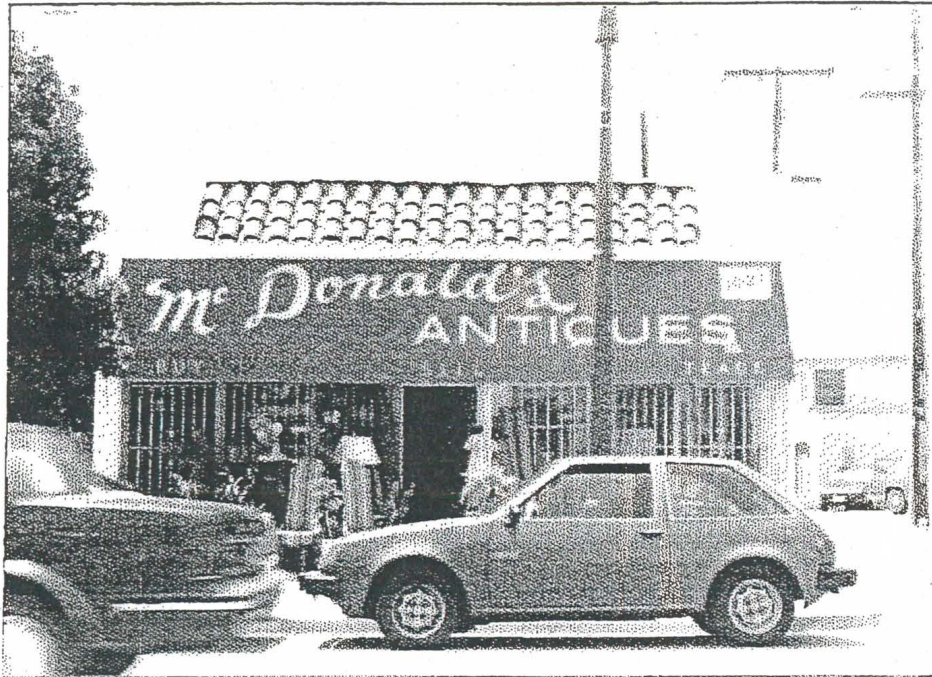
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 3027-3044 Adams Avenue
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5/15) Date _____; Zone 11, 487240 mE/3623244 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, 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 pearance. 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. Edblom Trs
5745 Lodi
San Diego, California 92117

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 ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record
☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

- B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area.
B2. Historic Name: The Szczylock's Building.
B3. Common Name: McDonald's Antiques
B4. Address: 3027-3023 Adams Avenue
City: San Diego County: San Diego Zip: 92116
B5. Zoning: CN-3 B6. Threats: Not known
B7. Architectural Style: Spanish Colonial
B8. Alterations and Date(s):
There is an addition to the rear of the building; the use is not known.

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

B10. Related Features:

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.

B11. Architect: Unknown Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP6 one to three story retail business

B13. Significance: Theme: A corridor of the 1920-1950s bungalows, Sp.Col and Deco Bldgs Area: North Park, San Diego

Period of Significance: 1920-1950 Property Type: Retail Stores Applicable Criteria: 5S1

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

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. Schneclais, 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.

3027 - 3023 Adams Avenue

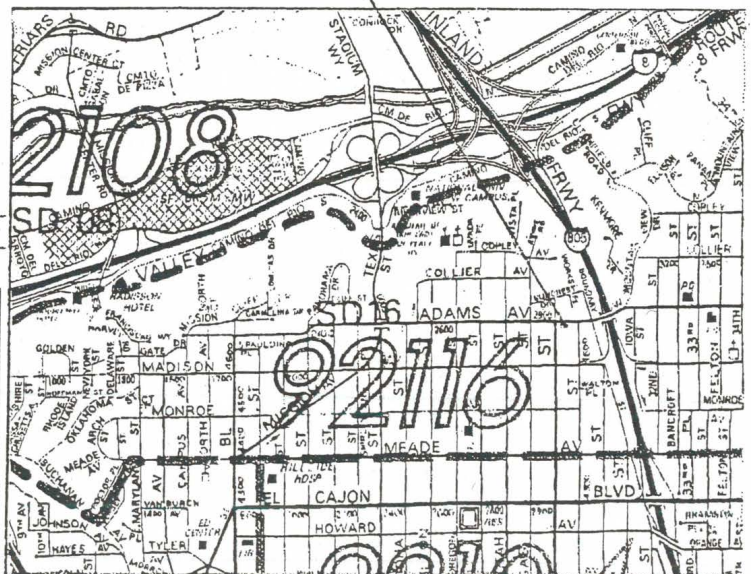
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

Other Listings _____
Review Code _____ Reviewer _____ Date _____

- P1. Resource Identifier: The San Diego (North Park) Redevelopment Project Study Area
- P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address 3039-3043 Adams Avenue
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5/15) Date _____; Zone 6, 487240 mE/ 3624230 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM, etc. when appropriate):
The Assessor's Parcel Number is 446-021-32. The legal description is University Heights, Sub of Pueblo Lot 1113, Block 11, North 11 feet of East 33 feet of lot 40 and East 33 feet of lot 41.

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

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: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District



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

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

Describe: The
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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HR! # _____

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 ☐ Yes ☐ Unknown 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

B13. Significance: Theme: A corridor of the 1920-1950 bungalows, Sp. Col. & Deco Bldgs. Area: North Park, San Diego

Period of Significance: 1920-1950 Property Type: Retail Stores Applicable Criteria: 5S1

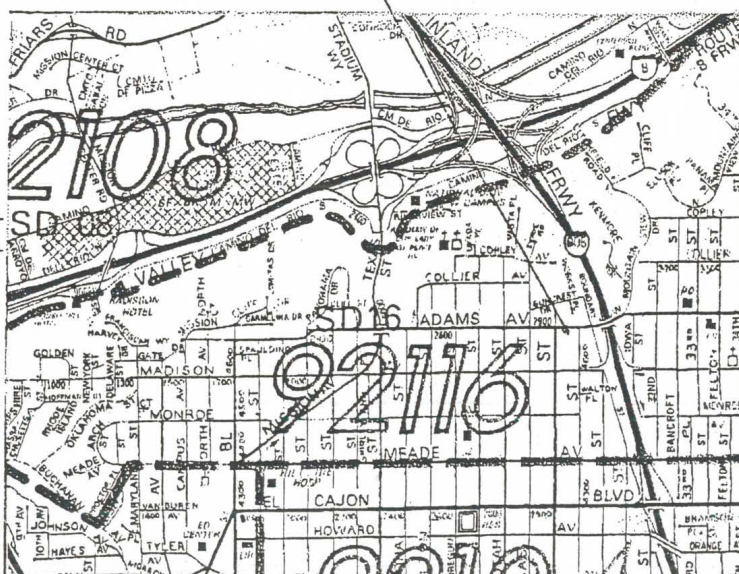
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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 Meda 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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code HP16

Page 1 of 2

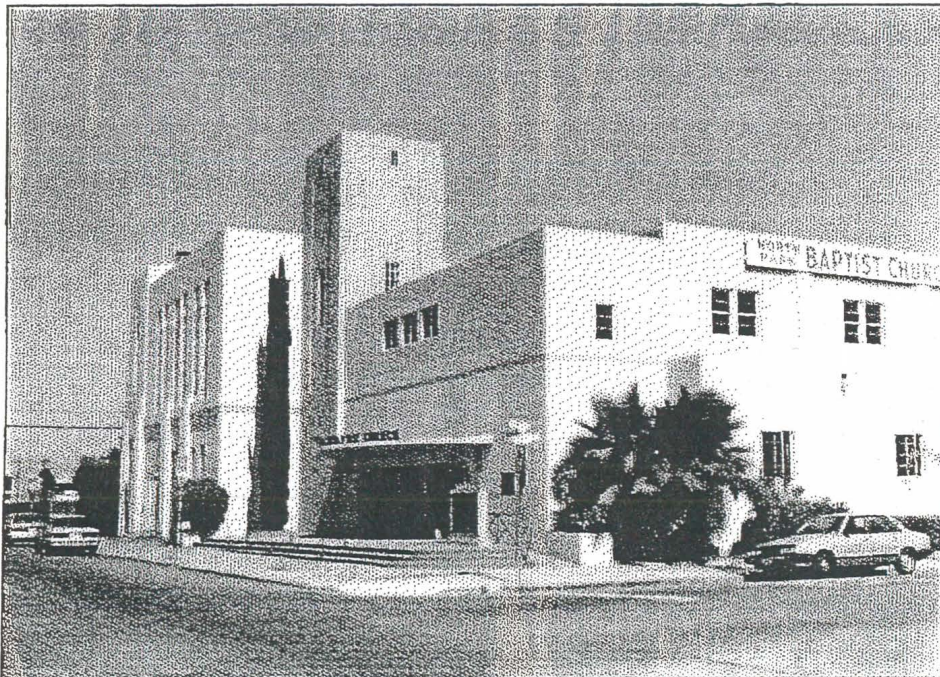
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 3810 Bancroft Street
City San Diego
c. UTM: USGS Quad La Mesa Quad (7.5'/15') Date 1953 ; Zone 11 , 48807D 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 sculpted.

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



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
The _____

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: 000

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 ☐ 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

BUILDING, STRUCTURE, AND OBJECT RECORD HRI # 000

Page 2 of 2

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

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): Religious buildings

B13. 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.

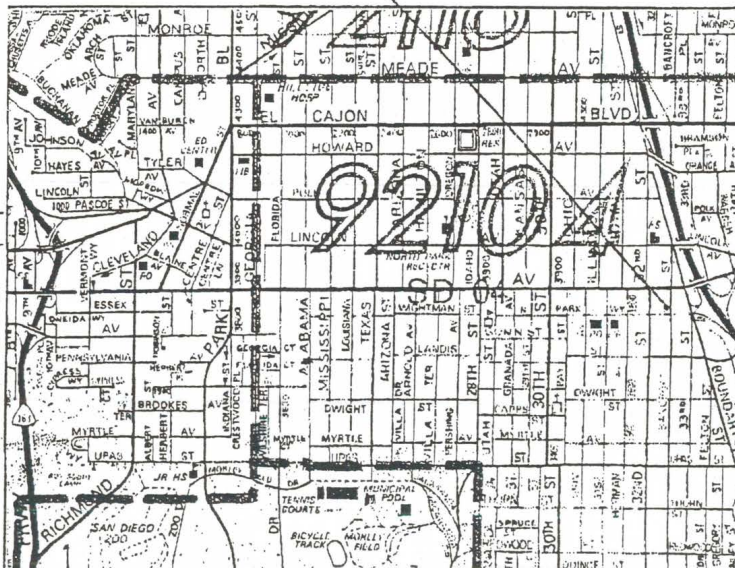
B14. References:

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: 1993-1994

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

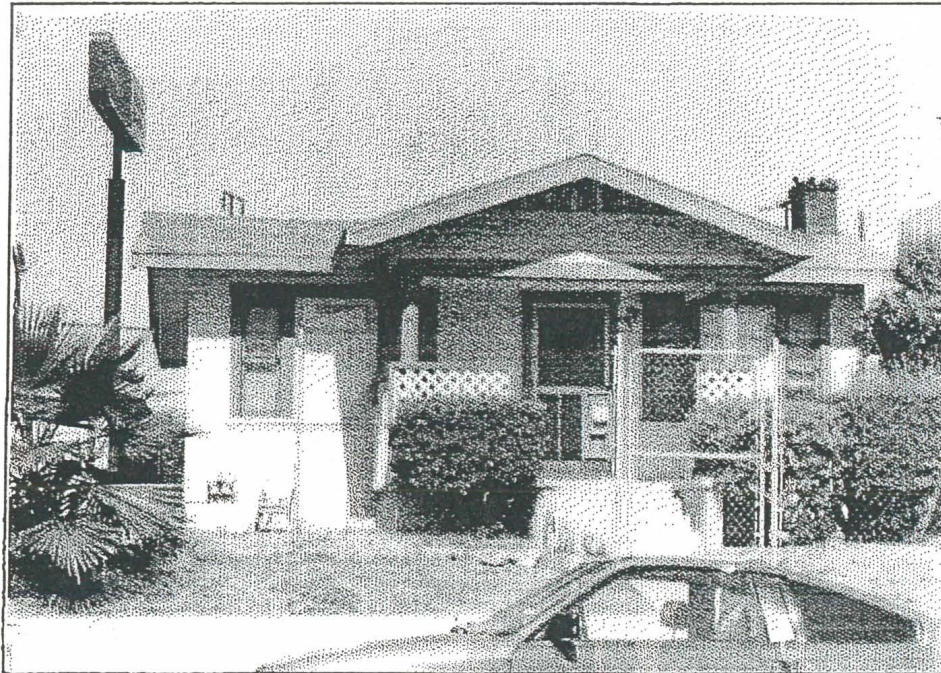
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 3834 Bancroft Street
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date 1953 ; Zone 11 , 488070 mE/ 3623040 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 446-171-13. 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:

☐ Prehistoric ☒ Historic ☐ Both
1925 E

P7. Owner and Address:

Joseph and Pearl Recht Family Trust
6250 Penbroke 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: ☐ 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD HRI # 000

Page 2 of 2

- 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

- B11. Architect: Unknown Builder: Unknown
- 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: 5S1
(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.

3834 Bancroft Street

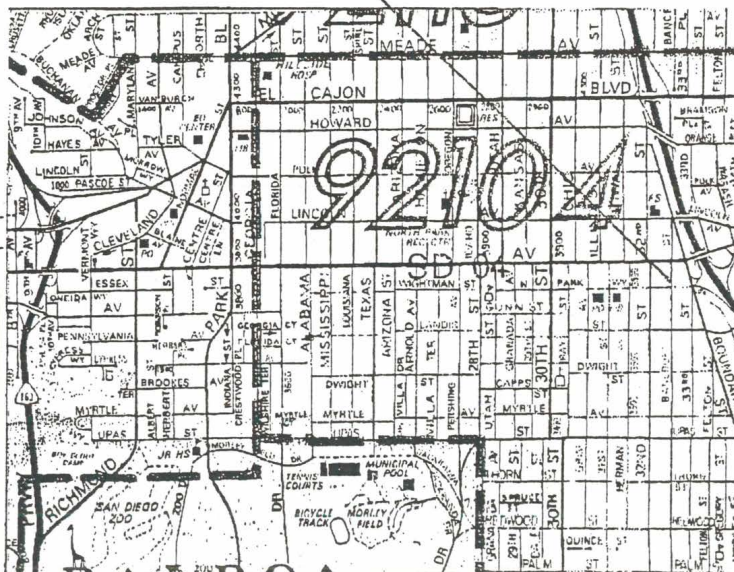
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code HP-2

Page 1 of 2

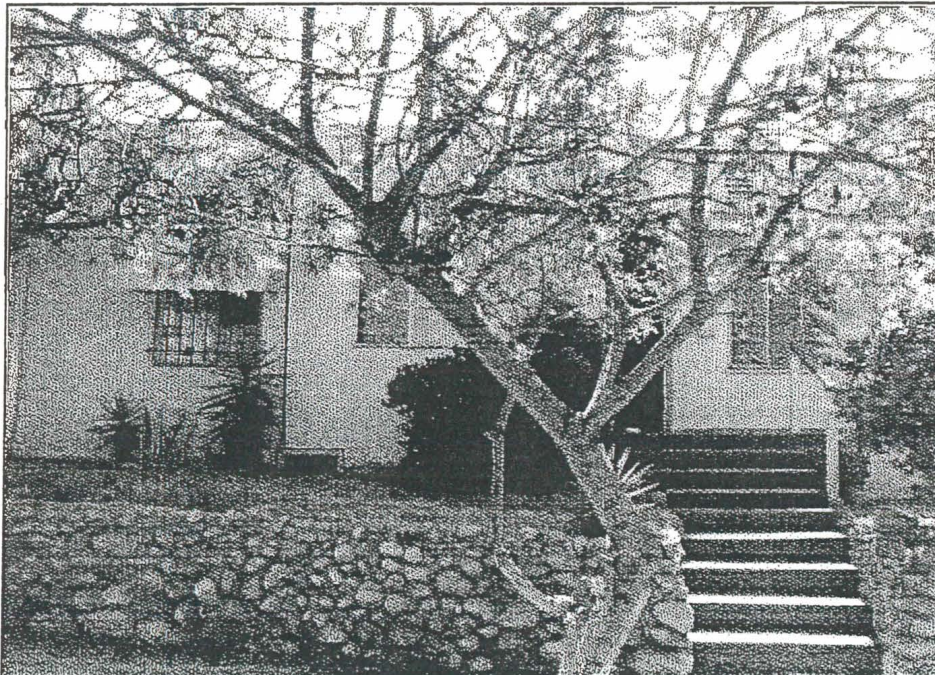
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 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 UTM's, etc. when appropriate):
The Assessor's Parceh 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 ☐ 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

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 F.B. Haines Residence
B3. Common Name: The Adolph and Valerie Jennings Residence
B4. Address: 3953 Bancroft Street,
City: San Diego County: San Diego Zip: 000
B5. Zoning: CL-1 B6. Threats: None known
B7. Architectural Style: Bungalow/Deco
B8. Alterations and Date(s):
No alterations were noted on the exterior.

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

B10. Related Features:
Cobblestone retaining wall supporting grassed area.

B11. Architect: Unknown Builder: Unknown
B12. Historic Attributes (List attributes and codes): HP-2 Single Family Residence

B13. 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: 5S1

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

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.

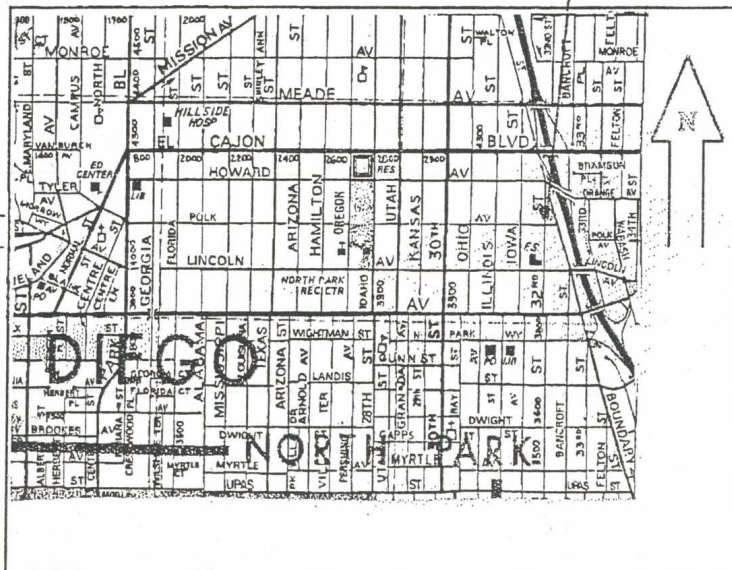
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

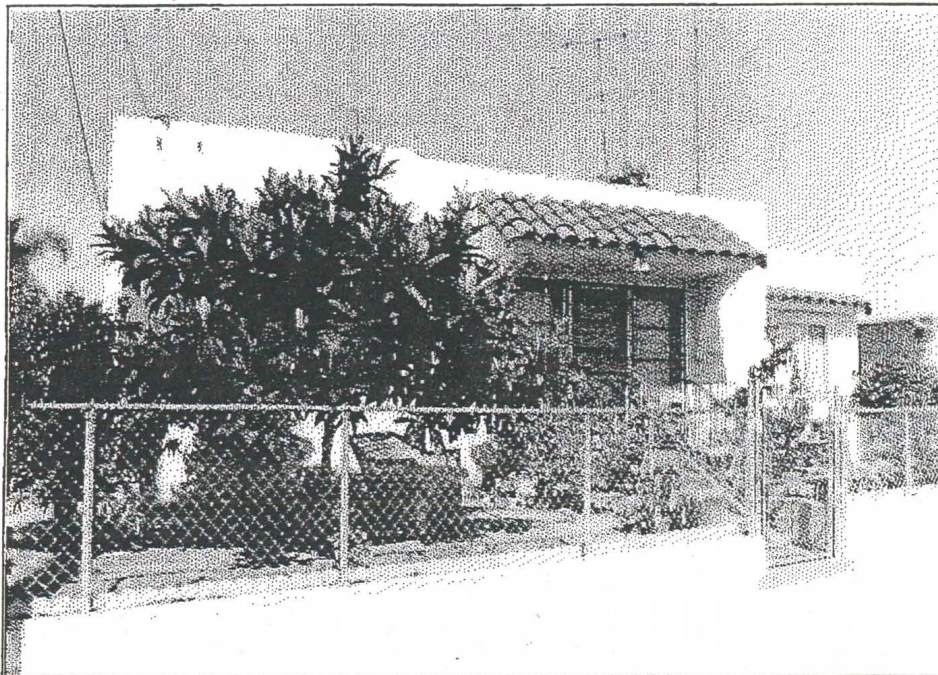
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 3936 Boundary Street
City San Diego
c. UTM: USGS Quad La Mesa (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 446-434-04. 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



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1929 E

P7. Owner and Address:

Archie J. and Michael Spounias and Maria
Stravelaxis et al.
3935 Boundary Street
San Diego, Ca 92104

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD HRI # 000

Page 2 of 2

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.

3936 Boundary Street

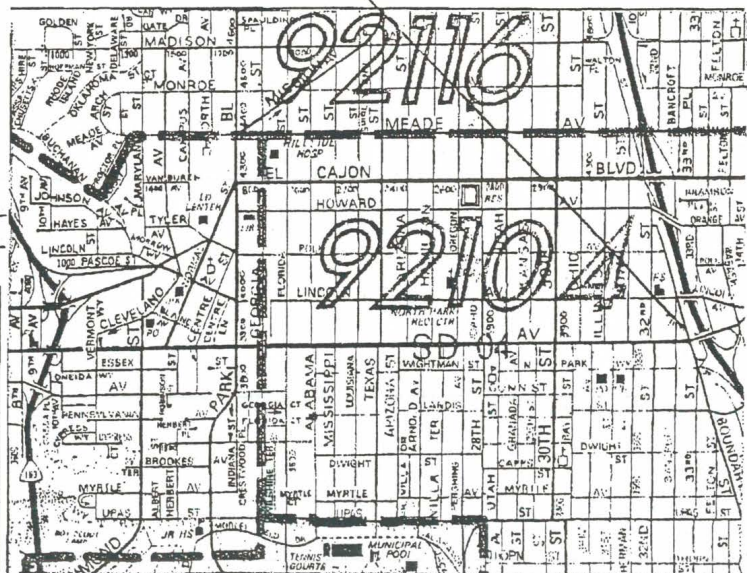
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 2223 El Cajon Boulevard
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5/15) Date _____; Zone 6, 485210 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 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 F

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 406
San Diego, California 92101

P9. Date Recorded: 1993

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

- B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area.
- 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. Threats: None known
- B7. Architectural Style: Classic Moderne
- 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? ☒ No ☐ Yes ☐ 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.

B11. Architect: Unknown Builder: Unknown

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. Area: North Park, San Diego
Period of Significance: 1930-1950 Property type: _____ Applicable Criteria: 5S1

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

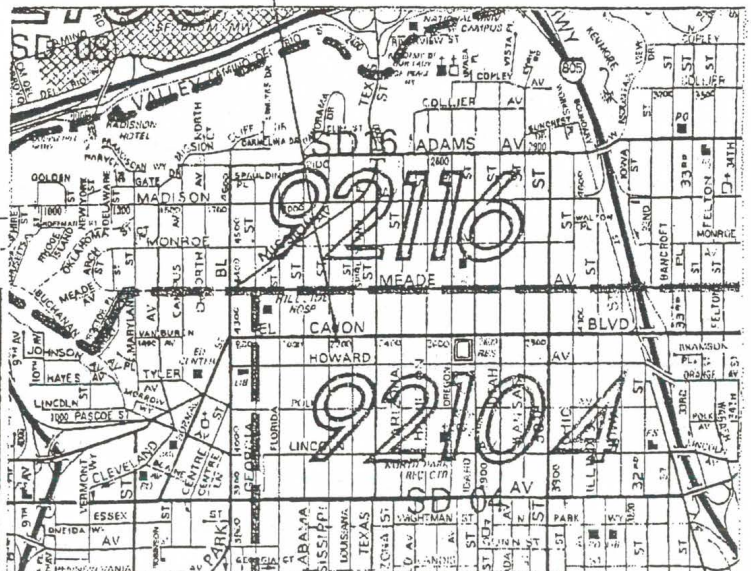
The Imig Manor complex was developed at the entrance to El Cajon Boulevard in 1943 when that highway was utilized and seen by the City of San Diego as a major thoroughfare between east and west. Complementing the hotel built in November 1943 were units and homes in the surrounding area. By September 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 Brandes
Date of Evaluation: 1994

(This space reserved for official comments.)

2223 El Cajon Boulevard



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

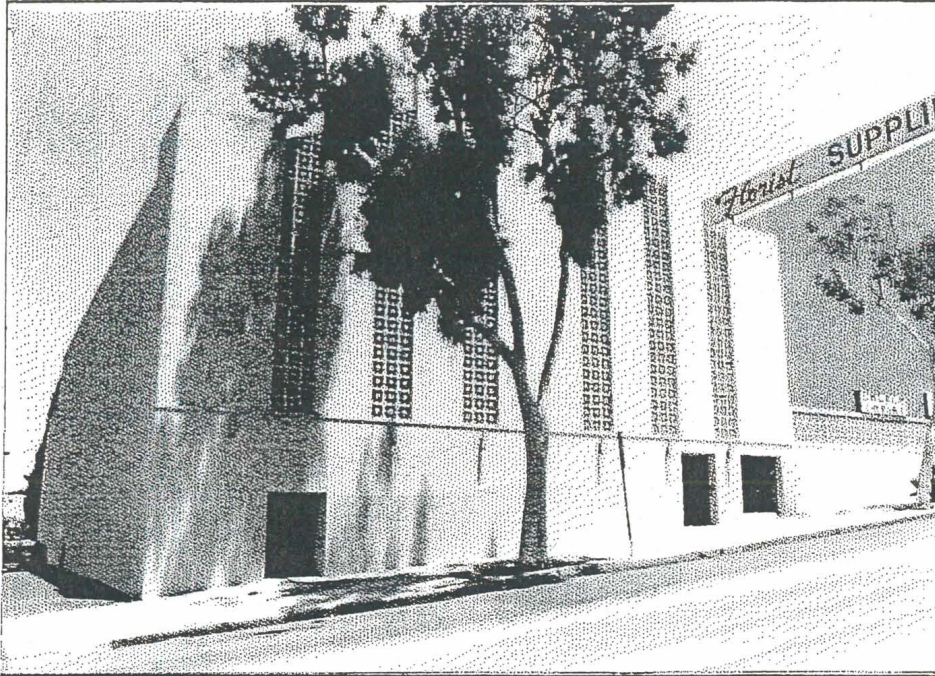
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date _____; Zone 11, 486050 mE/ 3624230 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
The ssessor'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): _____

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 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

B5. Zoning: CN1 B6. Threats: none known

B7. Architectural Style: Classic Moderne

B8. Alterations and Date(s):
None obvious

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

B10. Related Features:
Parking lots to the west and north of the Church building.

B11. Architect: Unknown Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP 16 Religious Building

B13. Significance: Theme: A major religious edifice placed on a major residential thorough- Area: North Park, San Diego

Period of Significance: late 1920-1950 Property Type: Religious edifice Applicable Criteria: 5S1

(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.

2528 El Cajon Blvd.

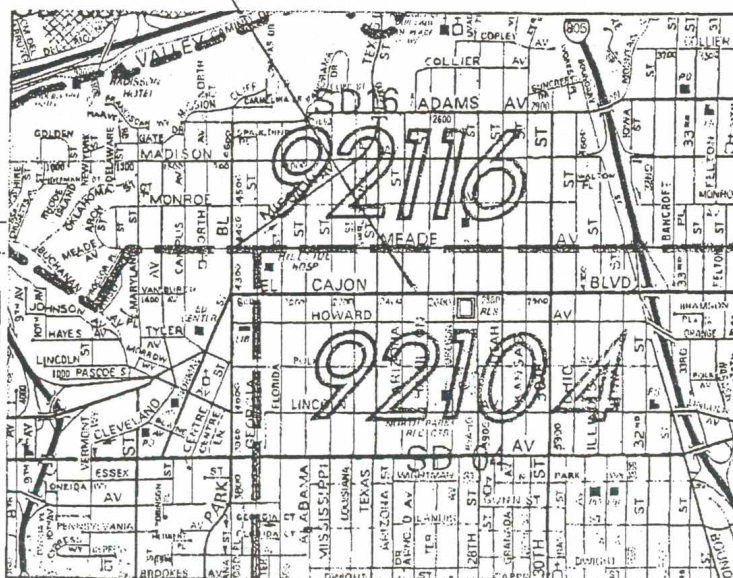
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

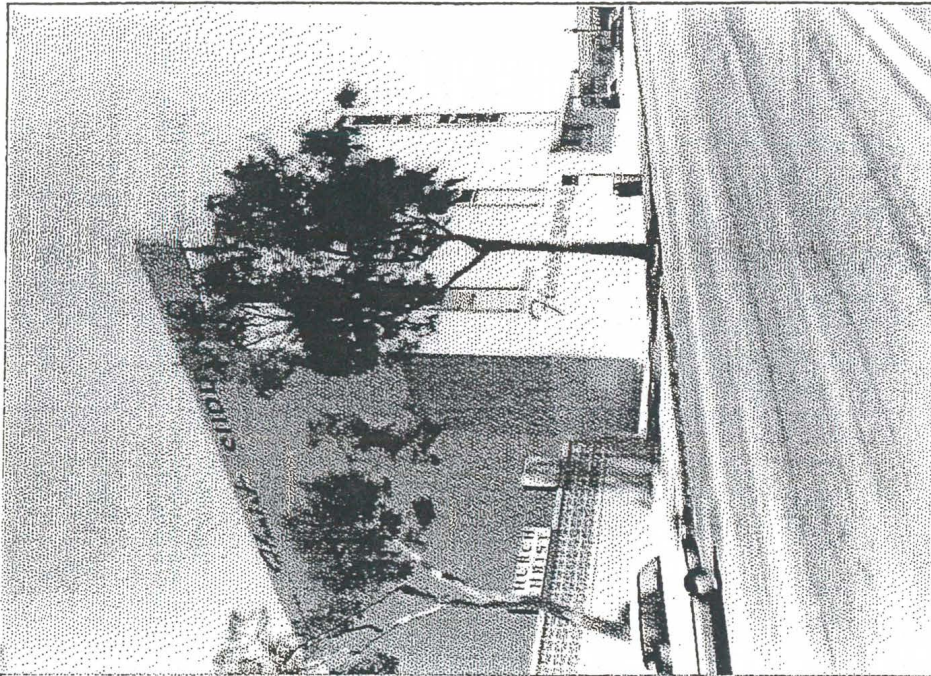
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 2550 El Cajon Boulevard
City San Diego
c. UTM: USGS Quad The Point Loma Quad (7.5'/15') Date _____; Zone 11, 486050 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 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 (t 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 E

P7. Owner and Address:

Jestia 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

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: CL-1 B6. Threats: None known
B7. Architectural Style: Classic Moderne Building
B8. Alterations and Date(s):
There is no outward appearance of any alterations.

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-8 Warehouse

B13. Significance: Theme: A structure along the main east/west highway in the 1950s. Area: The North Park, San Diego
Period of Significance: 1930-1950 Property Type: Warehouse Applicable Criteria: 5S1

(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.

2550 El Cajon Boulevard

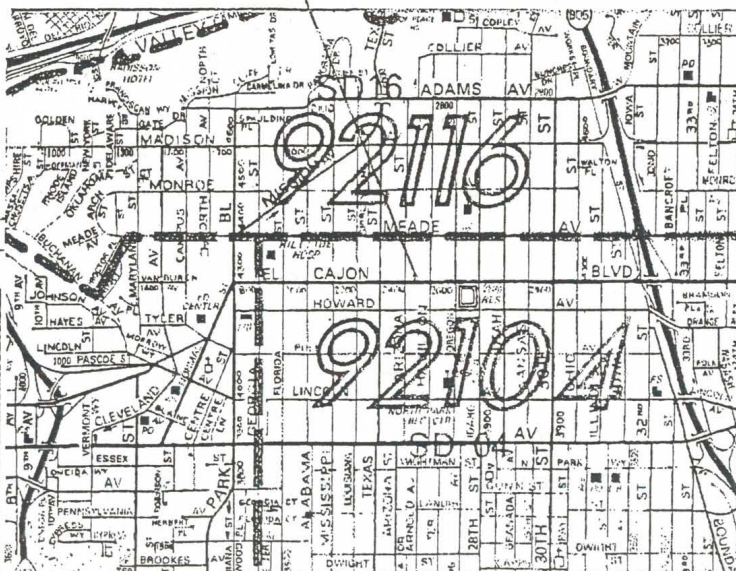
B14. References:

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

B15. Evaluator: The

Date of Evaluation: 000

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 5S1

Page 1 of 2

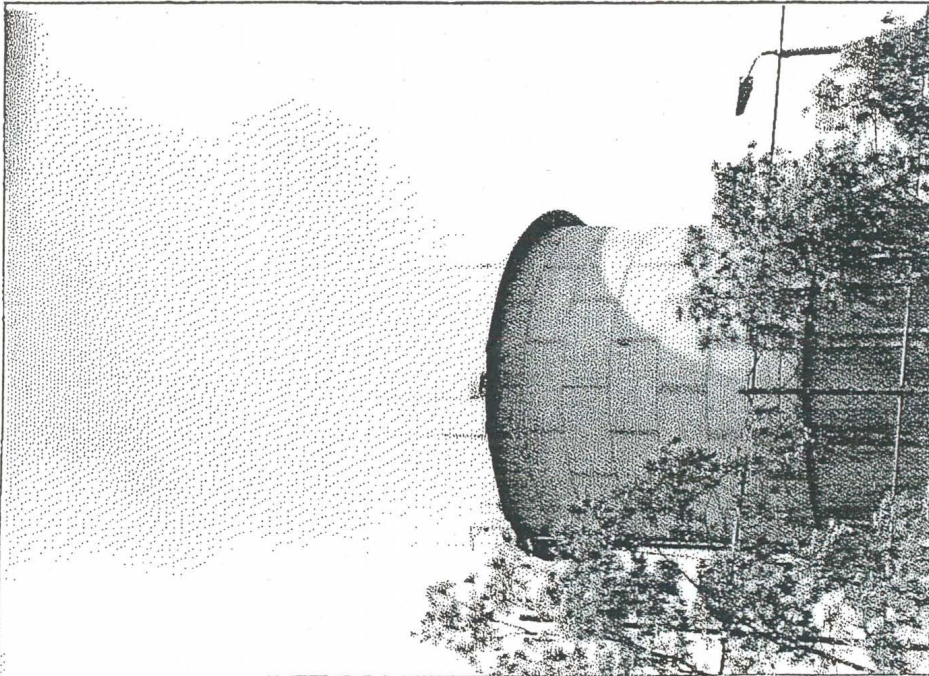
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 2725-2749 El Cajon Boulevard; Idaho St. (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 , 486100 mE/ 3400000 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
The Assessor Parcel number is 445-431-01 and 760-102-66. The legal description is BN Lock 11 + Streets closed adjacent to in Map LP 0008PG036.

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 possessory interest by David and Bill Folsom (Folsom Enterprises) which they utilize for purposes of tennis courts, handball courts, racketball courts and other activities.

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



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1920 E

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 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

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

- B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area.
B2. Historic Name: The Folsom Tennis Courts
B3. Common Name: The Folsom Sports Area
B4. 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
B5. Zoning: CL-1 B6. Threats: None known
B7. Architectural Style: Concrete utility building; water tower
B8. 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 Par, all for public purposes and use.

B9. Moved? ☒ No ☐ Yes ☐ Unknown Date: 000 Original Location The

B10. 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.

B11. Architect: Unknown Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP-9 Public utility building; HP39 an outdoor recreation area above the building.

The use of a public structure along a major highway for purposes

B13. Significance: Theme: of recreation during the growth of that area. Area: North Park, San Diego

Period of Significance: 1930-1950 Property Type: Public Utility bldg; recreation area Applicable Criteria: 5S1

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

The property under discussion is located over the area of one city block in North Park with surrounding streets as 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 in 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.

2725-2749 El Cajon Boulevard

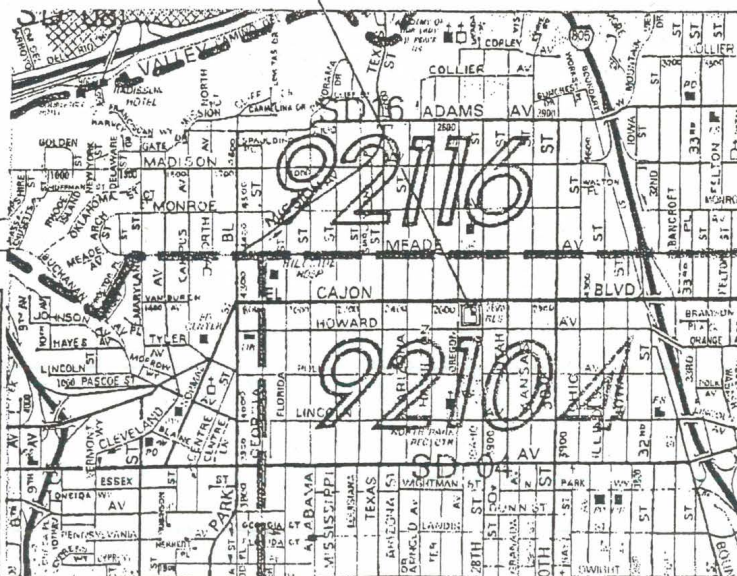
B14. References:

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: 1993-1994

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 2900 El Cajon Boulevard
City San Diego
c. UTM: USGS Quad The La Jolla Quadrangle (7.5/15) Date 000 ; Zone 11 , 486160 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 446-162-12. The legal description is University Heights D'Hernecourt Map, Amended. Block 110, 1/2 interest in S 100 feet of lots 19 through 21.

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

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: 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

- B1. Resource Identifier: The rth Park (San Diego) Redevelopment Project Study Area
B2. Historic Name: The Bickerton Restaurant
B3. Common Name: The Rudford's Restaurant
B4. Address: 2900 El Cajon Boulevard
City: San Diego County: San Diego Zip: 92104
B5. Zoning: CN-1 B6. Threats: None known
B7. Architectural Style: Eclectic
B8. Alterations and Date(s):

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

B11. Architect: Unknown Builder: Unknown

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
Area: _____

Period of Significance: 1930-1950 Property Type: Restaurant Applicable Criteria: 5S1

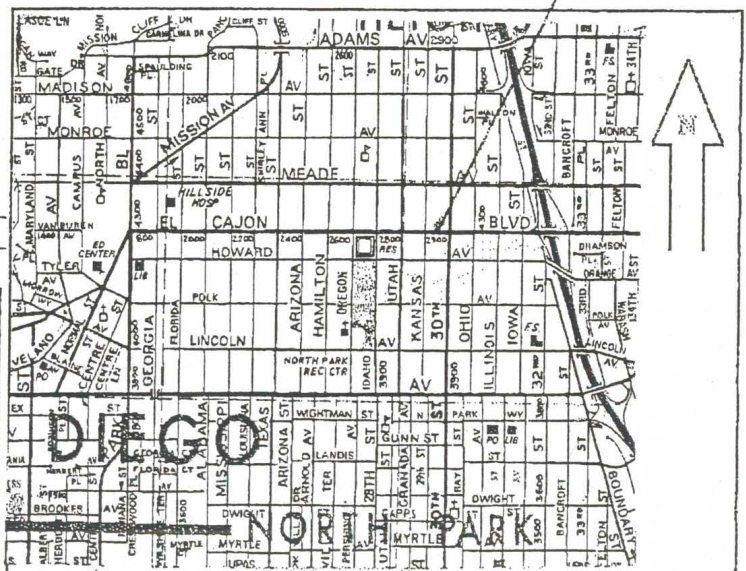
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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.

- 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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 2930 El Cajon Boulevard.
City San Diego
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 UTMs, 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.):

McMahon'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 F

P7. Owner and Address:

McMahon's Border Stores
P.O. Box 7000
Carlsbad, Ca. 92018

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

- B1. Resource Identifier: The North Park (San Diego) Revdevelopment Project Study Area
- B2. Historic Name: Gustafson Furniture
- B3. Common Name: McMahon Furniture
- B4. Address: 2930 El Cajon Boulevard
City: San Diego County: San Diego Zip: 92104
- B5. Zoning: CN-1 B6. Threats: None known
- B7. Architectural Style: Deco Moderne
- B8. Alterations and Date(s):
Usual store front window alterations to fit clients.

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

B10. Related Features:
Large parking lot to west side of building, Eucalyptus trees in general street area.

B11. Architect: Unknown Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP-6 Business

B13. Significance: Theme: The Furniture store was built at the time El Cajon was envisioned as a major thoroughfare to the east, and fits the area Area: North Park, San Diego
Period of Significance: businesses district, 1930-1950 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 Furniture store property was first sold to the College Hill Land Association in 1838. Over the years it went through the ownership of the really 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 80 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.

2930 El Cajon Boulevard

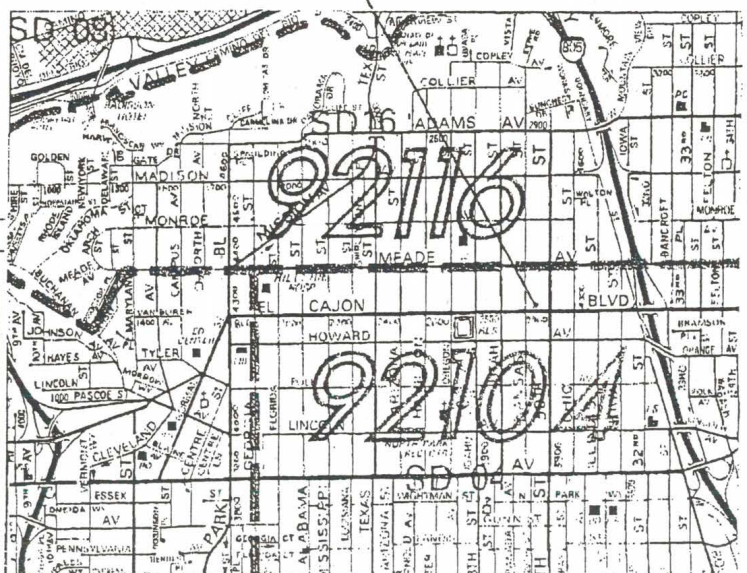
B14. References:

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

B15. Evaluator: Bay Brandes, Ph.D.

Date of Evaluation: 1993-1994

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

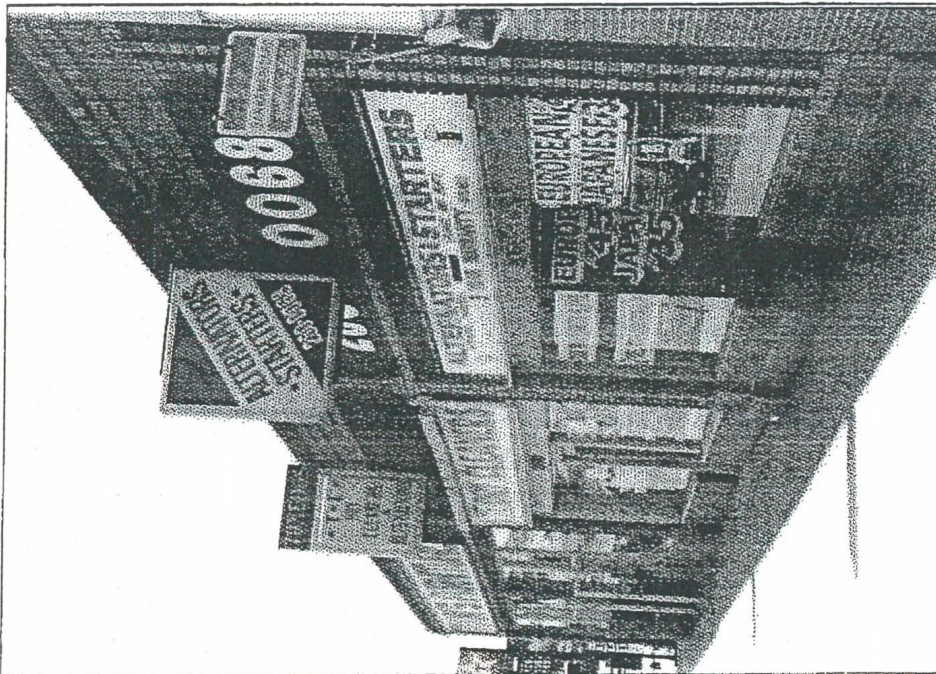
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 2935-2947 El Cajon Boulevard
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date _____; Zone 11, 486180 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 446-232-02/ The legal description is University Heights D'Hemecourt Map, Amended. Descr /EXC S 40 feet of Lots 1 through 4 and West 12 feet of South 40 feet of Lot 4, Block 119.

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



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1925 F

P7. Owner and Address:

Robert J. and Beverley H. Birchall Trs and
Robert L. and Carol P. Birchall Trs
8342 Royce Court
San Diego, Ca 92123

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): _____

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 Herbert Babcock Building
- B3. Common Name: Today's Furniture
- B4. Address: 2935-2947 El Cajon Boulevard
City: San Diego County: San Diego Zip: 92104
- B5. Zoning: CN-1 B6. Threats: None known
- B7. Architectural Style: Commercial -single story
- B8. Alterations and Date(s):
No alterations on the exterior noted; only the variety of signs, metal and painted.

- B9. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A
- B10. Related Features:
None noted.

- B11. Architect: Not known Builder: W. E. Kier
- B12. Historic Attributes (List attributes and codes): HP 6 Commercial store, 1-3 stories

- 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: 5S1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Store built by well known contractor W.E. Kier was completed in 1925 according to Deed Book 1069, page 222 dated January 31, 1925. There is a similar building around the corner on 30th Street, and several 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 Siefert Meals, Hellers Grocery, a pharmacy, a major Safeway Grocery Store, Schwemann baker, a hobby shop, fountain restaurant, hobby shop, printing and lithographer and Bean Bag Furniture

2935-2947 El Cajon Boulevard

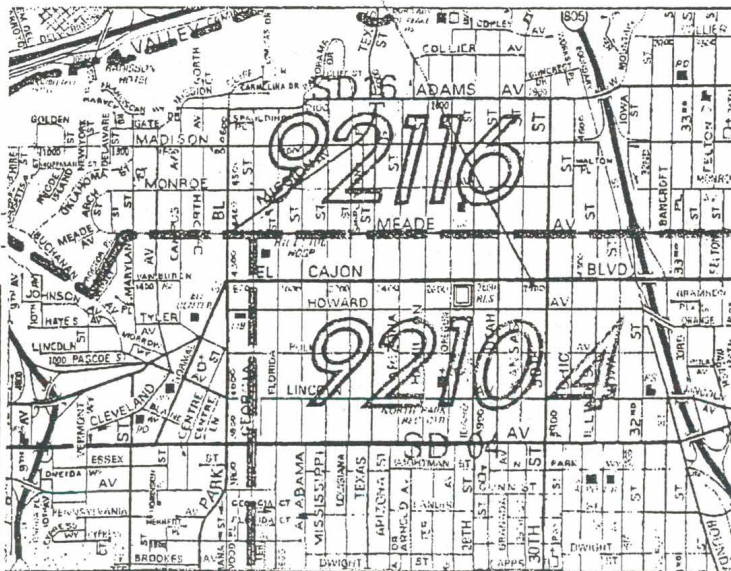
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

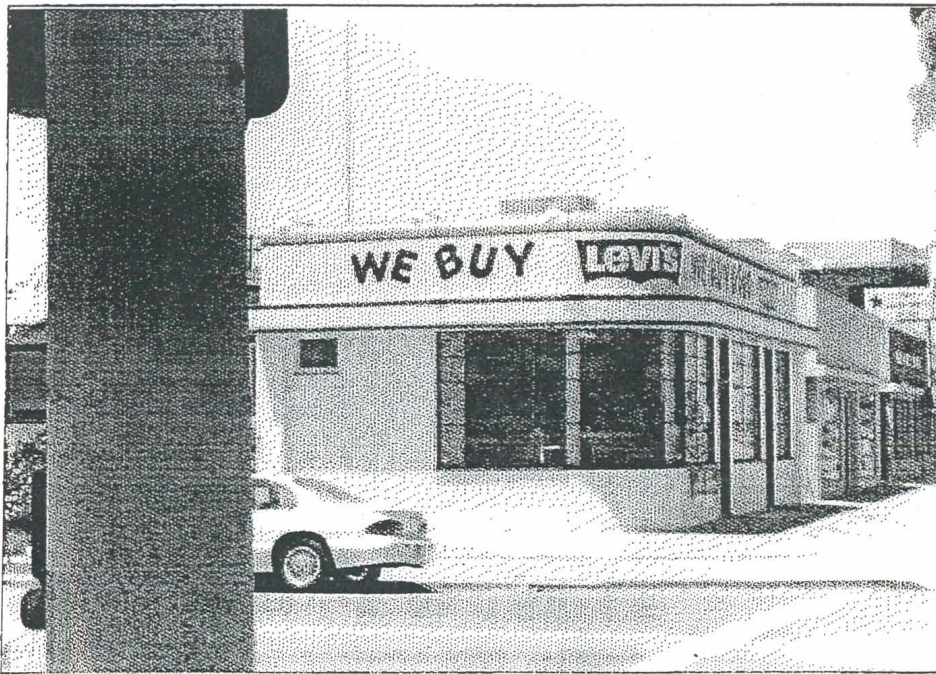
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 3093-3095 El Cajon Boulevard
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date _____; Zone 11, 486240 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 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 paned 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



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

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 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

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

B2. Historic Name: The Everett Building

B3. Common Name: "We Buy Levis" Building

B4. Address: 3093-3095 El Cajon Boulevard

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):

There are no alterations noted from the exterior.

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

B10. Related Features:

None noted

B11. Architect: Unknown Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP6 1-3 story commercial

B13. Significance: Theme: The development along old Highway 8 when it was a major route. Area: North Park, San Diego

Period of Significance: 1930-1950 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 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.

3093-3095 El Cajon Boulevard

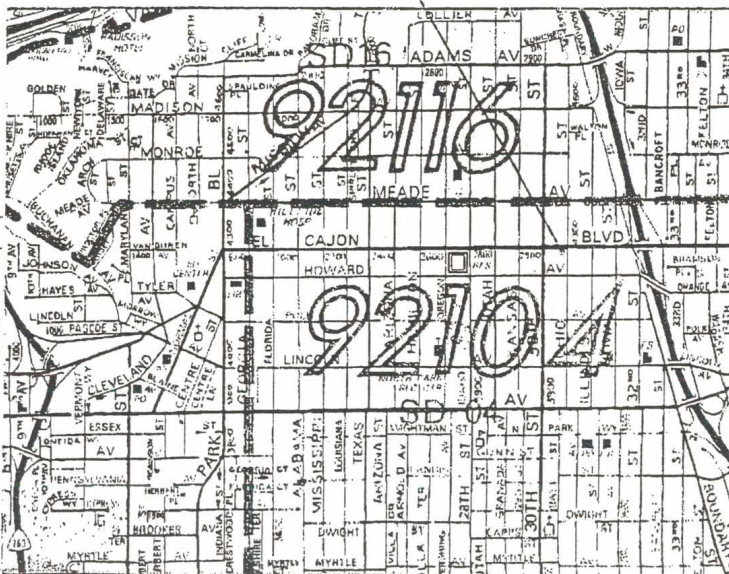
B14. References:

Office of San Diego County Recorder
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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 3094 El Cajon Boulevard
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date _____; Zone 11, 486240 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: 446-183-15 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 Brandes
230 West Laurel St., Suite 406
San Diego, California 92101

P8. 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

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 ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

B10. Related Features:

The house sets 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: Unknown

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 Applicable Criteria: 5S1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also 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, Neifhborhood of America, Danish Woodmen of the World, Royal Neibhfors of American Child, 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, 1988 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. That is the essence of its importance on the thoroughfare which is surrounded by residences.

3094 El Cajon Boulevard

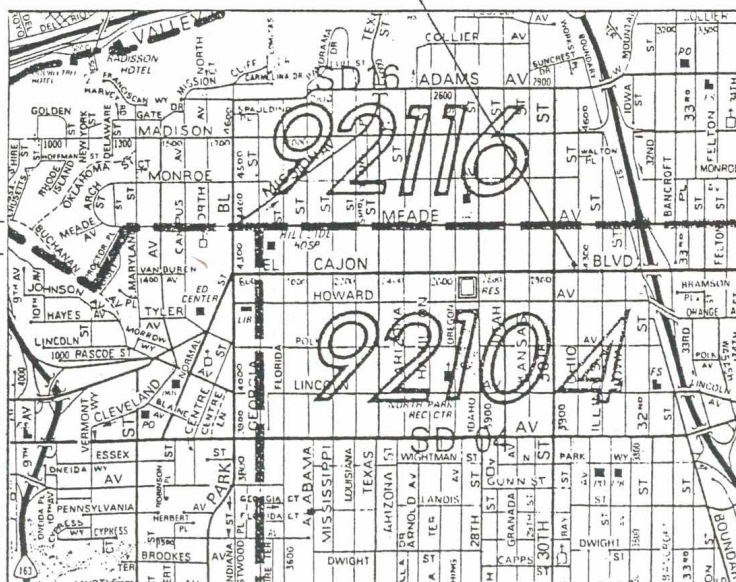
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date _____; Zone 11, 485250 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 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
230 West Laurel Street, 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

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): _____

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 D.C. Cunts 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: CN1 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 ☐ 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): HP2 Single Family Residence

B13. Significance: Theme: The house is located on the north side of the once major Highway 80 among many Area: North Park, San Diego
Period of Significance: businesses 1930-1950 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.)

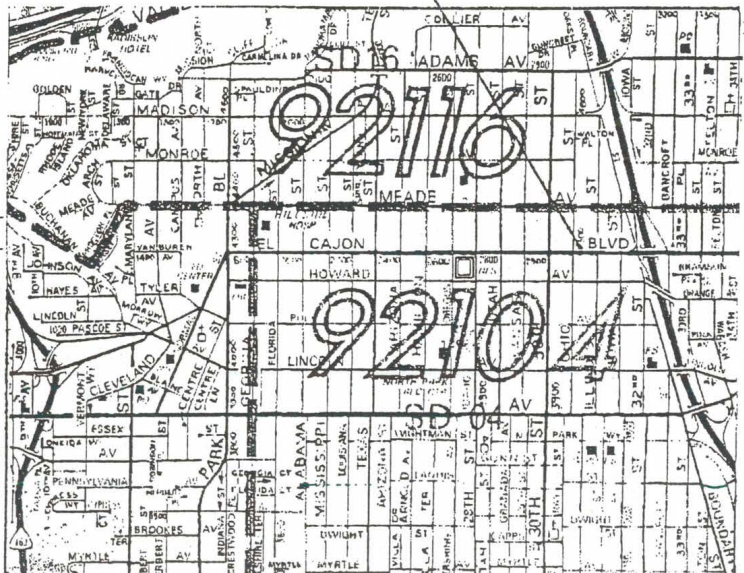
The bungalow is on property that was first sold as a large tract in October 1888. Over the years the tract was broken down until in 1923 D.C. Cunts took a mortgage on the property for \$2,500.00. the house passed through several parties until July 15, 1935 Jesse Buckman signed a notice of completion 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 30, had been lined with residences. Now it stands as but a few still extant along this artery.

3118-3120 El Cajon Boulevard

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

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

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code HP2

Page 1 of 2

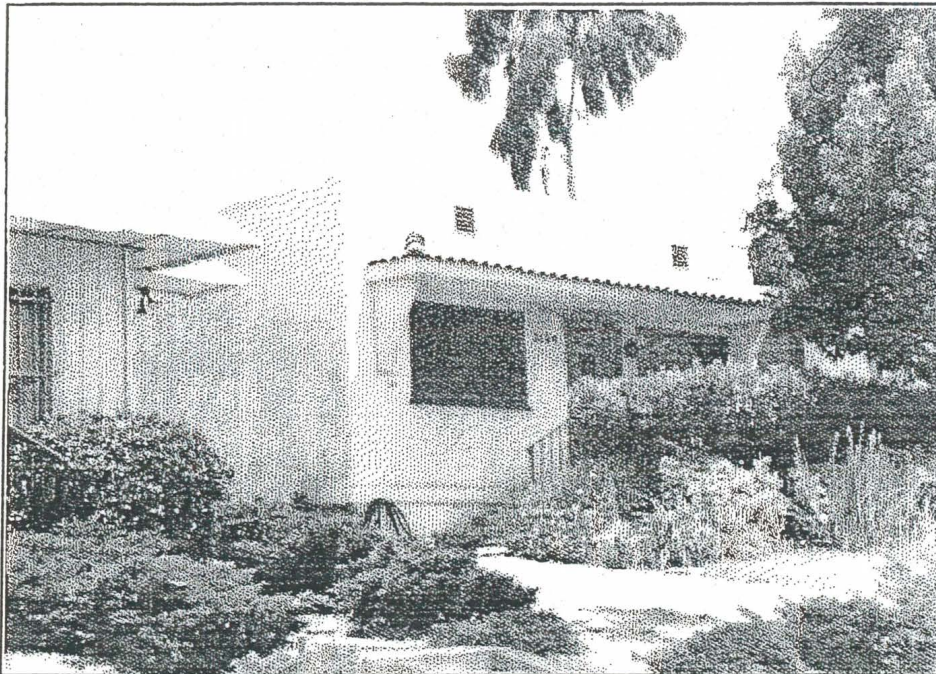
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 3134 El Cajon Boulevard
City San Diego
c. UTM: USGS Quad The Point Loma Quad (7.5'/15") Date 1953 ; Zone 11 , 486250 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 446-181-14. The legal description is University Heights, D'Hemecourt Map, Amended. Block 113, east 1/2 Lot 26 and Lot 27.

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

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.

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



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1923 F

P7. Owner and Address:

Marcella M. Fascina Trustee
3003 Caminito Arenoso
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: 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

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

B2. Historic Name: Newton Baldwin Residence

B3. Common Name: The Marcella Fedina Residence

B4. Address: 3134 El Cajon Boulevard

City: San Diego

County: San Diego

Zip: 92104

B5. Zoning: _____ B6. Threats: _____

B7. Architectural Style: _____ Spanish Colonial

B8. Alterations and Date(s):

The

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: _____

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

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.

3134 El Cajon Boulevard

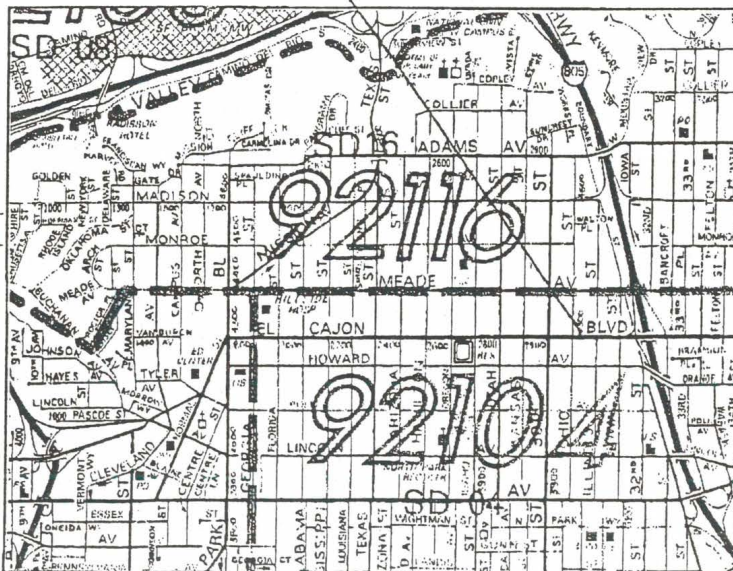
B14. References:

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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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

Other Listings _____
Review Code _____ Reviewer _____ Date _____

- P1. Resource Identifier: The North Park (San Diego) Revelompt Project Study Area
P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address 3155-3171 El Cajon Boulevard
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date _____; Zone 11, 486260 mE/ 3640000 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
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 (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):

The Medieranean 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 arced doors othat 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 Elec tric 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: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1919 F

P7. Owner and Address:

San Diego Gas and Electric Company
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: 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
B2. Historic Name: San Diego Gas and Electric Substation
B3. Common Name: The El Cajon Boulevard SDG&E Substation
B4. Address: 3151-3171 El Cajon Boulevard
City: San Diego County: San Diego Zip: 92104
B5. Zoning: CN1 B6. Threats: None known
B7. Architectural Style: Spanish Romanesque
B8. Alterations and Date(s):
There are none noted from the exterior beyond the fencing.

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

B10. Related Features:
None

B11. Architect: Eugene Hoffman [?] Builder: Reuben C. Haas

B12. Historic Attributes (List attributes and codes): HP9 Public Utility Building

B13. Significance: Theme: The placement of a utility within the heart of a growing com'l region Area: North Park, San Diego
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 17, 1919, the San Diego Consolidated Gas and Electric Company contracted with Reuben C. Haas with a building contract for \$3,974.50. Book 94, page 65 dated 10/16/1929 reflects the notice of completion on the north 1/2 of lots 8 and 9. In 1940 the SDG&E Company mortgaged with the Bank of California National Association for lots 1-9, the sum of \$18,000,000 at 3-3/8% interest. This public service utility was built on the major highway east/west to service the larger residential around the region. In 1994 it rests on the southwest edge of El Cajon Boulevard and Inland Highway 805.

3151-71 EL CAJON BLVD

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 3829-3831 Granada Street
City San Diego
c. UTM: USGS Quad Pt Loma Quad (7.5'/15") Date 000 ; Zone 11 , 487180 mE/ 3623040 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
The legal description is West End, Block 1, Lots 9 and 10.

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 of the retail structures. Stairwells are at either end of the front facade for the second floor apartments. Above the recessed store entries on the first floor are the large single paned windows which provided light to the back of the store. unfortunate that the west side of the wall reflects sdamage of some nature.

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



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1914 E

P7. Owner and Address:

Not determined

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

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

B2. Historic Name: The E.W. Dyer Building

B3. Common Name: The J.W. Hartley Building

B4. Address: 3829-3831 Granada Street

City: San Diego

County: San Diego

Zip: 000

B5. Zoning: CN1 B6. Threats: Building may be in need of extensive restoration

B7. Architectural Style: 3 story Commercial

B9. Alterations and Date(s):

There is an uncertainty as to what occurred with the west wall of the building and the rear section. It does appear that an addition has been made to the rear of the building, however, it also appears that a section of the original building may have been open and bricked in, essentially making two sections of the building come together. A second feature is the major horizontal fracture running from the front of the building to the added section. If the alley were put in, which appears to be the case, after the building which stood there was taken down, that could account for the disparity in the building and the curbing to prevent vehicles from getting too close to the building.

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

B10. Related Features:

Awnings over front facade and sidewalk; original vertical hanging neon sign.

B11. Architect: Unknown Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP6 1-3 Story commercial building

B13. Significance: Theme: A very early example of business structure in an historic corridor. Area: North Park, San Diego

Period of Significance: 1920-1950

Property Type: Business

Applicable Criteria: 5S1

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

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 or 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. Leeper 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.

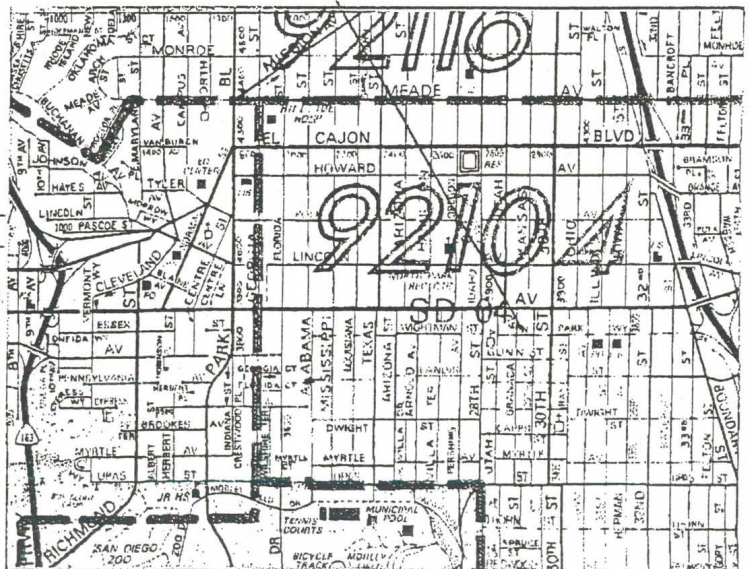
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

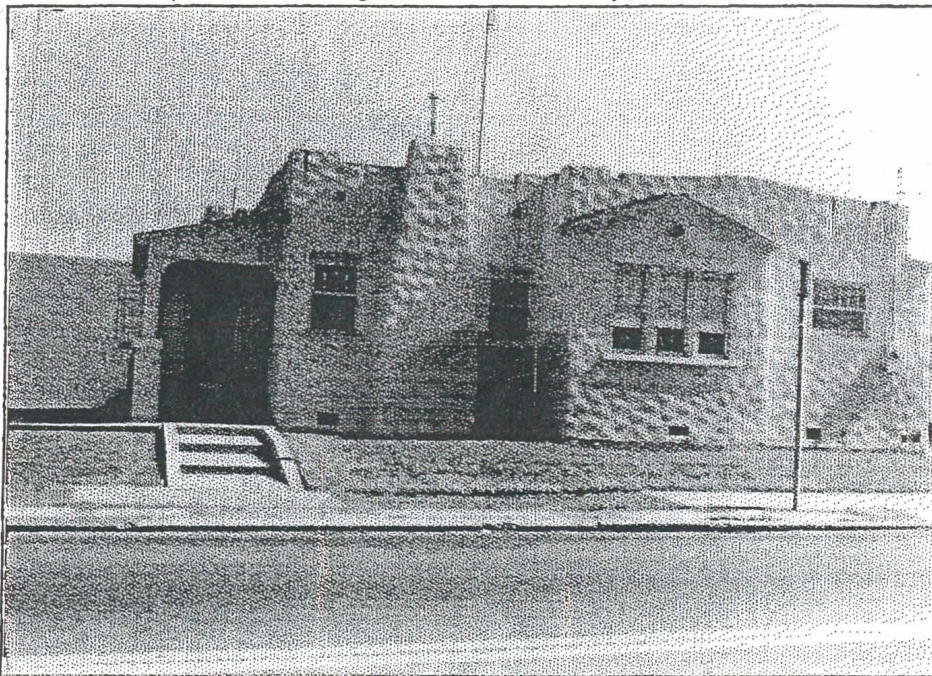
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 3805 Grim Avenue
City San Diego
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's, 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: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1928 F

P7. Owner and Address:

Shirley P. Daley
3805 Grim Avenue
San Diego, Ca 92104

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

Dr. Ray Brandes
230 West Laurel Street, 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, 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): _____

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 Daley Residence

B3. Common Name: The Shirley P. Daley Residence

B4. Address: 3805 Grim Avenue

City: San Diego County: San Diego Zip: 92104

B5. Zoning: CN 1 B6. Threats: None known

B7. Architectural Style: California Craftsman Bungalow

B8. 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.

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): HP2 Single Family residence

B13. 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: 5S1

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

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.

3805 Grim Avenue

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 2930 Howard Avenue
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date _____; Zone 11, 437190 mE/ 3623204 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
The legal description is University Heights D'Hernecourt Map Amended. Block 119, Lots 20 through 26.

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

The Covenant Presbyterian Church is a moderne style building. On the corner of Howard and Thirtieth Street it has an interesting history. If 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 moderne 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.

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



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1938 F

P7. Owner and Address:

Covenant Presbyterian Church (Corporation)
2930 Howard Avenue
San Diego, Ca 92104

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

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

B2. Historic Name: The Congregational Tiferith 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: Moderne

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

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

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 16 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: 5S1

(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 1928. 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 Tiferith Israel of San Diego. The synagogue signed a Notice of Completion on September 2, 1948. The trail to find the history of this building first reflected no structure in *City Directories* until 1975. A call to the Covenant Presbyterian Church (619) 563-0560 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 Congregation Tiferith 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 Tiferith Israel was at 2930 Howard Street at that time. A second call to the present rectory of the Congregational Tiferith 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 exterior 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 Tiferith Israel had their synagogue built and that at 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.

2930 Howard Street

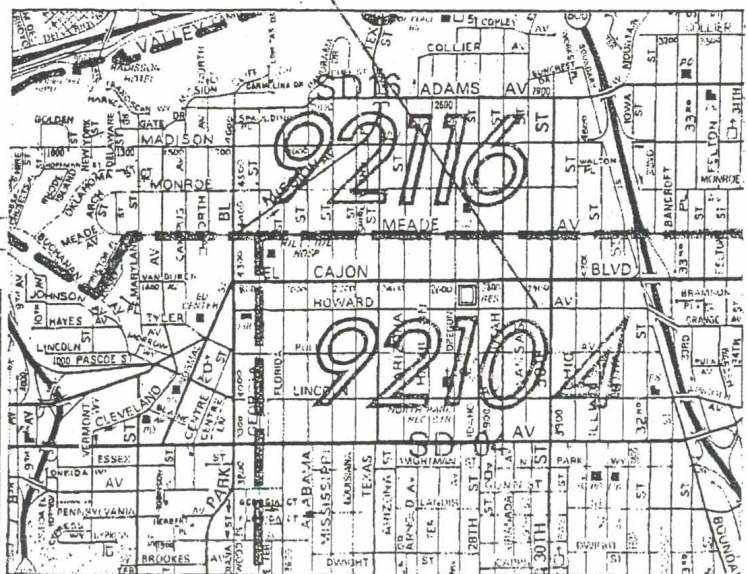
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

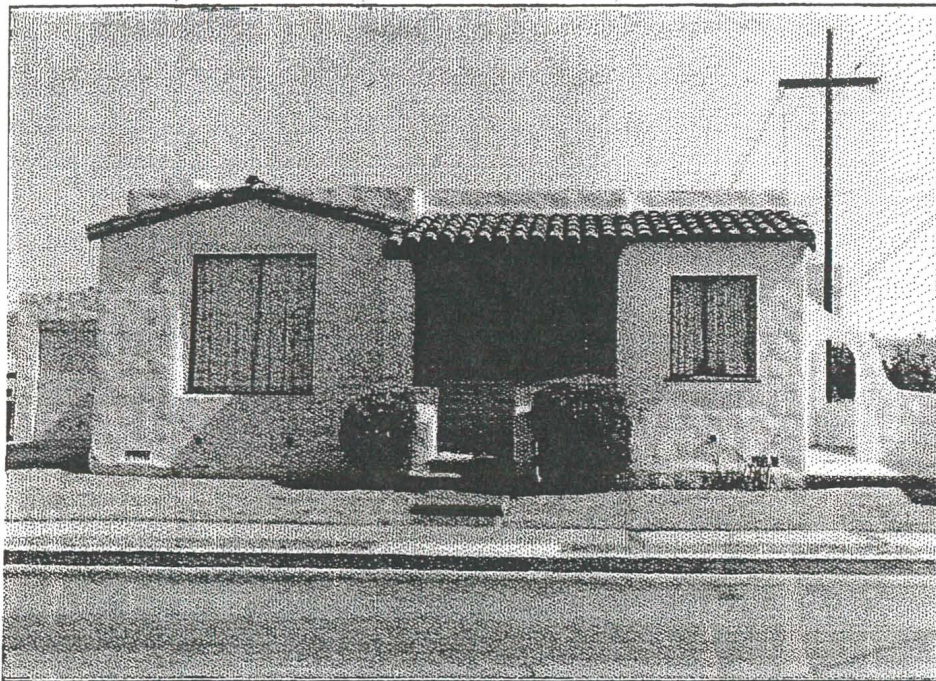
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 3026-3030 North Park Way
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5/15) Date _____; Zone 11, 482730 mE/ 3623040 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
The assessor's arcel 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 (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):

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: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1928 E

P7. Owner and Address:

Albert K. Eriqat
4433 Thirtieth 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 ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record
☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
B2. Historic Name: The R.L. Starrett Residence
B3. Common Name: The Albert I. Eriqat Residence
B4. Address: 3066 North Park Way
City: San Diego County: San Diego Zip: 92104
B5. Zoning: CN-1 B6. Threats: None known
B7. Architectural Style: Single family residence
B8. Alterations and Date(s):
None noted.

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

B10. Related Features:
The garage on the west rear behind the house; an arched entryway on the east to the rear back yard.

B11. Architect: Unknown Builder: Unknown
B12. Historic Attributes (List attributes and codes): HP 2 Single family residence

B13. Significance: Theme: The residential area around the core of the old commercial area. Area: North Park, San Diego
Period of Significance: 1920-1950 Property Type: Single family residence Applicable Criteria: 5S1
(Discusses importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

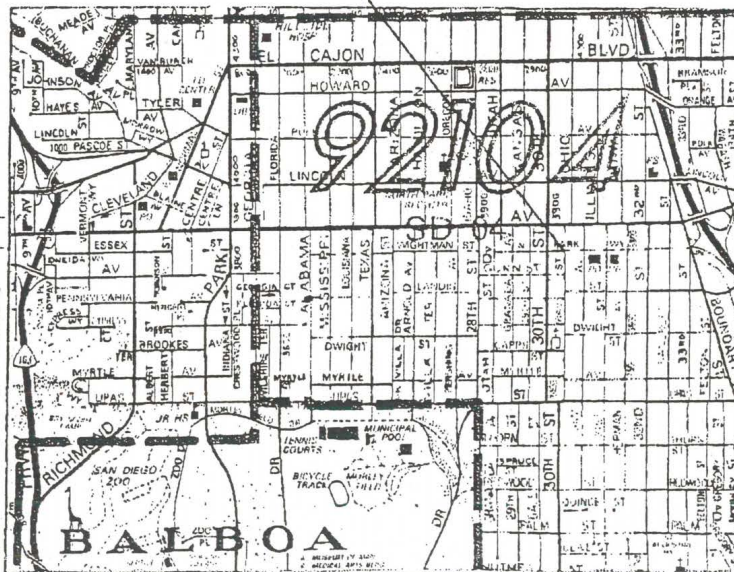
The property was first acquired by Mary Hartley and the Hartley family in 1913, as was much of that land put first into groves of citrus types and later surveyed for homes. On May 15, 1928, R.L. Starrett signed a notice of completion for the building of the home on the east 45 feet of lots 17 and 18, 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.

3066 North Park Way

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.)



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 5S1

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 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 UTM's, 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.):

Thers 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 F

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: ☐ 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD HRI # _____

Page 2 of 2

B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
B2. Historic Name: The Franciska Croxall Residence
B3. Common Name: The Croxall Residence
B4. Address: 3218 North Park Way (Wrightman St.) (Wightman Way)
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):
The

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

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

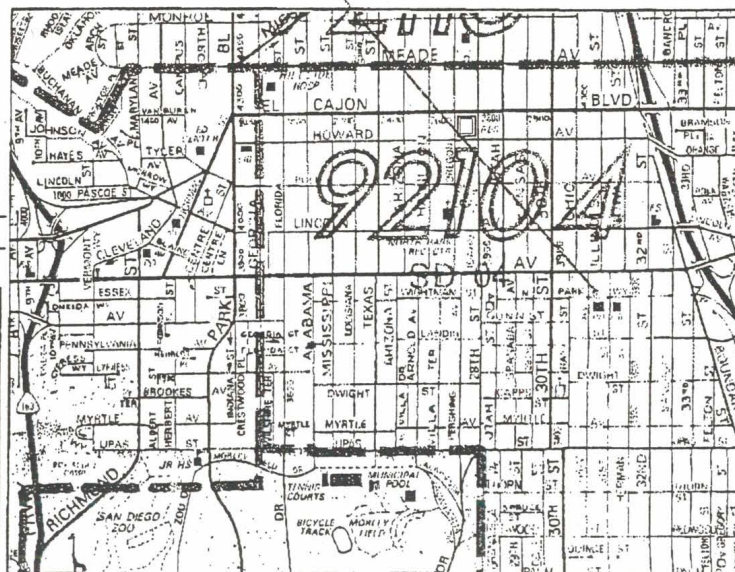
B13. Significance: Theme: The single family home style which originally surrounded the Area: North Park business area.
Period of Significance: 1920-1950 Property Type: The Applicable Criteria: The
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic 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: 1994

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 4102 Ohio Street
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date _____; Zone 11, 437250 mE/ 3623040 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
The or'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 (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):

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:

Margaret M. Young
4102 Ohio Street
San Diego, Ca 92104

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 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
B2. Historic Name: The Anna J. Watson Residence
B3. Common Name: The June E. Courileigh Residence
B4. Address: 4102 Ohio Street
City: 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):
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 2 Single family residence

B13. Significance: Theme: A business district of the 1920-1950, surrounded by early bungalows & cottages Area: of 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 property for this home was sold in 1888 by A.G. Nason to the College Hill Land Association. Anna J. Watson acquired a number of parcels in the area near Thirtieth 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 area, by means of the *City Directories*, 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 Thirtieth Street and University Avenue so that the residences encircled the cores which has created the specific North Park enclaves of business areas today.

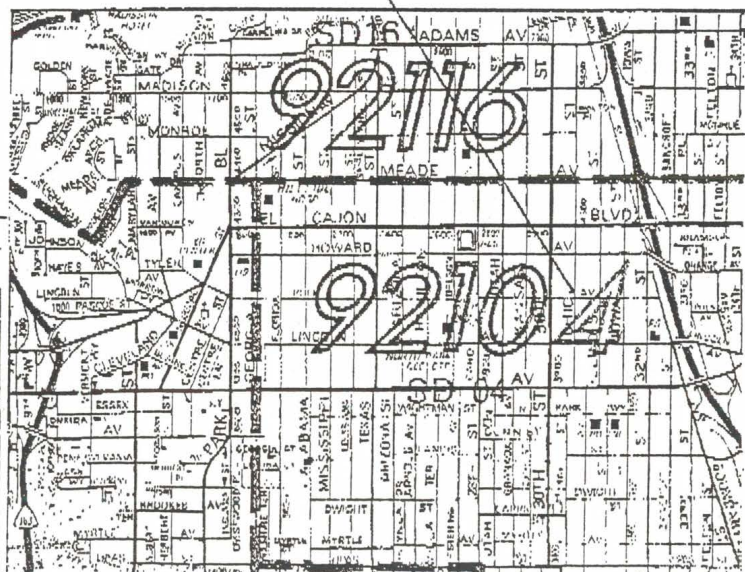
B14. References:

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.)



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 5S1

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 4120-4124 Ohio Street

City San Diego

c. UTM: USGS Quad The (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's, etc. when appropriate):

The sessor's parcel number is 446-304-12. The legal description is University Heights D'Homemcourt 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: ☒ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both

1923+ F

P7. Owner and Address:

ABC Key and Lwan Mower Shop

4131 30th Street

San Diego, Ca 92101

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 fore 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): _____

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 Arnold and Marguerite Mitchell Residence
B3. Common Name: The Mitchell Residence
B4. Address: 4120-4124 Ohio Street
City: 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):
There were none noted.

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

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 Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP 2 single family residence
The

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: 5S1

(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 purchasers 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.

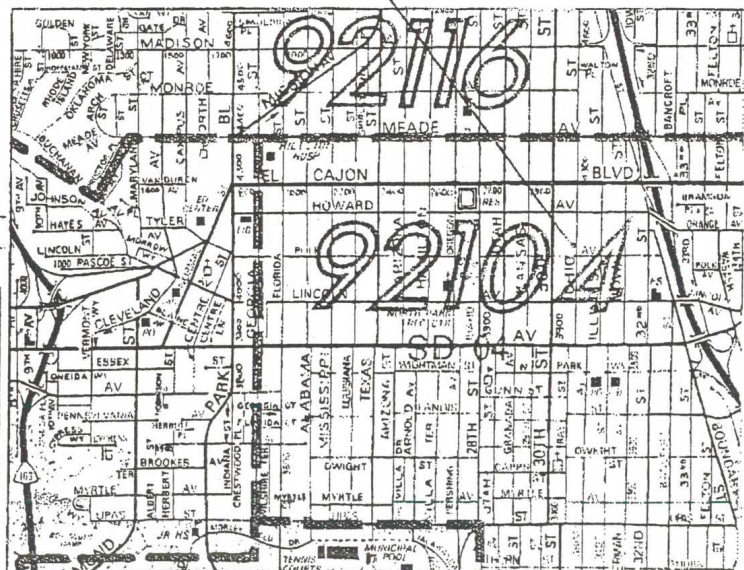
B14. References:

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

B15. Evaluator: Ray Brandes, Ph.D.

Date of Evaluation: 1994

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

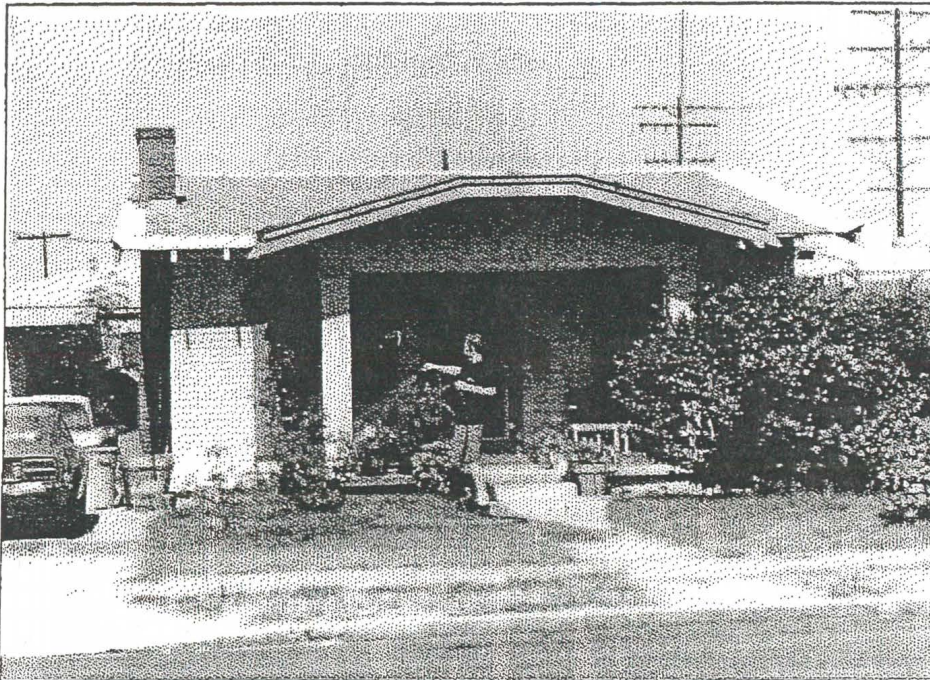
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 4214-4218 Ohio Street
City San Diego
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, etc. when appropriate):
The assessor's parcel number is 446-233-03. The legal description is University 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 the 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 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

- B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Area Study
- B2. Historic Name: The Mary M. Glover Residence
- B3. Common Name: The Howo Residence
- B4. Address: 4214-4218 Ohio Street
City: San Diego County: San Diego Zip: 92104
- B5. Zoning: CN3 B6. Threats: None known
- B7. Architectural Style: California Craftsman Bungalow
- B8. Alterations and Date(s):
There are no alterations notes, but the roof is in poor shape.

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

B10. 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.

B11. Architect: Unknown Builder: Unknown

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

The

B13. 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: 5S1

(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.

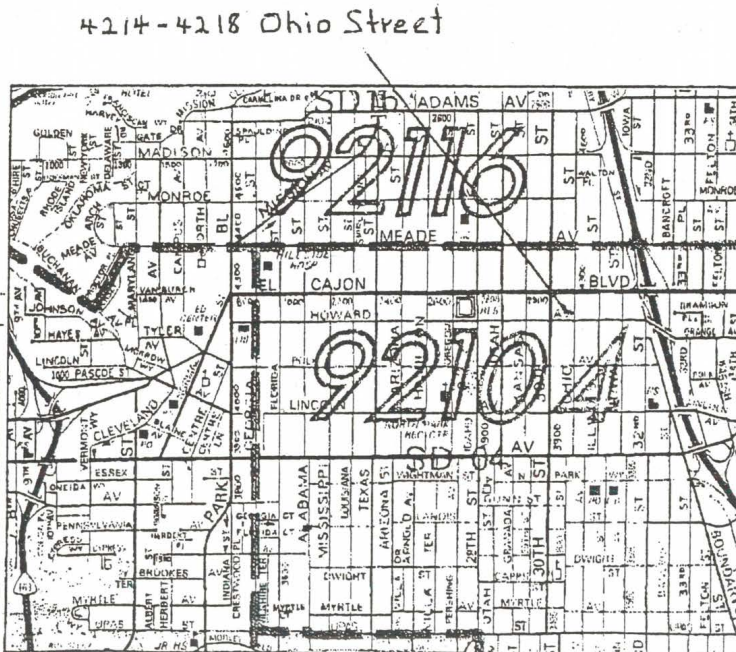
B14. References:

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

B15. Evaluator: Ray Brandes, Ph.D.

Date of Evaluation: 1994

(This space reserved for official comments.)



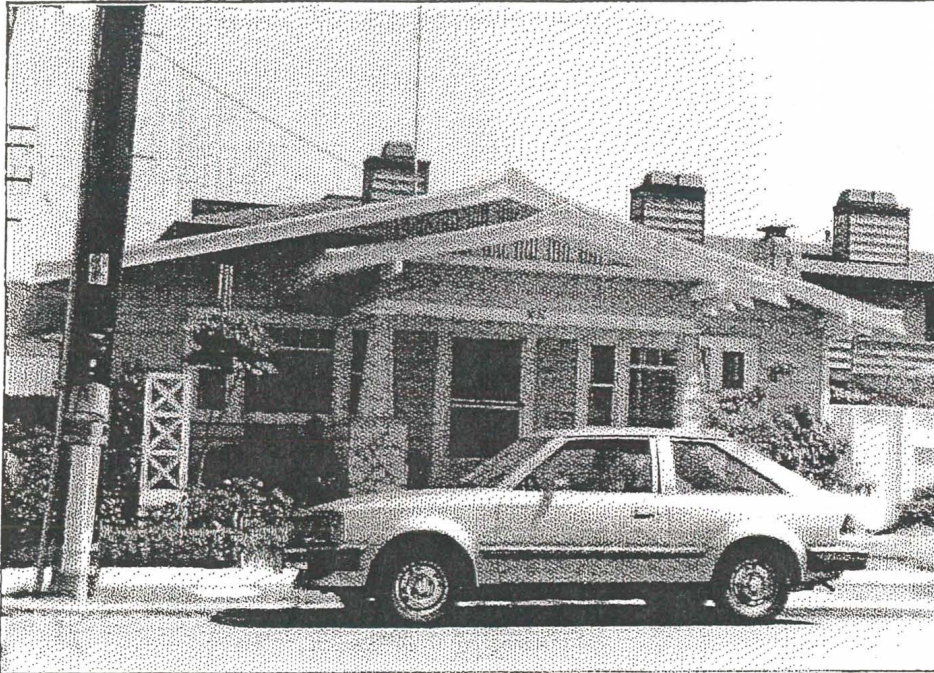
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1Page 1 of 2Other 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 3026 Polk Avenue
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5/15) Date _____; Zone 11, 437230 mE/3623170 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
The 's 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 aby 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

P6. 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 92101P9. Date Recorded: 1994P10. Type of Survey: ☐ Intensive
☒ Reconnaissance ☐ OtherDescribe: A Project Study for the Economic
Development Department, San Diego, Ca.P11. Report Citation (Provide full citation or enter "none.") NoneAttachments: ☐ 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

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 Shaheen/Mardeusz House
B4. Address: 3026 Polk Avenue
City: 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:

AX 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.

B11. Architect: Unknown Builder: Unknown

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

B13. Significance: Theme: The residence in an area surrounding commercial corridors. 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 property was first sold by A.G. Nasson 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 Reifsnider. 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 Thirtieth 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.

3026 Polk Avenue

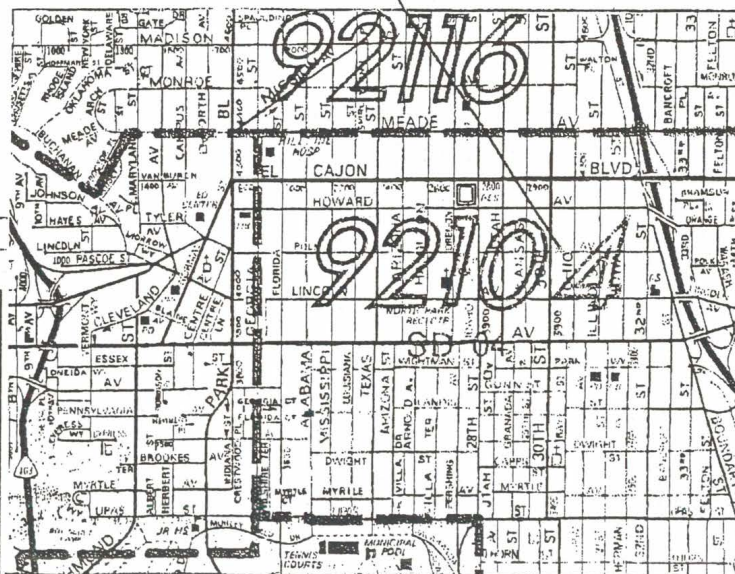
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 3801-3805 Ray Street
City San Diego
c. 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 UTM's, 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 Deco 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 Zigurat "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 #86-844-
84 2583 Bancroft 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 ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record
☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRP # _____

Page 2 of 2

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

B2. Historic Name: The Richard and Florence Leal Building

B3. Common Name: The Kromydas 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 ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

B10. Related Features:

The narrow one way street.

B11. Architect: Unknown

Builder: Unknown

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: 5S1

(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 Crosthwait. 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 \$1,800.00 on March 28, 1917. On September 25, 1920, Richard E. and Florence Leal contracted with the Mead Haskell 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.

3801-3805 Ray Street

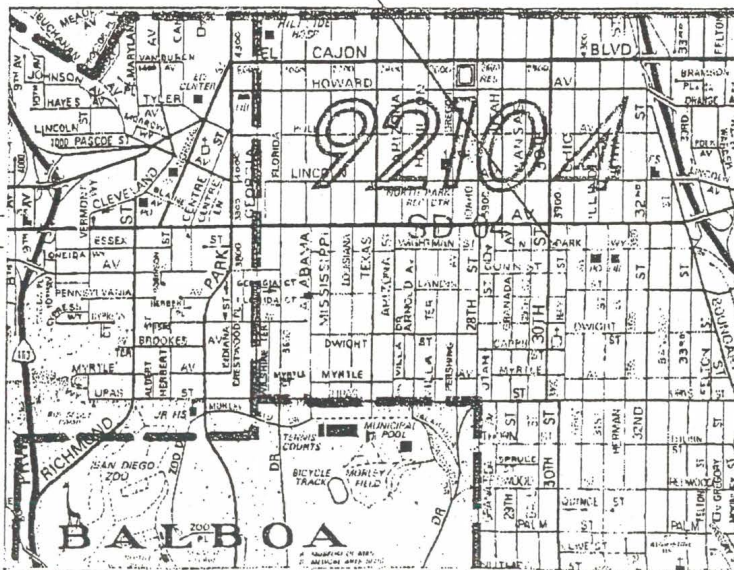
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 3804 Ray Street
City San Diego
c. 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 UTM's, etc. when appropriate):
The ssor's Parcel Numer 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 arched 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 Troyan Trustee
c/o Janet Tinkham
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): _____

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 Wittman Building
- B3. Common Name: The North Park Professional Building
- B4. Address: 3804 Ray Street
City: San Diego County: San Diego Zip: 92104
- B5. Zoning: CN1 B6. Threats: None known
- B7. Architectural Style: Eclectic Deco
- B8. Alterations and Date(s):
Modifications to the exterior by the addition of flagstone around the base of the building on the street and alongside doorways and entries.

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

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

B11. Architect: Unknown Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP 6 One to three story commercial building.

B13. 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: 5S1

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

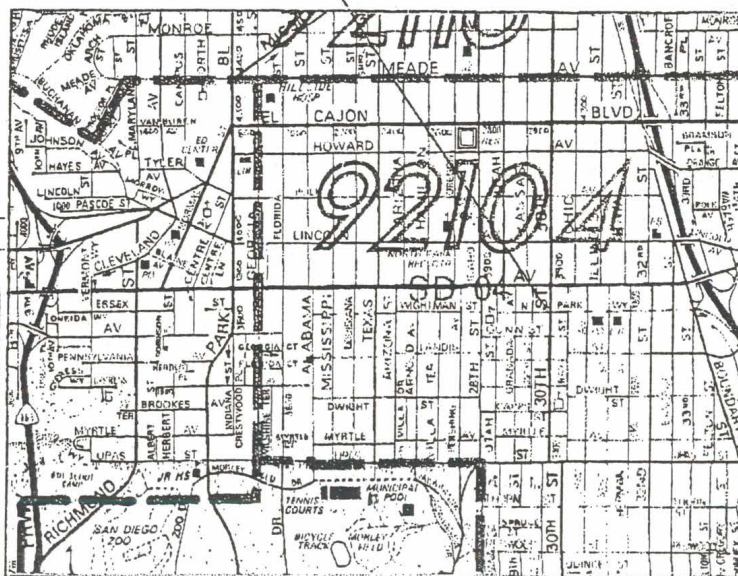
The narrow one way Ray Street which runs into North Park Way on the south has a number of Art Deco and Deco Streamline buildings which were constructed during the 1920s and 1930s which provided a most unique and unusual area for shopping at the same time the major district along Thirtieth Street and 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 1869. Several property owners purchased all the lots until in November 1922, G.G.B. Wittman bought the Lots 5 and 6 and signed a notice of completion on March 1, 1927 per Book 51 (?), page 61. The building was first the Wittman 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.

3804 Ray Street

- 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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 3809-3815 Ray Street
City San Diego
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 UTM's, 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. Heimen
4612 Park Blvd #2009
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

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

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

B2. Historic Name: The O.E. Mark Building

B3. Common Name: The Buettner/Heinen Building

B4. Address: 3809-3815 Ray Street

City: San Diego

County: San Diego

Zip: 92014

B5. Zoning: CN1 B6. Threats: None known

B7. Architectural Style: Art Deco

B8. 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.

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

B10. Related Features:

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

B11. Architect: Unknown Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP 6 One to three story commercial building

B13. 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: 5S1

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

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.

3809 - 3815 Ray Street

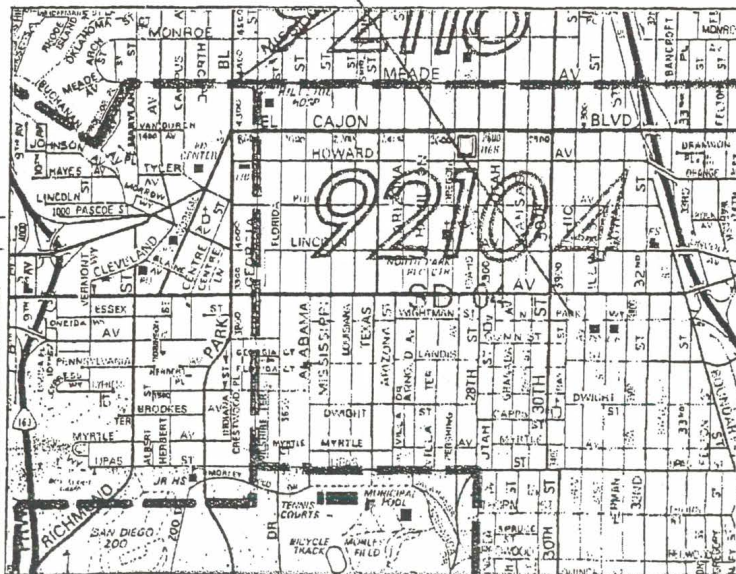
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

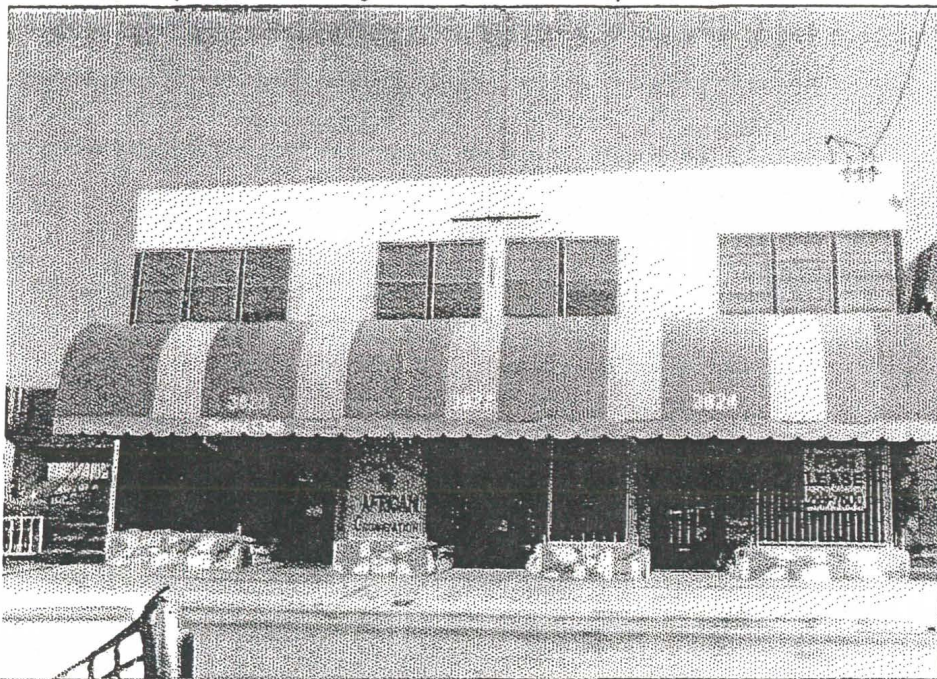
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 3818-3824 Ray Street
City San Diego
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 UTM's, etc. when appropriate):
The 's Parcel number is 453-123-09. 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:

Norman Troykhan Trustee
c/o Janet Tinkham
3804 Ray Street
San Diego, California 92104

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

- 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 Trojan Building
- B4. Address: 3818-3924 Ray Street
City: San Diego County: San Diego Zip: 92104
- B5. Zoning: CN1 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 ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

B10. Related Features:
The stairways to the second floor at either end of the building.

B11. Architect: Unknown Builder: Unknown

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 5S1 Applicable Criteria: _____

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

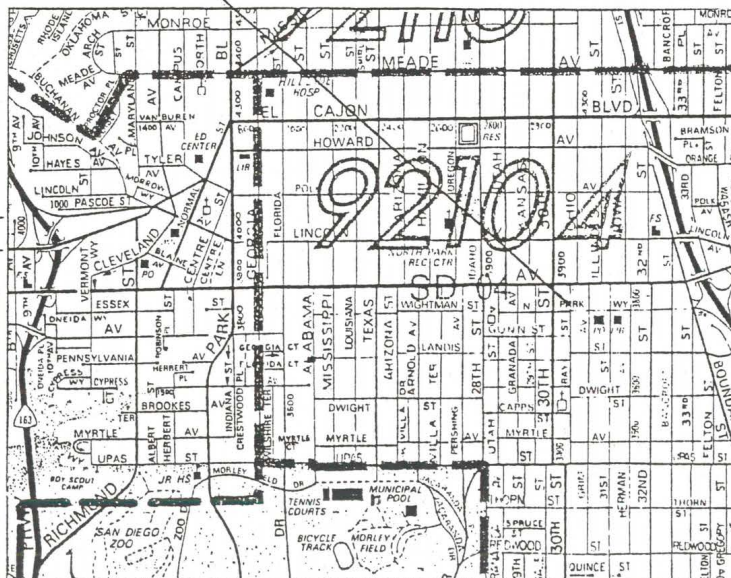
The narrow one way Ray Street which runs into North Park Way has a mixture of varying Deco styles of commercial structures. Around the commercial areas of Thirtieth Street and University Avenue, are the residential areas of bungalows and Spanish Colonial homes dependent upon a shopping area. This present 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,

3818-3924 Ray Street

- 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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 3823-3827 Ray Street
City San Diego
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 UTM's, 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 stores 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. are 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 Oaks 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): _____

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 J.B. and William F. Howell Building
B3. Common Name: The Groth Building
B4. Address: 3823-3827 Ray Street
City: San Diego County: San Diego Zip: 92104
B5. Zoning: CN1 B6. Threats: None known
B7. Architectural Style: Deco
B8. Alterations and Date(s):
There do not appear to be any alterations.

- 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): HP6 One to three story commercial building

- B13. 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: 5S1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

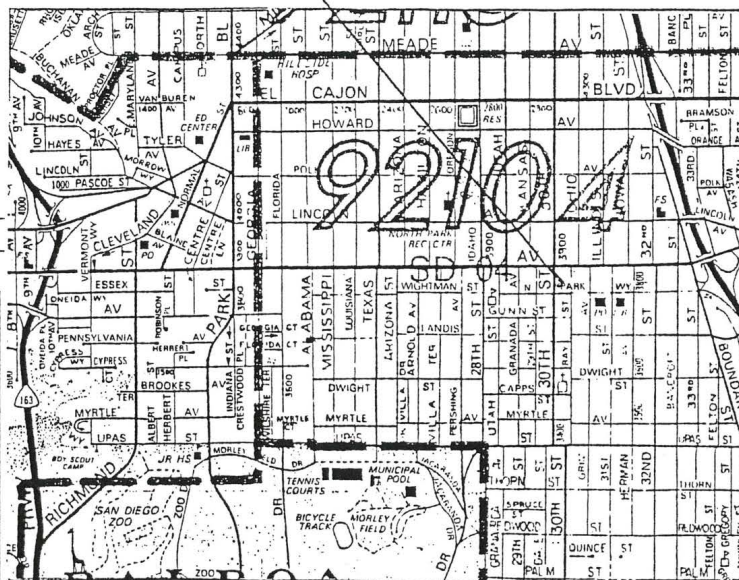
The property was first acquired by Mary J. Hartly often called the "Mother of North Park", a prominent investor, developer and entrepreneur of the long native San Diego family. She held the property despite several petitions to sell the property to the Arbutus Sanitarium, a corporation that could not 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.

3823-3827 Ray Street

- 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

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 4S1 and 4S2

Page 1 of 2

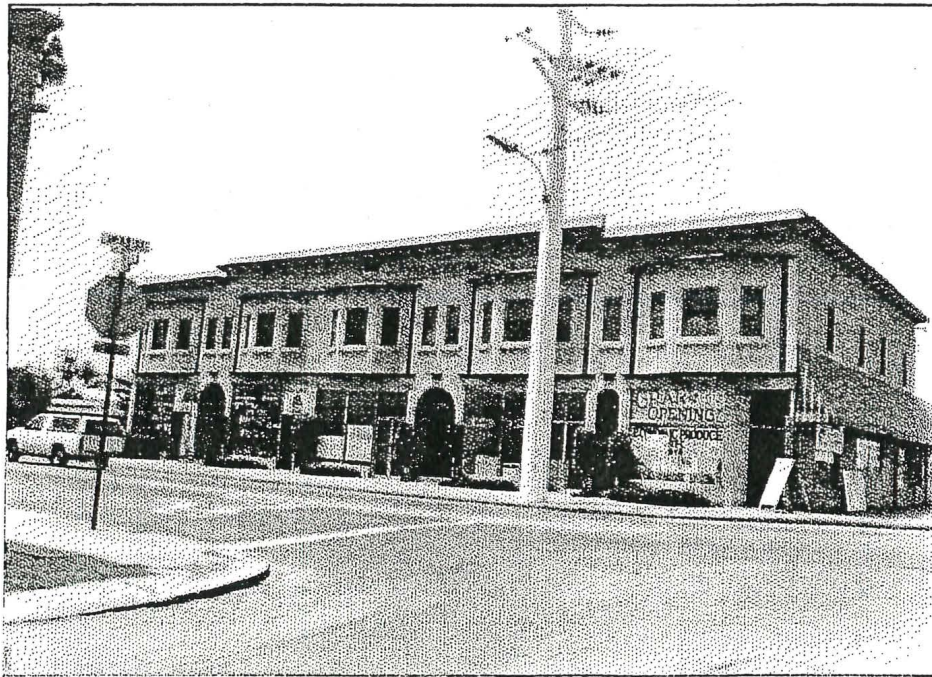
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 3382-3396 Thirtieth Street
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date _____; Zone 011, 487260 mE/ 3622100 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
The sor'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 entrys 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 waiters, buill 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. Thimot and M. Rust Bawnsley
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 Ecoomic
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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

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

B2. Historic Name: The Lyn(n)hurst Apartments

B3. Common Name: The Lyn(n)hurst 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 Date(s):

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 ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

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 Builder: Unknown

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

B13. Significance: Theme: Thirtieth 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 4S2

(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 Lynhurst 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.

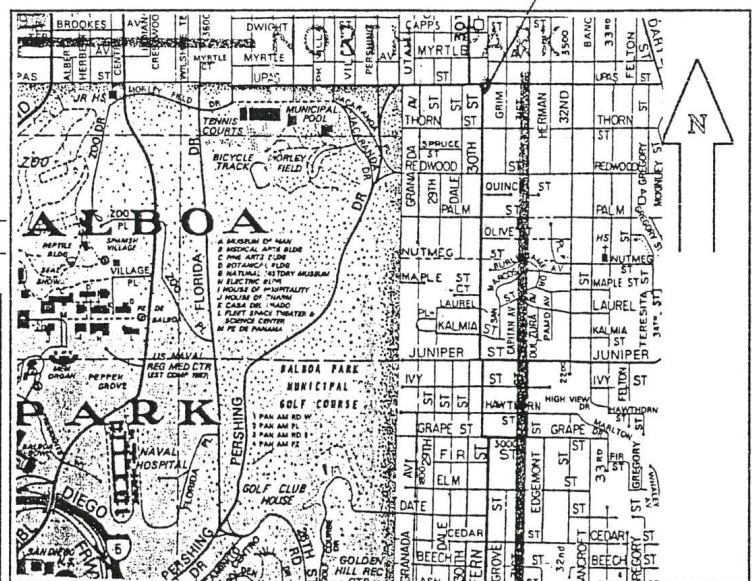
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 3585-3593 Thirtieth Street (2 structures)
City San Diego
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 UTM's, etc. when appropriate):
The sissors 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 parishoners. 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



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
Rectory 1919 F
St Patrick's Church, 1929 F

P7. Owner and Address:

The Roman Catholic Bishop of San Diego
P.O. Box 80428
San Diego, Ca 92138

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD HRI

Page 2 of 2

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

B2. Historic Name: St. Patrick's Roman Catholic Church and the Rectory

B3. Common Name: St. Patrick's Roman Catholic Church and the Rectory

B4. Address: 3585-3593 Thirtieth Street

City: San Diego County: San Diego Zip: 92104

B5. Zoning: CL5 B6. Threats: None known

B7. Architectural Style: Rectory & St. Patricks Church Moderne and Victorian Craftsman.

B8. Alterations and Date(s):
None that can be detected

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

B10. Related Features:
The school and playground facilities, among the few in this part of the North Park area.

B11. Architect: Frank L. Hope Jr. Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP 16 A religious building and HP 2 a Rectory/residence

B13. Significance: Theme: The religious & social impact this has on culturally deprived area. Area: North Park (San Diego)

Period of Significance: 1920-1950 Property Type: Religious Applicable Criteria: 5S1

(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 included 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'Neill for lots 1, 2, 11 and c 12. At that time the Victorian Craftsmanstyle 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.

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.)



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 5S1

Page 1 of 2

Other Listings _____

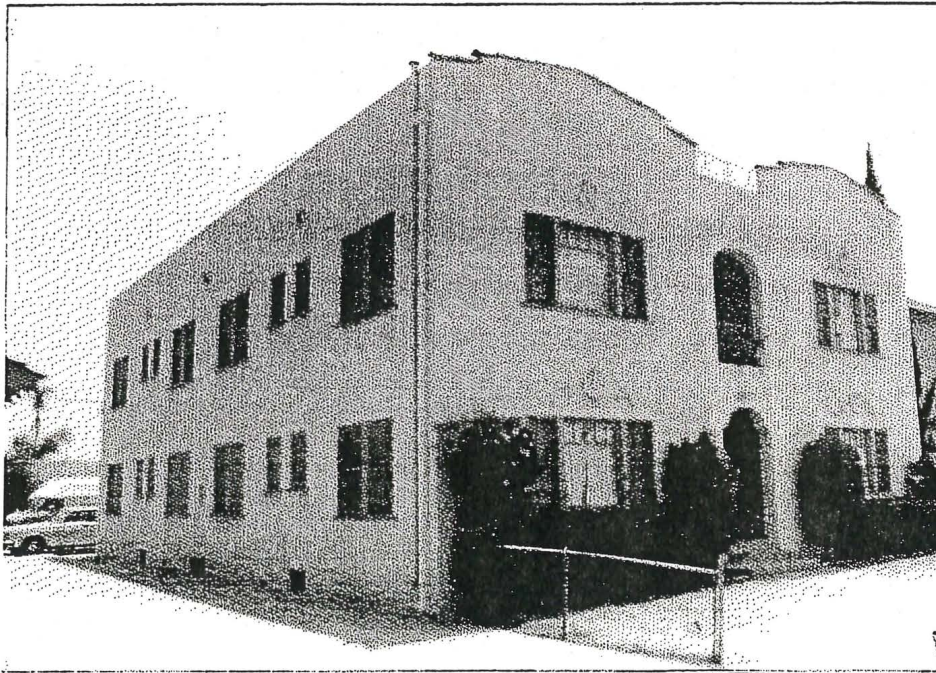
Review Code _____ Reviewer _____ Date _____

- 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 3617 Thirtieth Street
- City San Diego
- 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 UTM's, 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 F

P7. Owner and Address:

William B. 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

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 Thirtieth 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

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): H-3 Multiple family property

B13. Significance: Theme: An apartment inserted along a main thoroughfare near the com'l Area: North Park, San Diego

Period of Significance: 1920-1950 Property Type: multiple family property Applicable Criteria: 5S1

(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 264 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.

B14. References:

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

B15. Evaluator: Ray Brandes, Ph.D.

Date of Evaluation: 1994

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

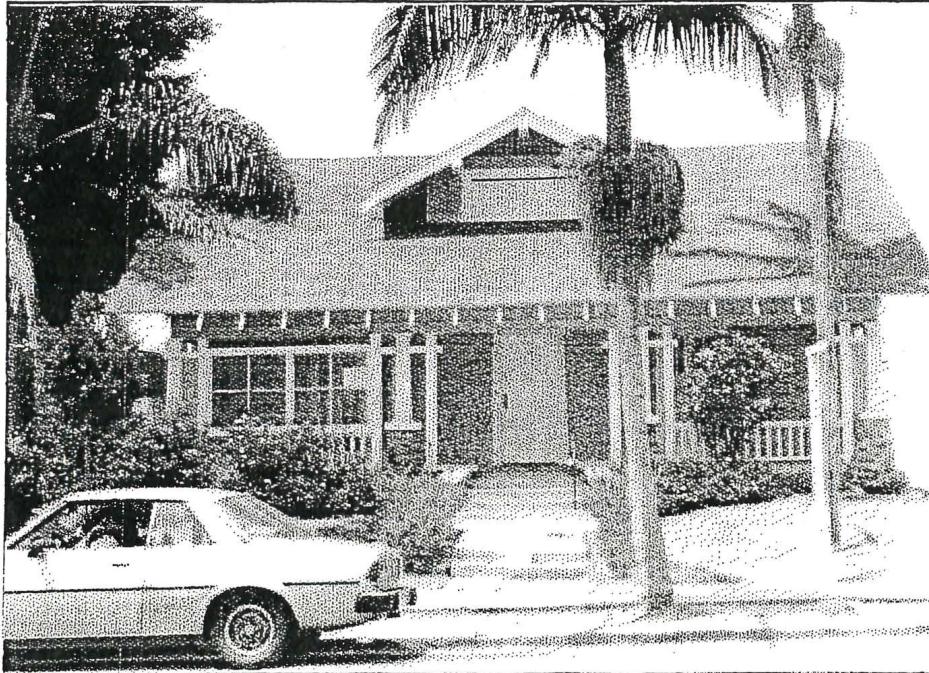
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 3630 Thirtieth Street
City San Diego
- c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date 1953 ; Zone 11 , 487205 mE/ 3622200 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 453-252-11. The legal description is West End, Block 19, Lot 3.

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

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 paned 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 paned 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 and Address:

Park Bu Soon
3638 Thirtieth Street
San Diego, Ca 92104

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

Dr. Ray Branges
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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

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

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? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

B10. Related Features:

Landscaping with palm trees, grass and bushes appreciate appearance of the house.

B11. Architect: Unknown Builder: Unknown

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: 5S1

(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 these 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 1980-1985 it was a Geisha House Massage Parlor.

3630 Thirtieth Street

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

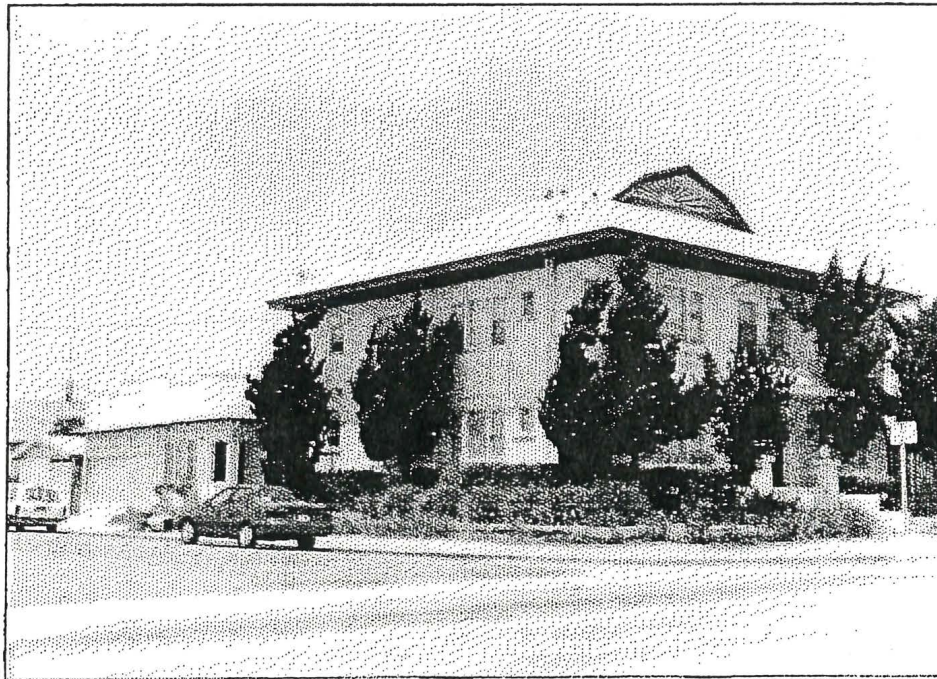
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 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 UTM's, 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
1925 F

P7. Owner and Address:

Donald J and Theresa Knott; Brian D. and
Deron J. Knott
3704 30th Street, San Diego, Ca 92104

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD HRI # _____

Page 2 of 2

- 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 ☐ 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 3 Multiple family home

- B13. Significance: Theme: The corridor on Thirtieth Street was largely single family homes in the 1920s to the 1950s; this structure offered opportunities for rentals to individuals living in the area who lived in the downtown area and rode the streetcar that distance. Area: North Park, San Diego
Period of Significance: 1920-1950 Property Type: Multiple Family Property-Apartment Applicable Criteria: 5S1

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

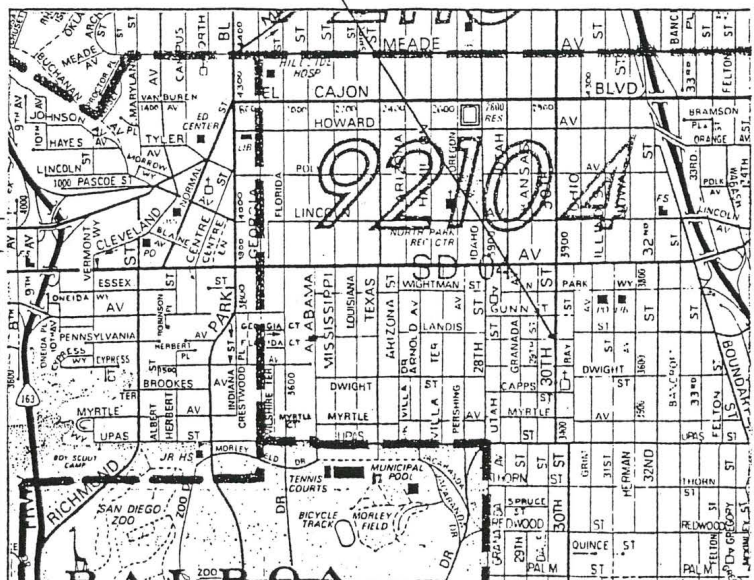
The property was first sold on February 24, 1869 by the City of San Diego to Philip Crosthwaite; he bought the entire 12 lots on the block. Several other individuals owned the property until on June 17, 1925 by book 68, page 336, J.L. Kahles signed a notice of completion for Lot 6. The house has four 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.

3702-3708 Thirtieth Street

- 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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

Other Listings _____
Review Code _____ Reviewer _____ Date _____

- P1. Resource Identifier: The (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 3711 Thirtieth Street
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date 1953 ; Zone 11 , 487742 mE/ 3622240 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 453-134-04. 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. Lukes 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. Lukes 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

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

- 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.

- B11. Architect: Unknown Builder: Unknown
B12. Historic Attributes (List attributes and codes): HP2 Single family residence

- This was one of the earliest homes on Thirtieth Street along the new Spreckels
Streetcar line. That street was lined with residences which would subsequently
surround the core business district on the Thirtieth Street corridor.
B13. Significance: Theme: _____ 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 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

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

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

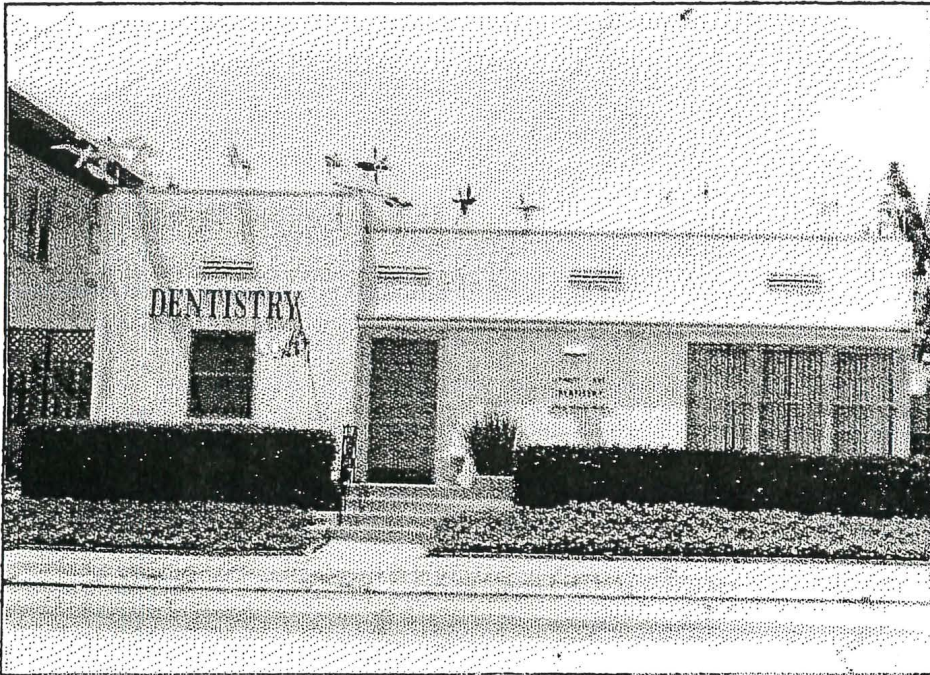
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 3712 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 UTM's, etc. when appropriate):
The essor'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: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ 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
☒ 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

- 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

- B11. Architect: Unknown Builder: Unknown
B12. Historic Attributes (List attributes and codes): HP 6 commercial building
Along Thirtieth Street corridor, this was one of the fine residences along the trolley line. The house which was converted to an office building when the corridor became part of the business district.
B13. Significance: Theme: _____ Area: North Park, San Diego
Period of Significance: 1920-1950 Property Type: Business Applicable Criteria: 5S1
(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: Ray Brandes, Ph.D.
Date of Evaluation: 1994

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S 1

Page 1 of 2

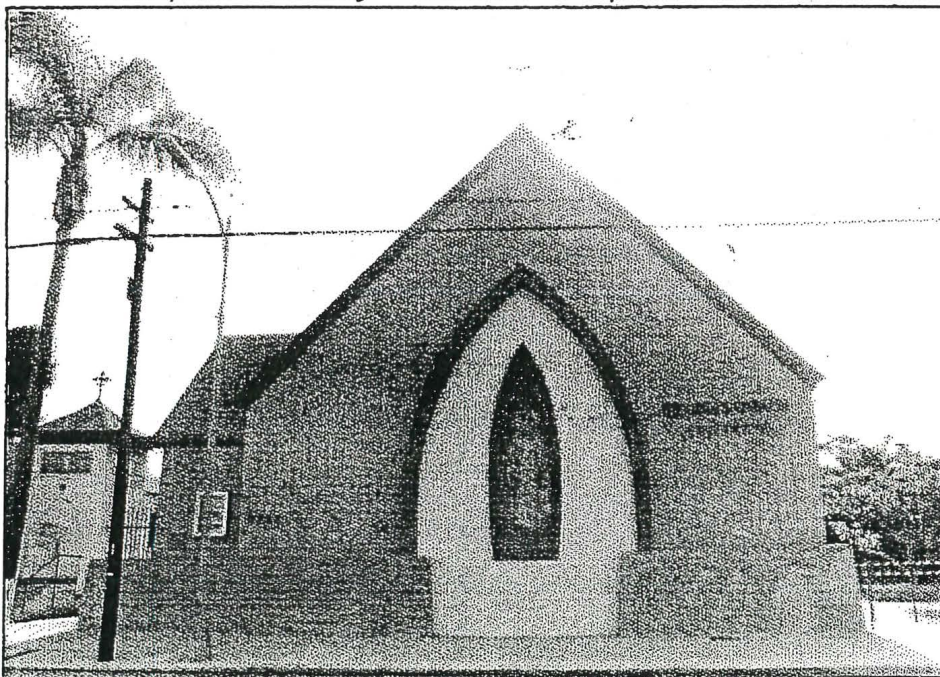
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 3725-3729 30th Street
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date 1953 ; Zone 11 , 487220 mE/ 3822250 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 (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):

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, 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 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): _____

3725 Thirtieth
Rectory of St Lukes



BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

- B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
B2. Historic Name: St. Luke's Episcopal Church
B3. Common Name: St. Luke's Episcopal Church
B4. Address: 3725 Thirtieth Street,
City: San Diego County: San Diego Zip: 92104
B5. Zoning: CL5 B6. Threats: None known
B7. Architectural Style: A Gothic Style church building and s Spanish Colonial Rectory
B8. Alterations and Date(s):
None noted

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

B10. Related Features: 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.

B11. Architect: Unknown Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP 16 Religious Buildings

B13. Significance: Theme: The infill of business into a formerly residential area. Area: North Park, San Diego
Period of Significance: 1920-1950 Property Type: Religious building 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 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.

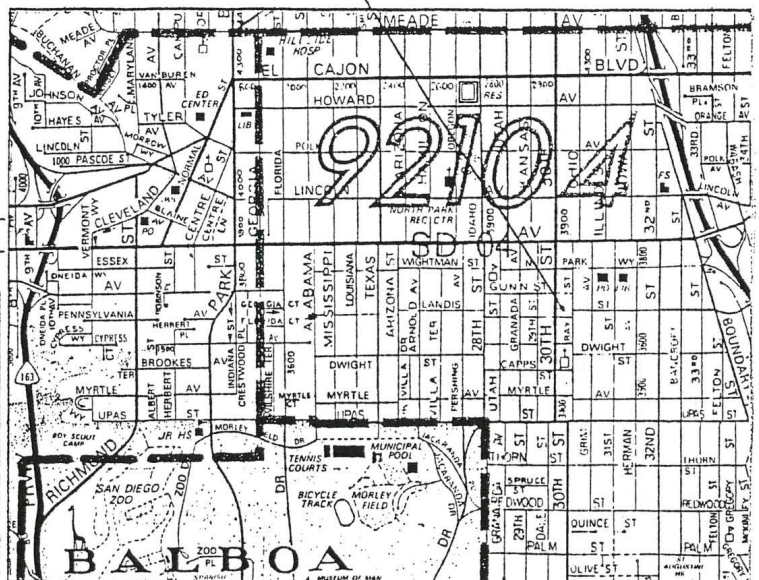
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 3794 Thirtieth Street
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date 1953 ; Zone 11 , 487220 mE/ 3623010 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
The Assessor's Parcel number is 453-132-12. 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 F

P7. Owner and Address:

Zane and Alice B. Feldman Trust
5917 Glenlea Lane
San Diego, Ca 92128

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

- 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 & Lineoleum 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

- B11. Architect: Unknown Builder: Unknown
- 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.

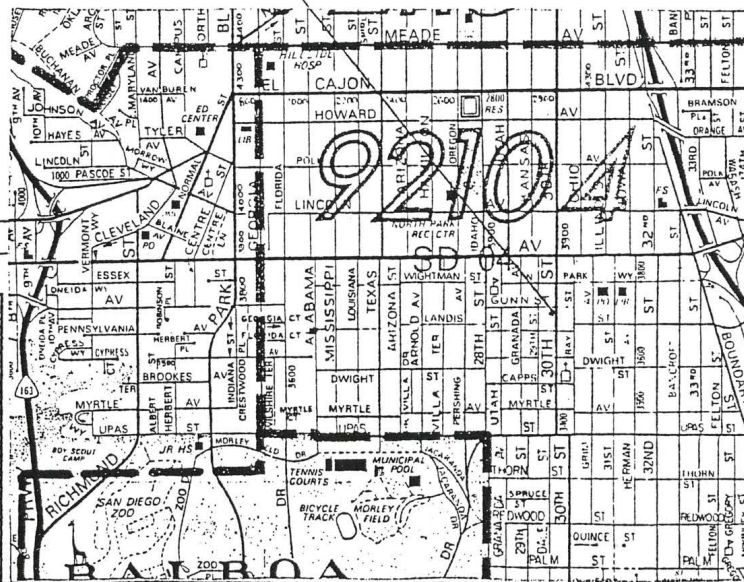
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 3795 Thirtieth
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date 1953 ; Zone 6 , 487220 mE/ 3623010 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 453-133-01. 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 rippled 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 ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1927 E

P7. Owner and Address:

Werner and Norma H. Dreffuss 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 ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record
☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

- B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
B2. Historic Name: The Pechanec 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 ☐ 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): 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
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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: 1994

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

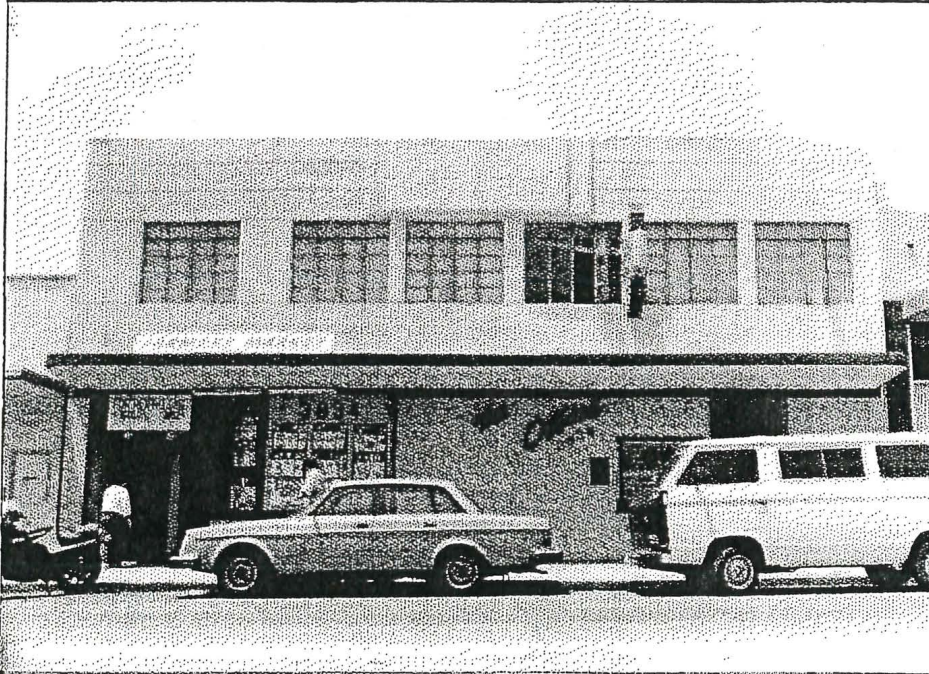
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 3934 Thirtieth Street
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5/15) Date 1953 ; Zone 11 , 000 mE/000 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
The

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. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1935 E

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

P9. Date Recorded: 1004

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

B1. Resource Identifier: TheNPark (San Diego) Redevelopment Project Study Area

B2. Historic Name: The John Properties

B3. Common Name: The Farmers Market

B4. Address: 3934 Thirtieth Street,

City: San Diego

County: San Diego

Zip: 92104

B5. Zoning: CN 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:

The Neon sign at the second floor level.

B11. Architect: Unknown Builder: Unknown

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

B13. Significance: Theme: The Deco business structure in a residential area corridor.

Area: North Park, San Diego

Period of Significance: 1920-1950

Property Type: Commercial building

Applicable Criteria: 5S1

(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 to 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 enable 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.

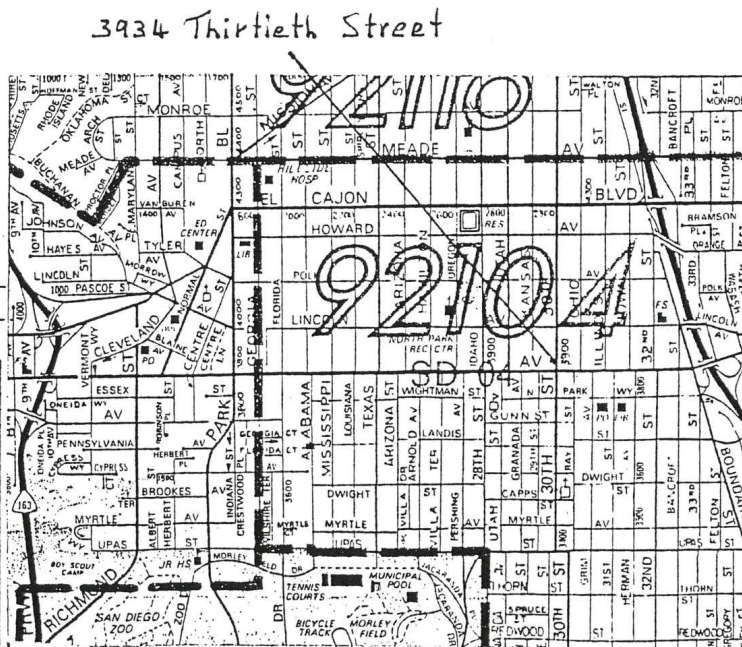
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

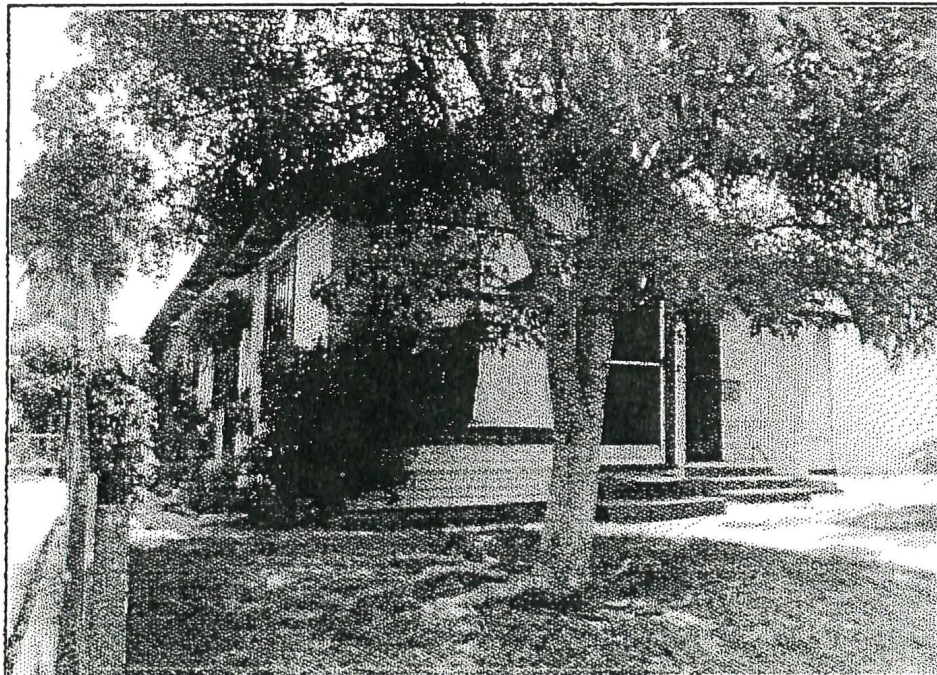
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Area
- P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address 4045 Thirtieth Street
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date 1953 ; Zone 11 , 487220 mE/ 0023130 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 446-384-09. The legal description is Univerity Heights, D'Hemecourt Map, Amended, Block 164, lots 13 and 14.

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

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 E

P7. Owner and Address:

Geosien 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

- B1. Resource Identifier: The rth Park (San Diego) Redevelopment Project Area Study
- B2. Historic Name: The McDowell Building
- B3. Common Name: The Farmers Market
- B4. Address: 4045 Thirtieth Street
City: San Diego County: San Diego Zip: 92116
- B5. Zoning: CN3 B6. Threats: None noted
- B7. Architectural Style: Art Deco
- B8. Alterations and Date(s):
The main facade, lower level has been covered with various advertisements and fronts to diminish view into the building.

- B9. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A
- B10. Related Features:
None noted

- B11. Architect: Unknown Builder: Unknown
- B12. Historic Attributes (List attributes and codes): HP6 One to three story commercial building

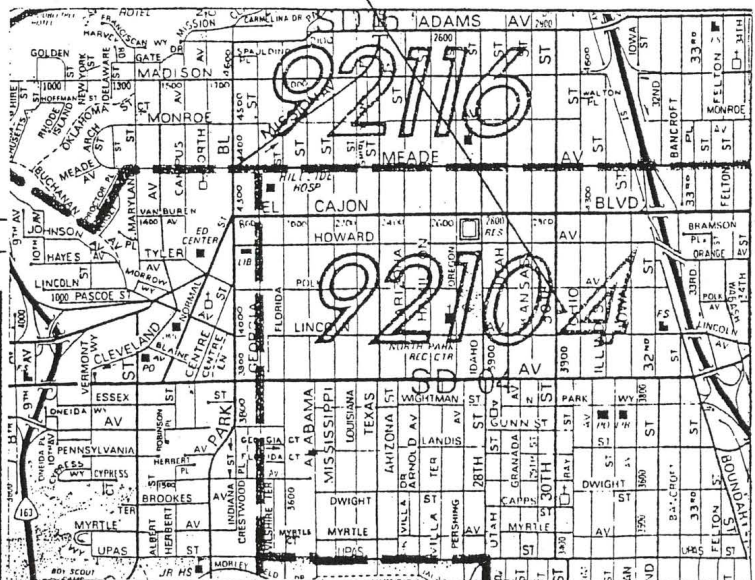
- B13. Significance: Theme: The evolution of a residential to commercial corridor district Area: North Park, San Diego
Period of Significance: 1920-1950 Property Type: Commercial Applicable Criteria: 5S1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property was first sold in 1888 from A.G. Nason to College Hill Land Association. Until 1938 there were a number of sales to individuals for lots and 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.

- 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

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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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

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 paned, 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
1939 F

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

- B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area.
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 ☐ Yes ☐ Unknown Date: N/A Original Location: N/A
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: 5S1

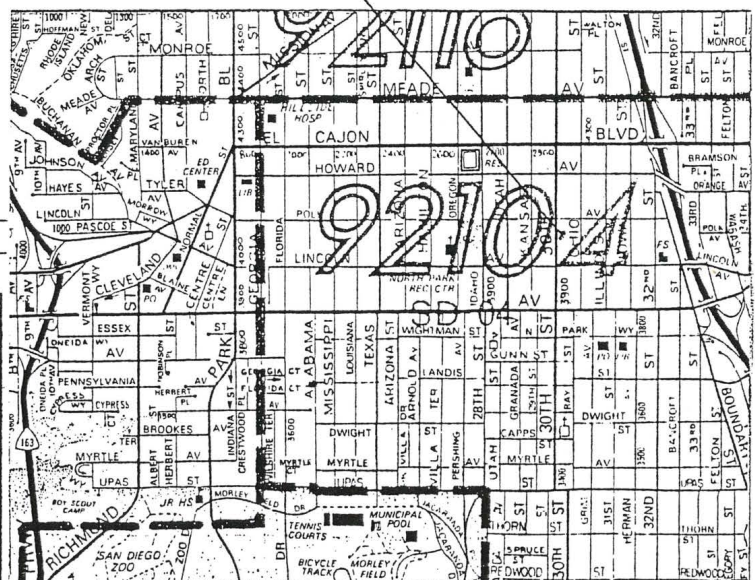
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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

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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

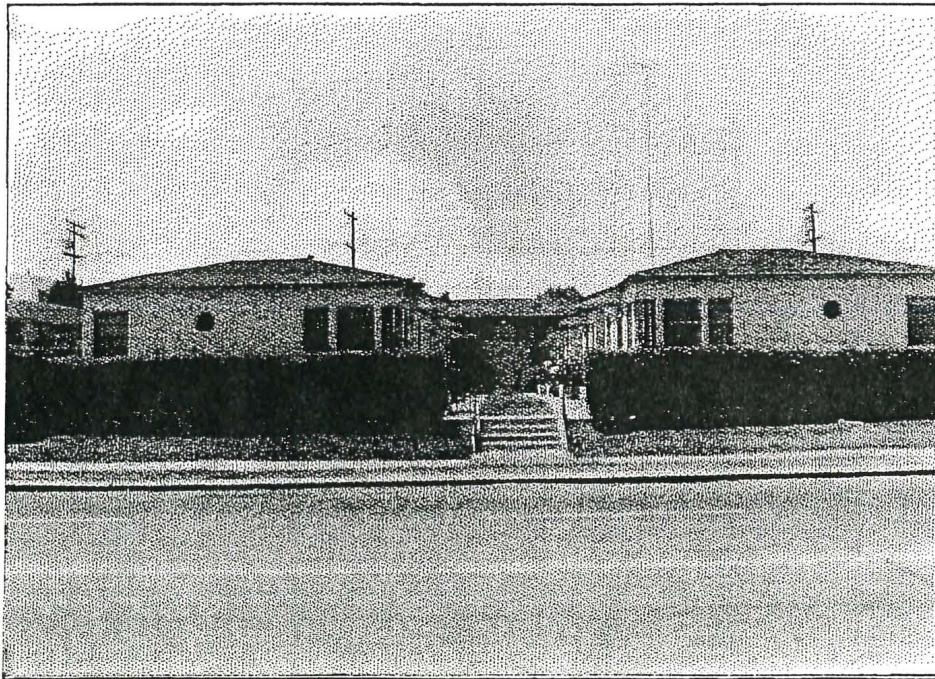
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 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.

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



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1943 F

P7. Owner and Address:

John K. and Mary L. Foley Trustees
1516 Santa Sabina Court,
Solana Beach, Ca. 92075

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

230 West Laurel Street Suite 406
San Diego, 406

P9. Date Recorded: 1994

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

Describe: A Project Study for the Develop-
ment 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

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

B2. Historic Name: Howard P. and Roxie Foley.

B3. Common Name: Foley Apartments

B4. Address: 4062-4072 Thirtieth Street

City: San Diego County: San Diego Zip: 92014

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 6 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.

4062-4072 Thirtieth Street

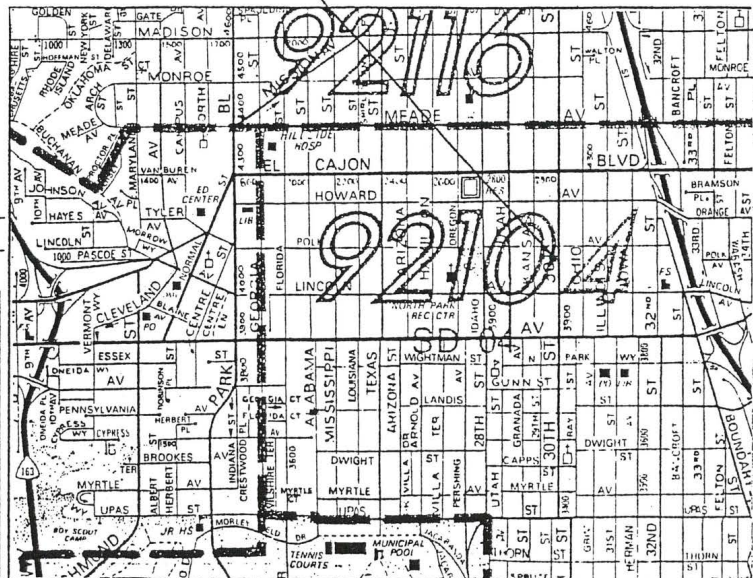
B14. References:

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

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 5S1

Page 1 of 2

Other Listings _____

Review Code _____ Reviewer _____ Date _____

P1. Resource Identifier: The North Prk (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 4166-4172 Thirtieth Street

City San Diego

c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date 1953 ; Zone 6 , 487230 mE/ 3623200 mN

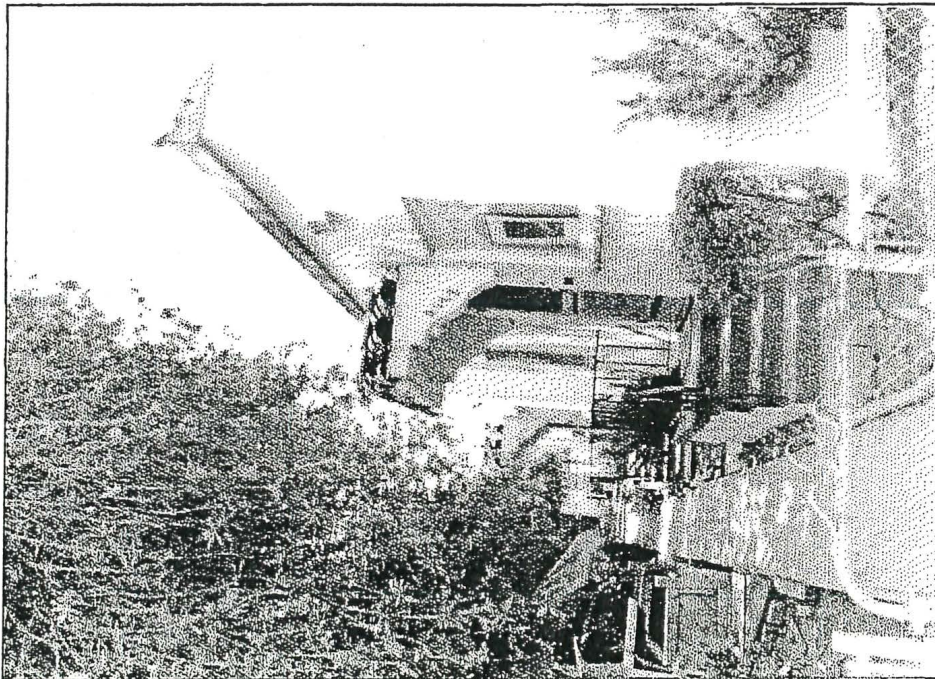
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):

The Assessor's Parcel Number is 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:

☐ Prehistoric ☒ Historic ☐ Both

1937 F

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 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

- B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
- B2. Historic Name: The F.B. Young Building Contractor Apartments.
- B3. Common Name: The Kar Apartments
- B4. Address: 4166-4172 Thirtieth Street
City: San Diego County: San Diego Zip: 92104
- B5. Zoning: _____ B6. Threats: None Known
- B7. Architectural Style: Spanish Colonial
- B8. Alterations and Date(s): _____

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

B10. Related Features:
None noted

B11. Architect: Unknown Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP 3 Multiple property

B13. Significance: Theme: Unknown Area: Unknown

Period of Significance: 1920-1950 Property Type: multiple family property Applicable Criteria: 5S1

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

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.

4166-4172 Thirtieth Street

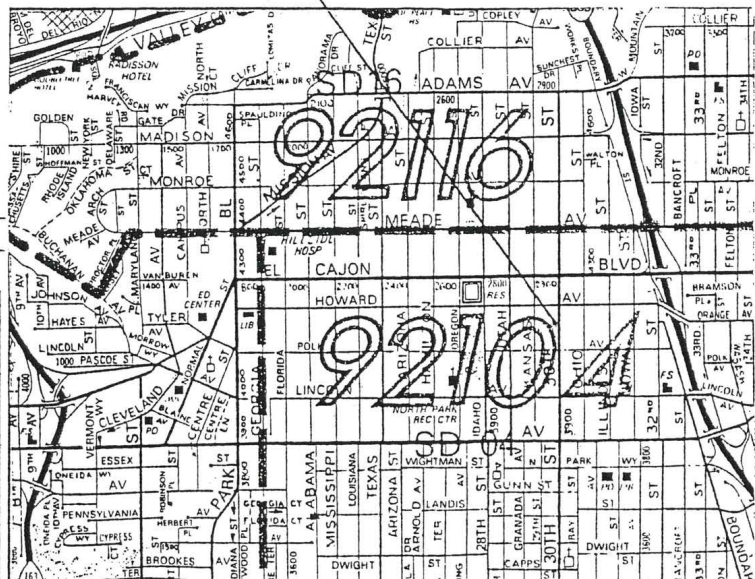
B14. References:

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

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 4201-4211 Thirtieth Street
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date 1953 ; Zone 6 , 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



P5. 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):

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

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

City: San Diego County: San Diego Zip: 92104

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 ☐ 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 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:

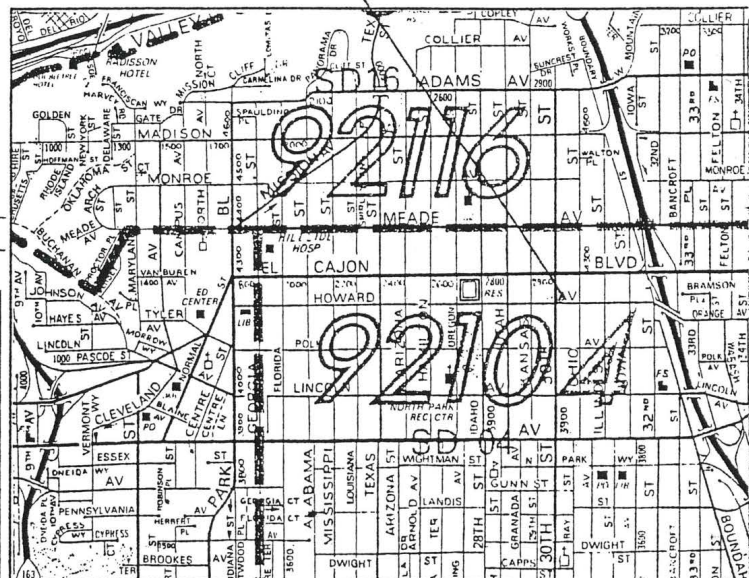
Office of San Diego County Recorder
Office of San Diego County Assessor
City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.

Date of Evaluation: 1994

(This space reserved for official comments.)

4201-4211 Thirtieth Street



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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
City San Diego
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 sessor's Parcel Number is 446-163-05. 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 o fboth the architectural style and the court apartments. Thet 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
1938 F

P7. Owner and Address:
Ronald G. and Sandra L. Heimlich
P.O. Box 754
Alpine, Ca 91963

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 ☐ 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD HRI # _____

Page 2 of 2

- 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 ☐ 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 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: 5S1

(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.

4347-4367 Thirtieth Street

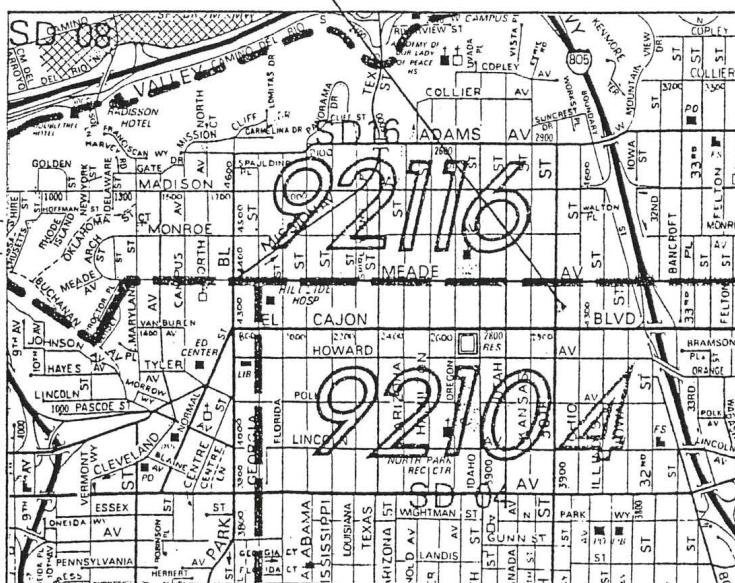
- B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 4421-4433 Thirtieth Street
City San Diego
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 UTMs, etc. when appropriate):
The Assessor's Parcel Number is 446-163-07. The legal description is University Heights D'Homecourt 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 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



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1940 E

P7. Owner and Address:

Metropolitan Community Church of San
Diego
4333 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

☒ 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

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

B2. Historic Name: Four Square Gospel Church

B3. Common Name: The Metropolitan Community Church of San Diego

B4. Address: 4333 Thirtieth Street

City: San Diego County: San Diego Zip: 92014

B5. Zoning: CN 1 B6. Threats: None known

B7. Architectural Style: Mission Architecture/Romanesque moderne

B8. Alterations and Date(s):
None noted

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

B10. 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.

B11. Architect: Unknown Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP 16 Religious Building

B13. 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 bust 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.

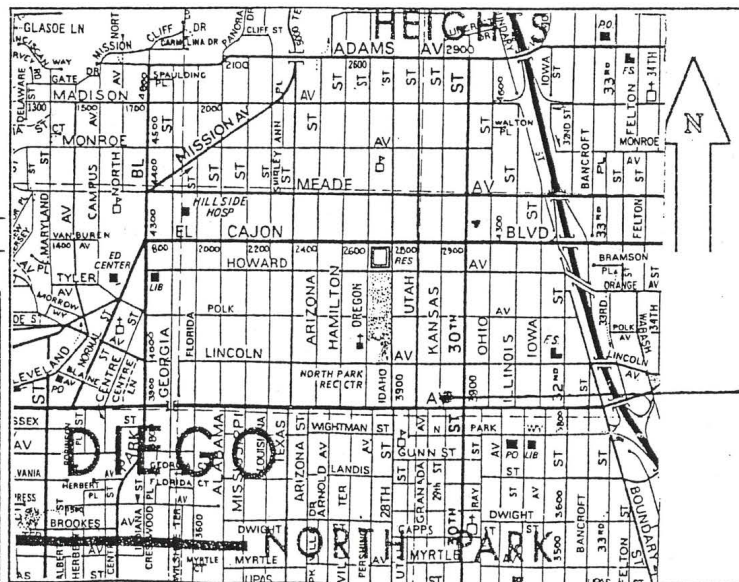
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 4422-4426 Thirtieth 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 UTM's, etc. when appropriate):
The Assessor's Parcel Number is 446-103-19. The legal description is Koppen Inter Vivors 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 sets back on the property about 25 feet. It has shiplap siding, is 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



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1923 F

P7. Owner and Address:

Edith and Geri Koppel
Koppel Inter Vivors Trust 06-16-93
6345 Rockhurst Dr
San Diego, Ca 92120

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

Dr. Ray Brandes 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

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

B5. Zoning: CL2 B6. Threats: none known

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.

B11. Architect: Unknown Builder: Unknown

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: 5S1

(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 31. 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 1985, 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 Maansard roof types were noted during the survey. It would serve as a most interesting contributing structure.

B14. References:

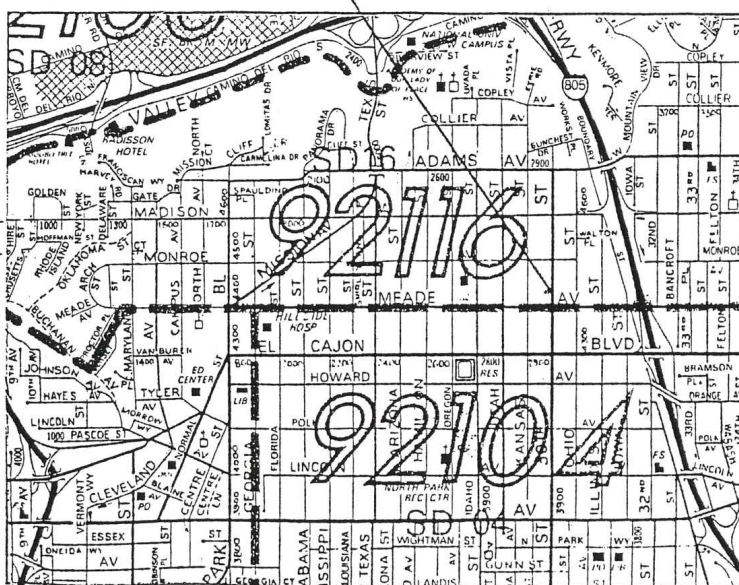
Office of San Diego County Recorder
Office of San Diego County Assessor
City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.

Date of Evaluation: 1994

(This space reserved for official comments.)

4426 Thirtieth Street



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

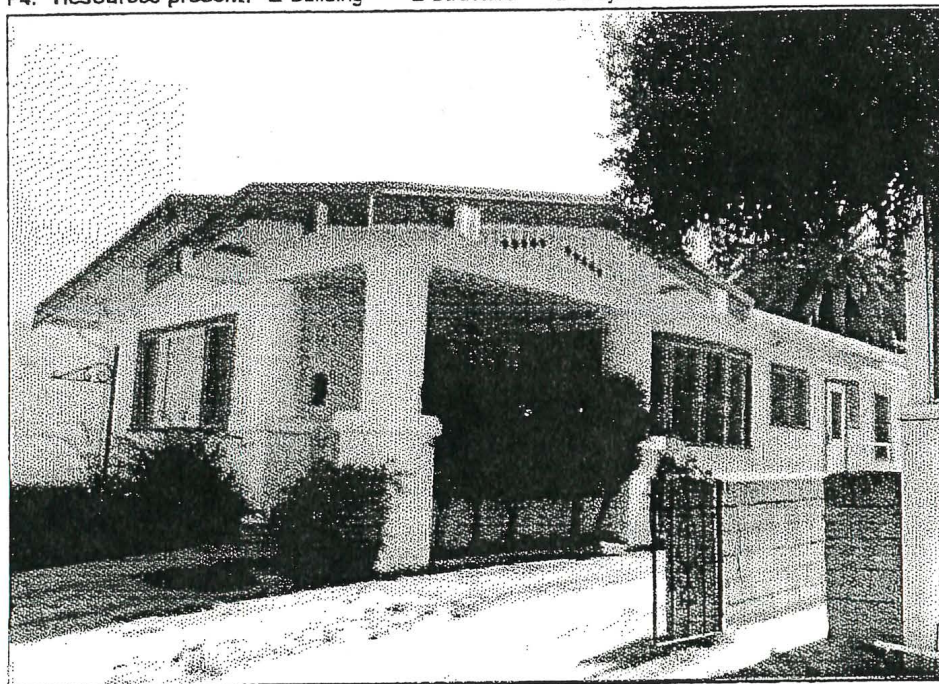
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 4437 Thirtieth Street
City San Diego
- 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 UTM's, etc. when appropriate):
The essor'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 the 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 Thirtieth 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 ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1924 F

P7. Owner and Address:

Margaret G. Correll Trust
c/o Landmark Development
13320 Camino Canada #3
El Cajon, Ca 92021

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

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 2 B6. Threats: None known

B7. Architectural Style: The

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 ☐ 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 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:

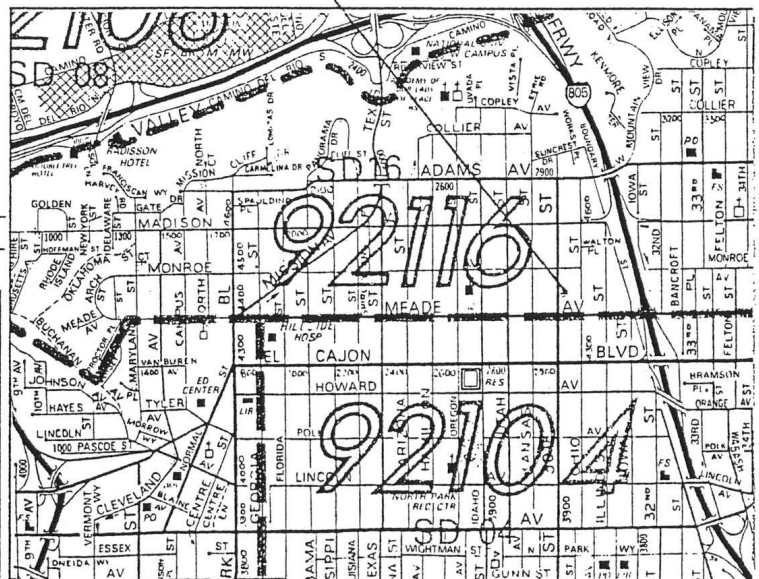
Office of San Diego County Assessor
Office of San Diego County Recorder
City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.

Date of Evaluation: 1994

(This space reserved for official comments.)

4437 Thirtieth Street



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

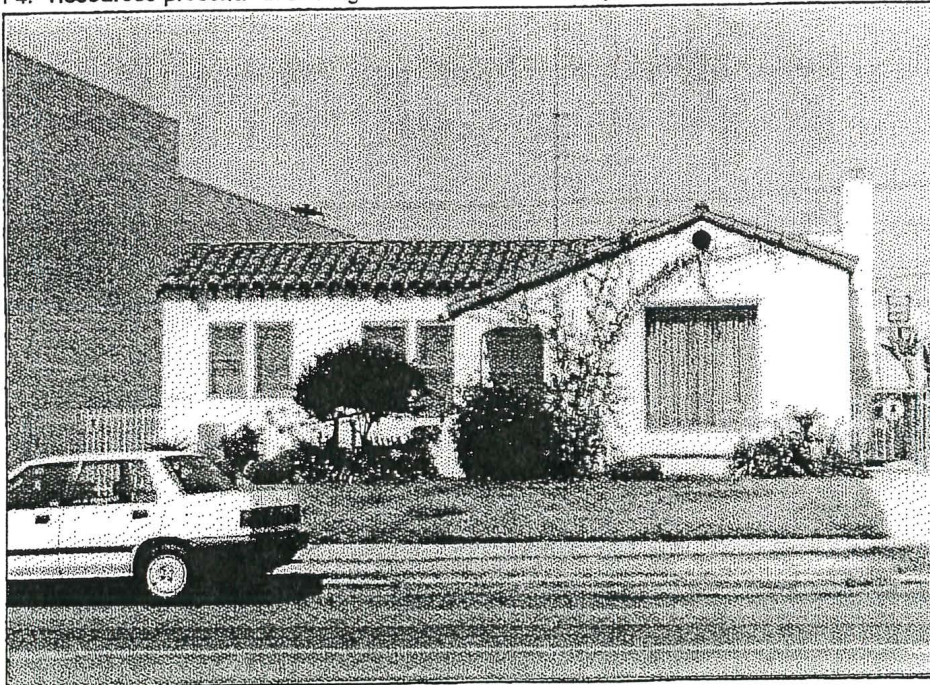
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 Thirtieth Street
City San Diego
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 sor'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 whis 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:

☐ Prehistoric ☒ Historic ☐ Both
1925 F

P7. Owner and Address:

Elva A. Conville 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

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: _____ B6. Threats: None known

B7. Architectural Style: Spanish Colonial

B8. Alterations and Date(s):
None

B9. Moved? ☒ No ☐ Yes ☐ Unknown 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
The

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: 5S1

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

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.

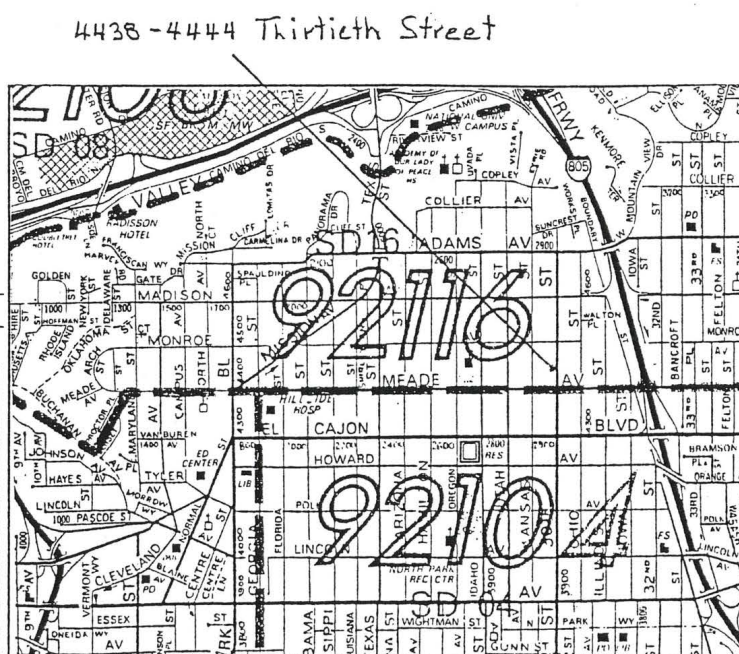
B14. References:

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: 1994

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 5S1

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 4454 30th Street

City San Diego

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 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. Bubis
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 ☐ 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

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 B6. Threats: None known
B7. Architectural Style: California Craftsman
B8. Alterations and Date(s):
None apparent

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

B10. Related Features:
N/A

B11. Architect: Unknown Builder: Unknown

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: 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 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.

4448-4454 Thirtieth Street

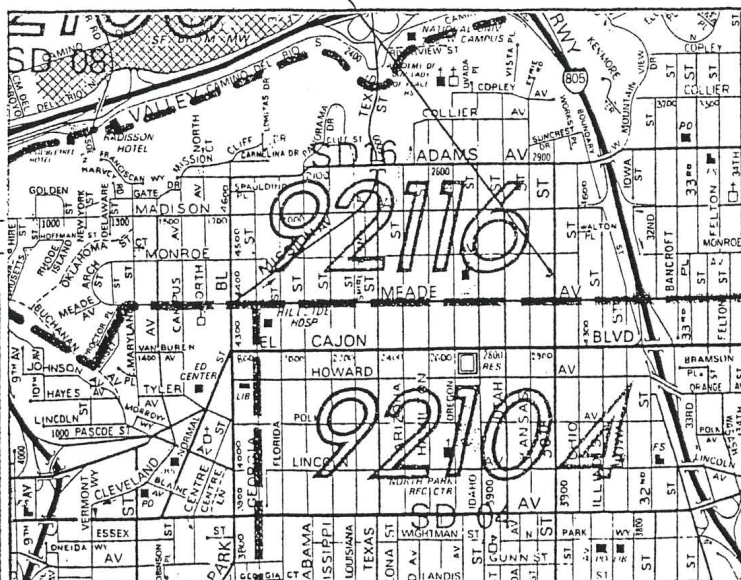
B14. References:

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.)



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 5S1

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 4473 Thirtieth Street

City San Diego

c. UTM: USGS Quad The Point Loma Quad (7.5'/15') Date 1953 ; Zone 6 , 487220 mE/ 3624050 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 446-123-03 . The legal description is University Height D'Hernecourt Map, Amended Block, Lots 5-8.

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

This edifice is St. Johns Armenian Church located on Thirtieth Street, a major thoroughfare which runs north and south. According to a records search this was the home of another religious congregation before 1980. It has a large facade constructed, it would appear of brick. The church was not entered, but from the appearance of the main facade is of latter day construction perhaps as late as the 1970s. It is, however, one of the few centers in this part of North Park for the community, and is a contributing factor as a cultural resource.

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



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both

1949 F

P7. Owner and Address:

Western Diocese of Armenian Church of
North America

4473 30th 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 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

- 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: _____ B6. Threats: None known
- B7. Architectural Style: Moderne eclectic
- 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:
None noted
- B11. Architect: Unknown Builder: Unknown
- B12. Historic Attributes (List attributes and codes): HP 16 Religious building

- B13. 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: 5S1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

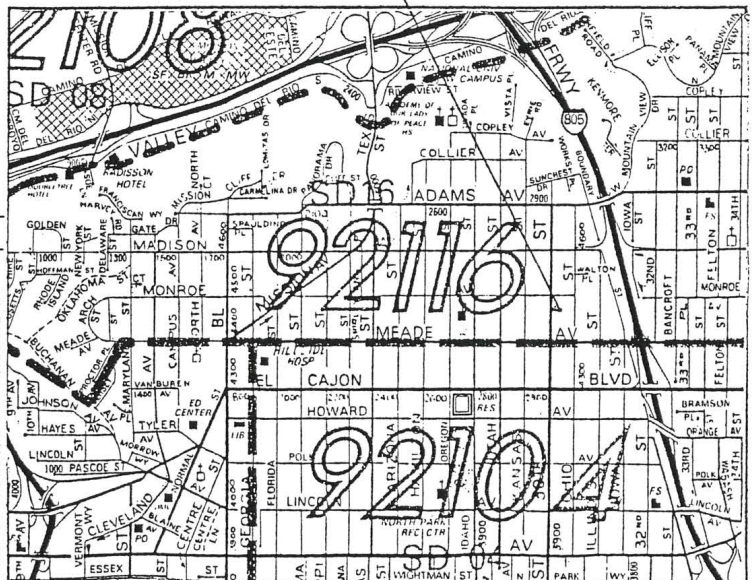
The historical record is somewhat thin on this structure. In 1888, however, the land was first sold by Daniel Choate to R. A. Thomas *et al* consisting of some 48 lots. It would appear from various documents that as early as 1925, there was a building on the site. On April 1949, however, by deed book 3218, page 334 Ruben Umensky sold the property to the Beth Jacob Congregational Church. On October 7, 1950 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.

4473 Thirtieth Street

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

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

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 4645 Thirtieth Street
City San Diego
c. UTM: USGS Quad The Point Loma Quad (7.5'/15') Date 1953 ; Zone 6 , 487720 mE/3624115 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
The ssor's Parcel Number is 446-021-08. The legal description is University Heights D'Hemecourt Map, Amended. Block 11, lot 7 and north 1/2 of lot 8.

- P3. 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 Klicka Company of North Park. The Klicka 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 shiplap 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.

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



- P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1923 F

- P7. Owner and Address:

Lawrence J. Fitzgerald Trustee
4645 30th Street
San Diego, Ca 92116

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

Dr. Ray Brandes
230 West Laurel Street, Suite 406
San Diego, Ca 92116

- 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # _____

Page 2 of 2

- B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area.
- 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: C12 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 ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

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 busier 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. Jessie 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.

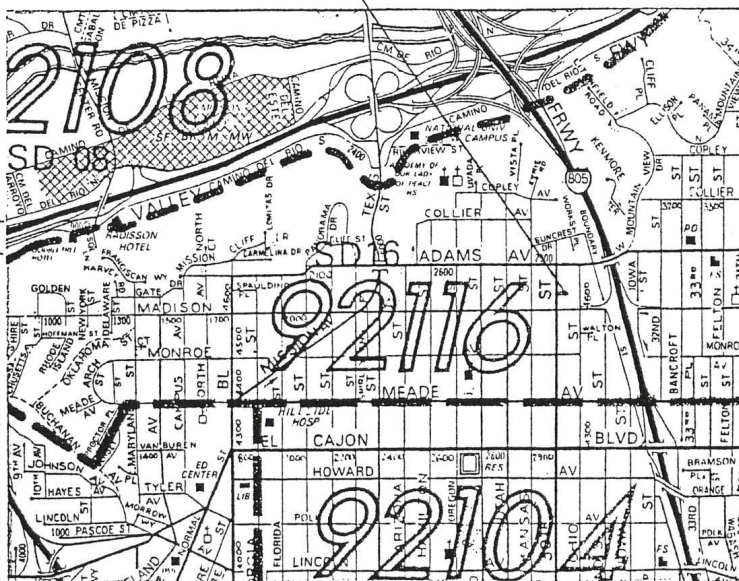
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

Other Listings _____
Review Code _____ Reviewer _____ Date _____

- P1. Resource Identifier: The North Park (San Diego) Redevelopment nt Project Study Area
P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address 4674-4680 Thirtieth Street
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date 1953 ; Zone 6 , 487220 mE/ 3624160 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
The sor's Parcel Number is 446-024-26. The legal description is University Heights D'Hemecourt Map, amended. Block 12, lots 43 and 44.

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 of District



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1940 F

P7. Owner and Address:

Pasquale F. and Dorothy Vetere
4675 Adams Avenue
San Diego, Ca 92115

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

hDr. 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

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. Threats: 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.

B11. Architect: Unknown Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP 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: 5S1

(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 suburbs. 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.

4674 - 4680 Thirtieth Street

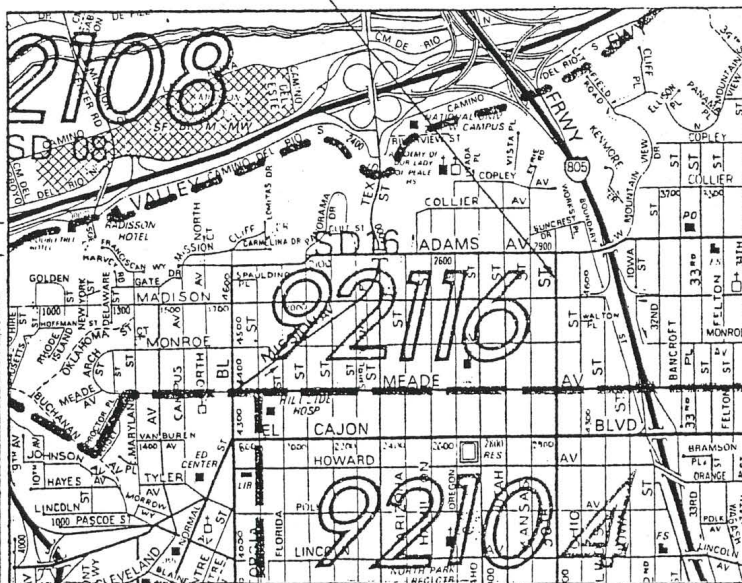
B14. References:

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.)



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 5S1

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 2111 University Avenue

City San Diego

c. UTM: USGS Quad The Point Loma Quad (7.5'/15') Date 1953 ; Zone 6 , 486170 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 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 E

P7. Owner and Address:

QEH Trust 89-25-90

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

- 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 ☐ Yes ☐ Unknown Date: N/A Original Location N/A

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: 5S1

(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: Ray Brandes, Ph.D.

Date of Evaluation: 1994

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 2525-2543 University Avenue
City San Diego
c. UTM: USGS Quad The Point Loma Quad (7.5'/15') Date 1953 ; Zone 6 , 487050 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 1126, 1127 and all 1349; 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



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1926 F

P7. Owner and Address:

Paul and Victor J. and Karen Maidhoff
2053 Garnet Avenue
San Diego, Ca 92109

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

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? ☒ No ☐ Yes ☐ Unknown 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.)

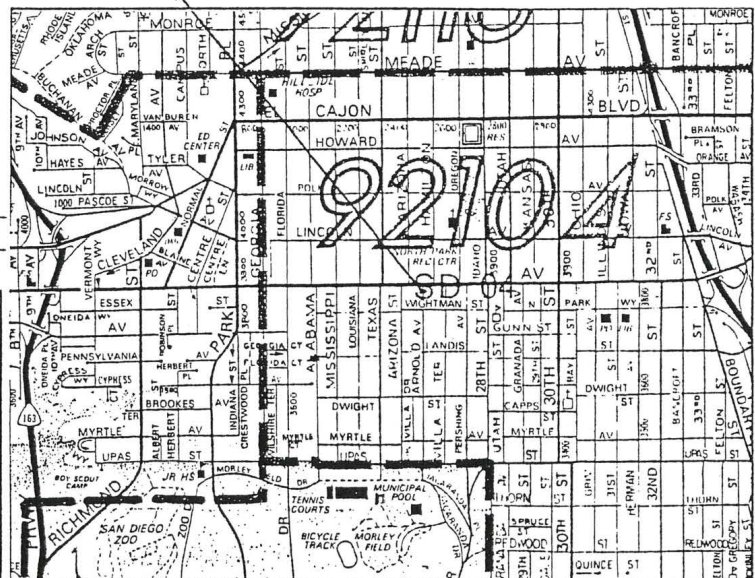
University Avenue was the first major street graded into eastern San Diego. It was to be primarily an urban tract area with citrus groves and tract houses. By 1911 the trolley line system to accommodate people to and from their homes was in the area. With that more and more people wanting to buy homes 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.)

2525-2543 University Avenue



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 2532-2548 University Avenue
City San Diego
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 Hamilton 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 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): _____

Primary # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # _____

Page 2 of 2

- B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Area Study
- B2. Historic Name: The Stant Grocery Store
- B3. Common Name: Armando's Repair Shop
- B4. Address: 2532-2548 University Avenue
City: San Diego County: San Diego Zip: 92014
- B5. Zoning: CL1 B6. Threats: None known
- B7. Architectural Style: Two story commercial
- B8. Alterations and Date(s):
TNone obvious

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 6 one to three story commercial building

B13. Significance: Theme: The evolution of a residential to commercial corridor Area: North Park, San Diego
Period of Significance: 1920-1950 Property Type: commercial Applicable Criteria: 5S1

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

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 Recycleman'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.

2532-2548 University Avenue

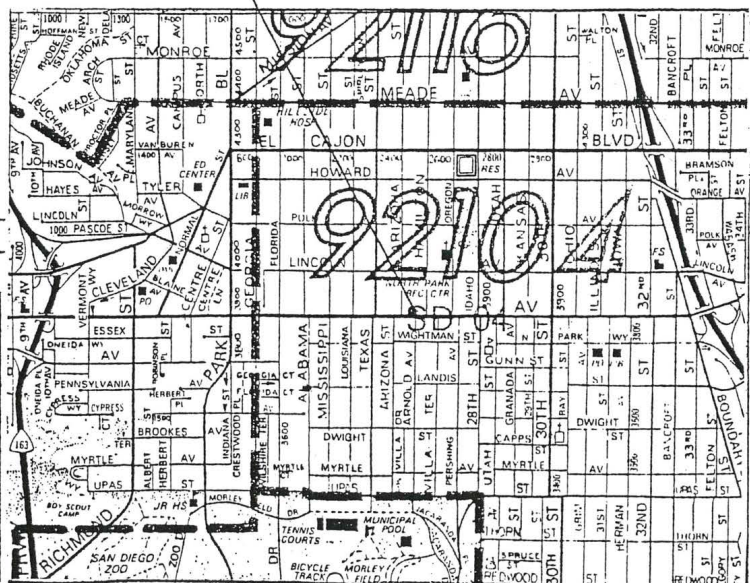
B14. References:

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.)



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 5S1

Page 1 of 2

Other Listings _____

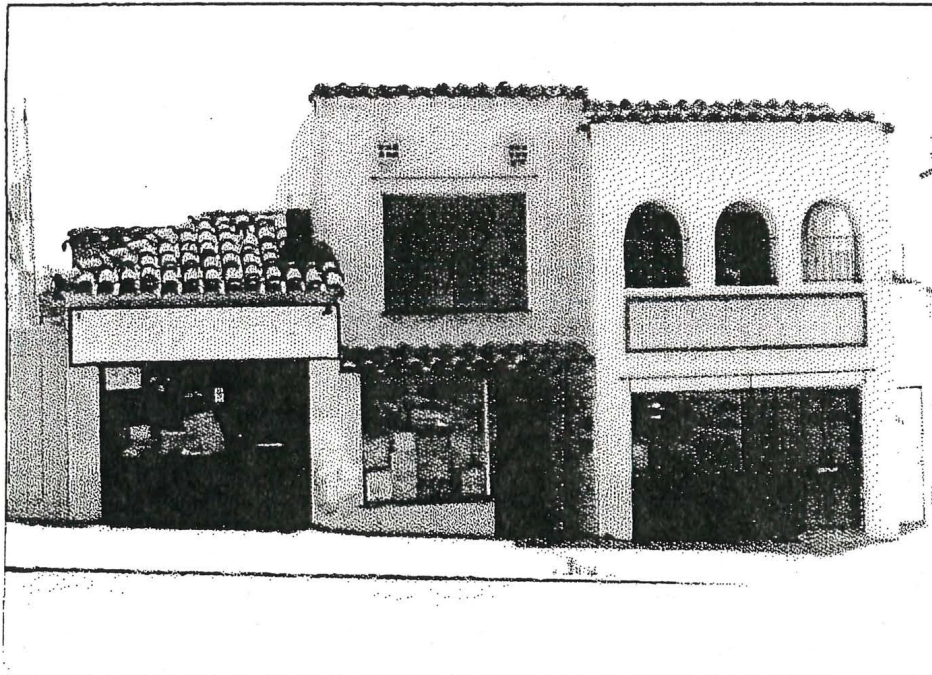
Review Code _____ Reviewer _____ Date _____

- 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 2573-2579 University Avenue
City San Diego
c. UTM: USGS Quad The Point Loma Quad (7.5'/15') Date 1953 ; Zone 11 , 487060 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 453-872-09. The legal description is Portions of Pueblo Lots 1126, 1127 and all 139. Park Villas, Block 72, west 40 feet of lots 39 to 42.

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

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 canals 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 opening, 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.

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



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1925 F

P7. Owner and Address:

Thomas W. Larke
1572 Oro Vista Road #275
San Diego, Ca 92154

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

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 1 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

B11. Architect: Unknown Builder: Unknown

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 resold a number of times until it was purchased by George and Sallie 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.

2573-2579 University Avenue

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 2581-2585 University Avenue
City San Diego
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 be 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. The 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
1980 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

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: CL 2 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 ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

B10. Related Features:
N/A

B11. Architect: Unknown Builder: Unknown

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: 5S1

(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.

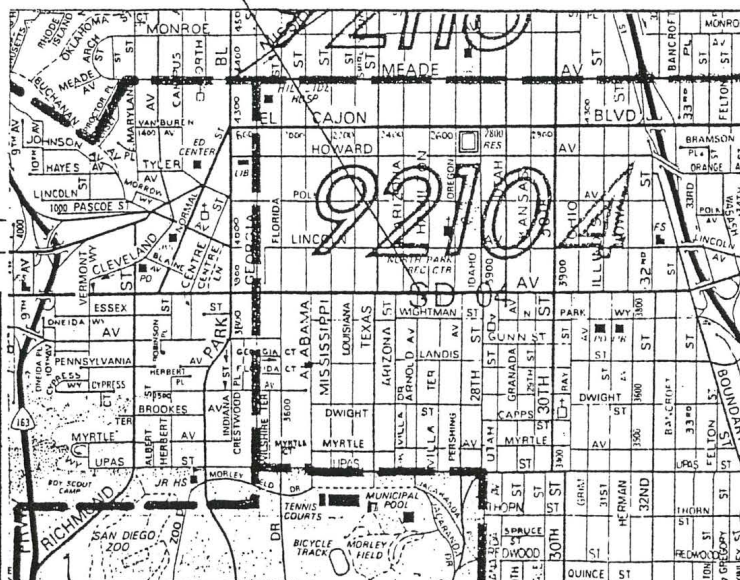
B14. References:

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

(This space reserved for official comments.)



PRIMARY RECORD

Primary # 000
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

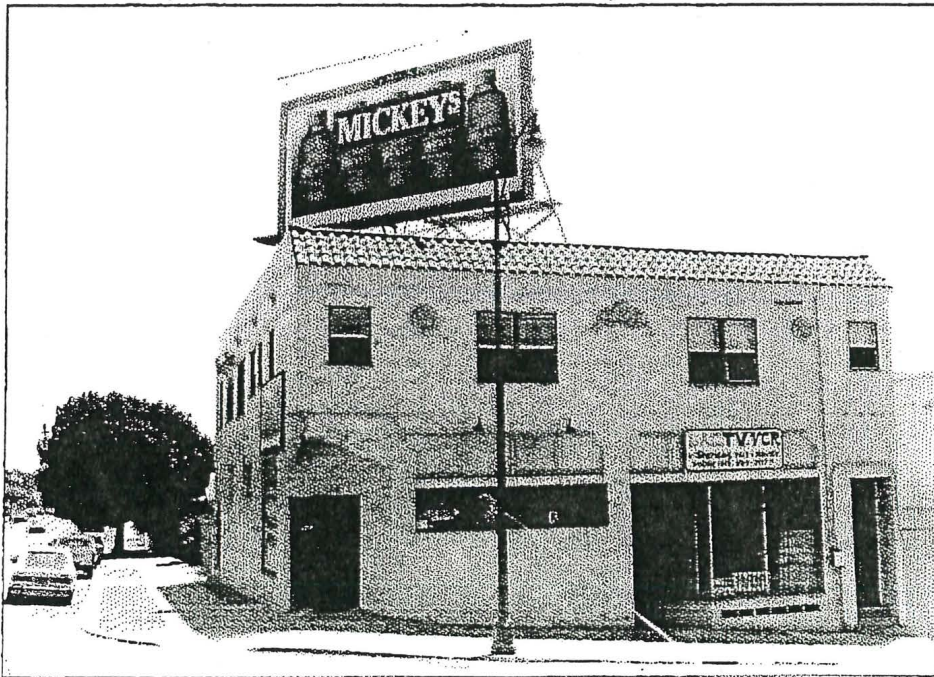
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 2587-2591 University Avenue
City San Diego
c. UTM: USGS Quad The Point Loma Quad (7.5'/15') Date 1953 ; Zone 11 , 487060 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 453-072-08. The legal description is Portions of Pueblo Lots 1126, 1127 and all of 1349. Park Villas, Block 72, east 45 feet of lots 39 and 40 and north 8.08 feet of east 45 feet of lot 41.

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.

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



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1925 F

P7. Owner and Address:

Richard J. Sr. and Harriett Hoban
4766 49th 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 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): _____

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 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 ☐ 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): HP6 one to three story commercial

- B13. Significance: Theme: Evolution of a residential area to a commercial corridor Area: North Park, San Diego
Period of Significance: 1920-1950 Property Type: Commercial Applicable Criteria: 5S1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

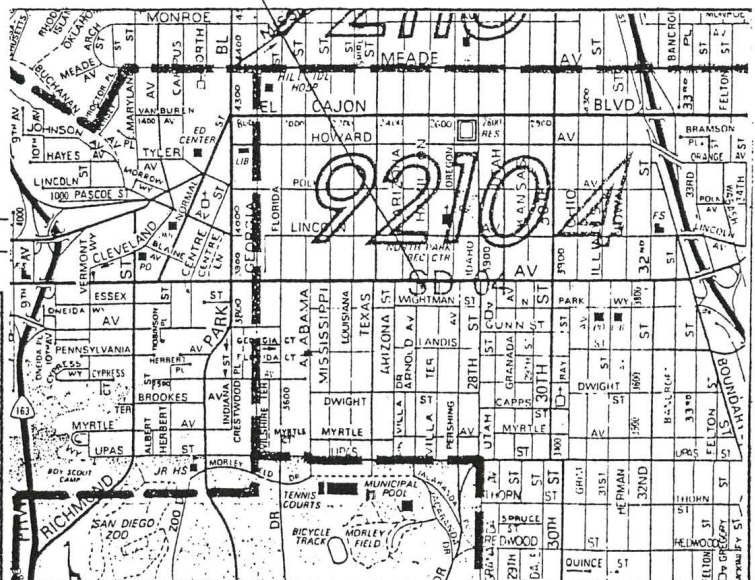
University Avenue was graded as a means of traveling from urbanized San Diego to the citrus groves of North Park before the turn of the 20th century. In time, tract housing began to flourish and the trolley lines instituted by John D. Spreckels took people to see the urban life. As tract housing flourished, 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 Wila 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.

2587-2591 University Avenue

- 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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

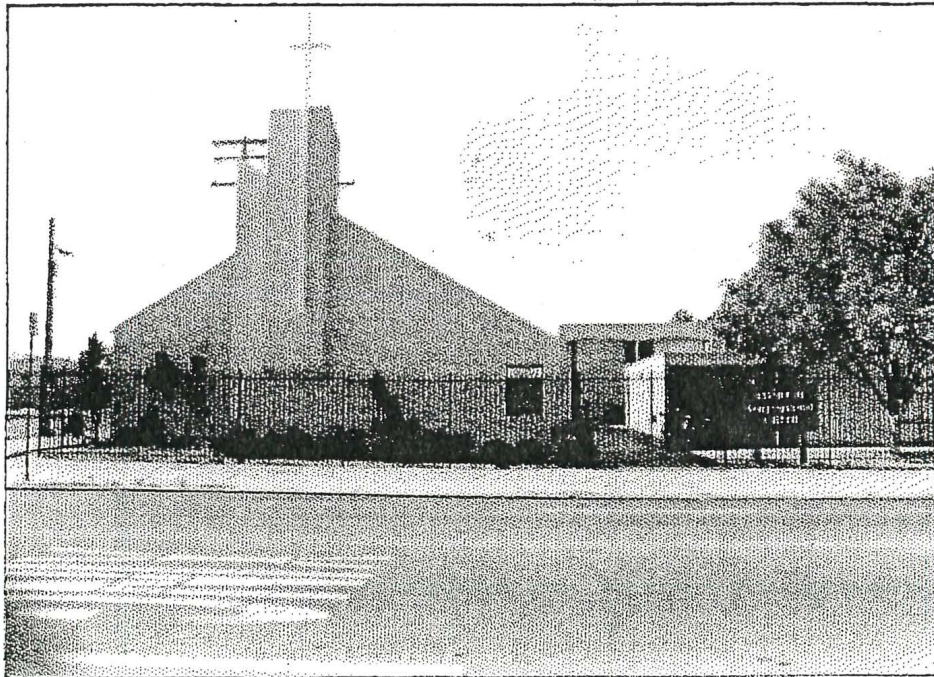
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- 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 2717 University Avenue
City San Diego
c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date 1953 ; Zone 6 , 487100 mE/ 3623060 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
The Asor'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 E

P7. Owner and Address:

Plymouth Congregational Church
2717 University Avenue
San Diego, Ca 92104

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
B2. Historic Name: The Plymouth Church of San Diego
B3. Common Name: The Plymouth Congregational Church
B4. Address: 2717 University Avenue
City: San Diego County: San Diego Zip: 92104
B5. Zoning: CL1 B6. Threats: None
B7. Architectural Style: Moderne Eclectic
B8. Alterations and Date(s):
Thone noted.

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

B10. Related Features:
Additional structures in the grounds not identified.

B11. Architect: Unknown Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP 16 Religious Building

B13. Significance: Theme: A community resource within an corridor lprimarily commercial Area: North Park, San Diego
Period of Significance: 1920-1950 Property Type: religious structure Applicable Criteria: 5S1

(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 organzied 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 a 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.

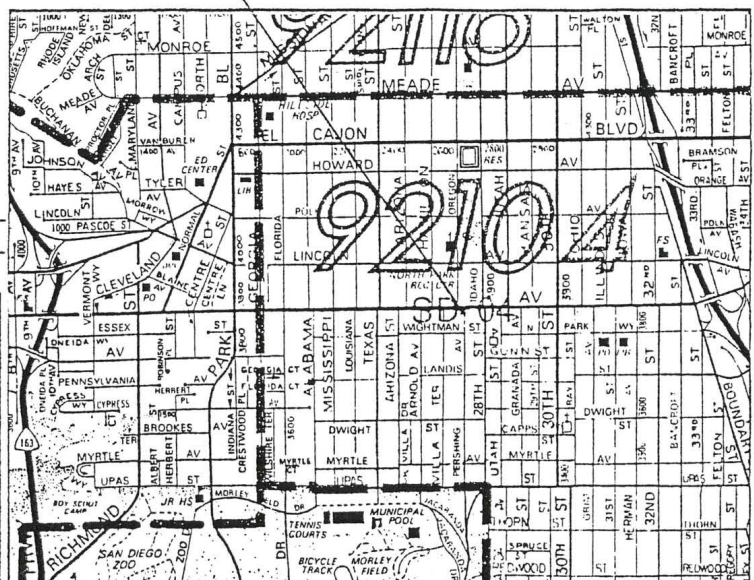
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 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 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 89
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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
B2. Historic Name: Gaul and Cathcart Grocery
B3. Common Name: Glenns 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: Thommercial two-story structure
B8. Alterations and Date(s):
None noted

B9. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A
B10. Related Features:
The large commercial advertising signs above the roof of the building

B11. Architect: Unknown Builder: Unknown
B12. Historic Attributes (List attributes and codes): HP 6 One to three story commercial building

B13. 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: 5S1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

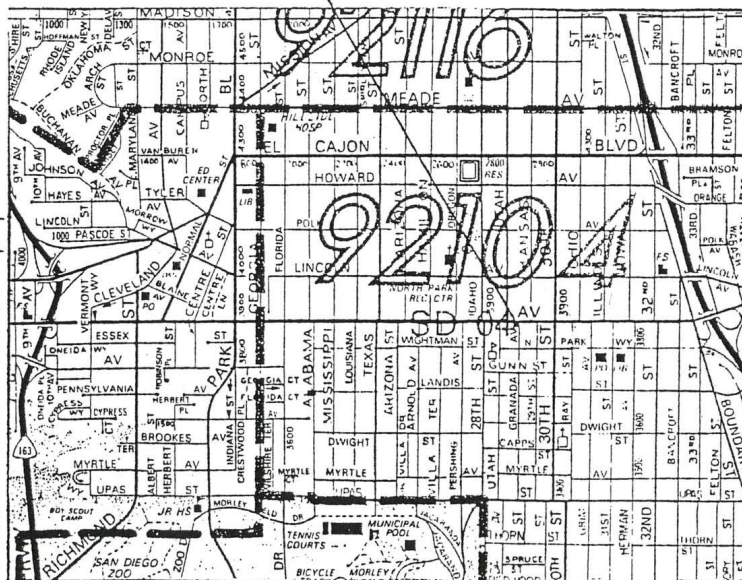
The area of North Park may be said to have a heart at University Avenue and Thirtieth Street. University Avenue crosses Thirtieth Street, and Glenn's Market built in 1925 was a part of the early commerical area. University was first a dirt road to the citrus groves around 30th and University. As the 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 Glenns 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.

2835-2837 University Avenue

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

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

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

Other Listings _____
Review Code _____ Reviewer _____ Date _____

- P1. Resource Identifier: The North Park (San Diego) Project Study Area
- P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address 2871-2875 University Avenue
City San Diego
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's, etc. when appropriate):
The Assessor's Parcel Number is 453-121-00. The legal description is West End, 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: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1911 F

P7. Owner and Address:
Undetermined

P8. Recorded by (Name, affiliation, and address):
Dr. Ray Brandes
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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

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 ☐ Yes ☐ Unknown Date: N/A Original Location N/A

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: _____

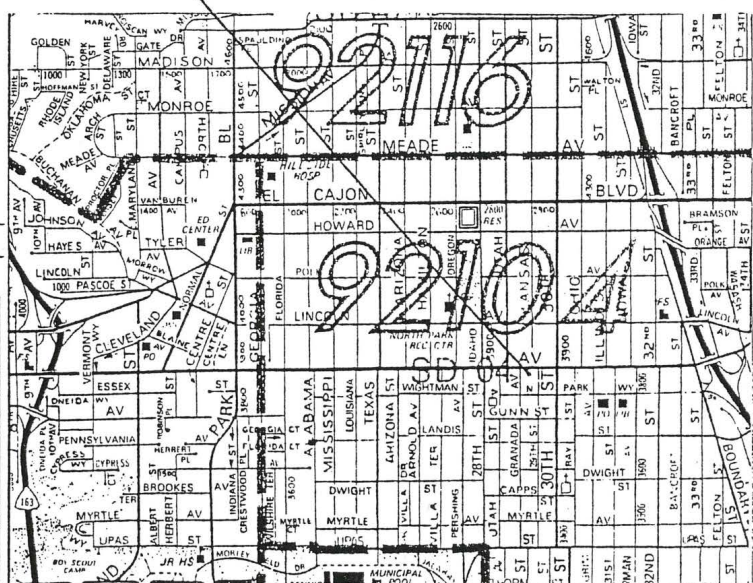
Office of San Diego County Recorder
Office of San Diego County Assessor
City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.

Date of Evaluation: 1994

(This space reserved for official comments.)

2871-2875 University Avenue



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

Other Listings The San Diego Historical Site Board Register.

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 2891-2899 University Avenue, San Diego, California, 92104

City San Diego

c. UTM: USGS Quad La Jolla Quadrangle (7.5'/15') Date 1953; Zone 11, 487760 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 upstairs 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 ornate 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 1989 with a Federal Community Development Block Grant.

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



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1928 F

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
☒ 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): _____

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

B7. Architectural Style: Spanish Renaissance Facade-- a theatre-office building

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 Builder: Bernard O. Larson

B12. Historic Attributes (List attributes and codes): HP10; HP 6

B13. Significance: Theme: Theatre, social center Area: North Park, San Diego

Period of Significance: 1928 -1975 Property Type: Entertainment, retail stores Applicable Criteria: 5S1

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

In 1928 George, Emil and Jesse L. Klicka bought four lots at the SW corner of University and 29th Street for \$120,000. As bankers, developers and lumbermen, the Klickas were heavily committed to the development of San Diego. On June 23, 1928 Emil Klicka had signed a building contract with Bernard O. Larson to construct a theatre and bank building on the site at an investment of \$50,000. The Quayle brothers Charles and Edward contracted to design the plan for a reinforced concrete structure to house a theatre and stores at the University Street level and professional offices above on a frontage of 200 feet on 29th Street and 100 feet on University Avenue. The North Park branch of the San Diego State Bank of which Emil Klicka was President would occupy the corner of the building. The plan called for a Spanish Renaissance facade styled building with horizontal decorative bands and spaced finials which would grace the roofline. The theatre was completed on December 14, 1928, the first San Diego theatre to be specifically designed and constructed for showing of sound, synchronized and talking pictures. The Klickas still owned the property in the 1930s. On June 15, 1938, the Klickas negotiated a 20 year lease with the West Coast Theatres, Inc. In 1952 the Balboa Building Company made changes and improvements; in 1973 the Mann Theatre Corporation purchased the North Park Theatre for \$206,000. In 1976 the theatre became and remained as such in 1986, when it opened for a short time as a legitimate theatre. Originally a residential area, by the 1930s, the area of California Craftsmen bungalows, Spanish Colonial and Deco residences had surrounded a small University Avenue and Thirtieth Street commercial area. By 1928 the business and streetcar transportation had brought more and more residents and visitors to the center of North Park which was essentially without an entertainment center. The North Park Theatre became that center of the district.

B14. References:

Univ. of San Diego, *Directory of Theatres in San Diego, 1918-1949*, (1990); SD County Assessor and Recorder's Office; *San Diego Union*, *Los Angeles Times*; *San Diego Tribune*; *San Diego Magazine*, various dates 1928-1994. Home movie, 1928 of construction of North Park Theatre, converted to videocassette, property, Dr. Brandes.

B15. Evaluator: Dr. Ray Brandes

Date of Evaluation: January 1990; August 1994

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

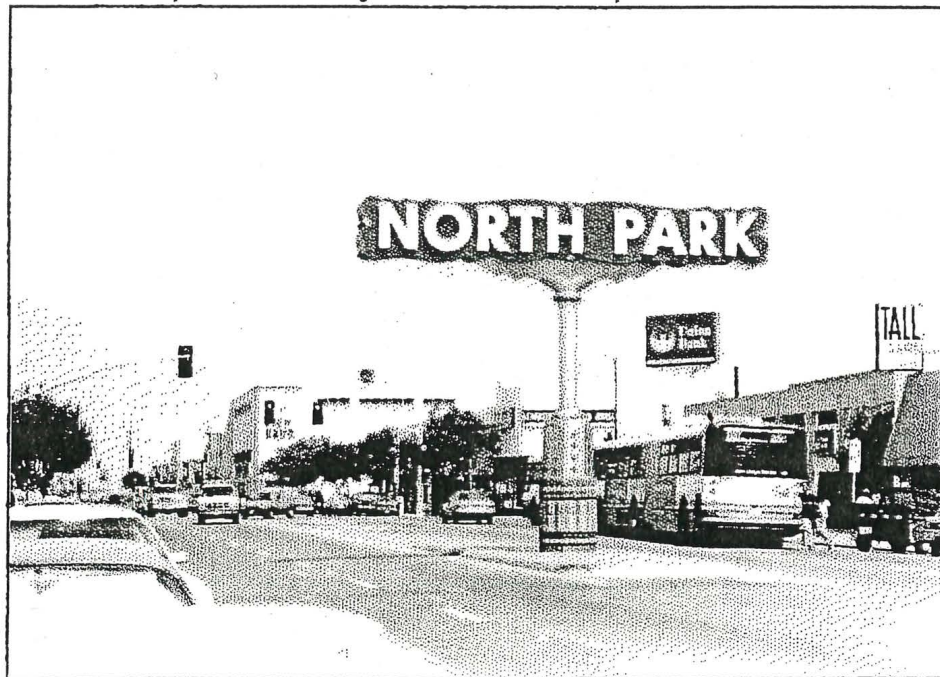
Other Listings San Diego Historical Site Board Site #211A
Review Code _____ Reviewer _____ Date _____

- 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 2901-2915 University Avenue
City San Diego
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 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. Ornstein, Tr.
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 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

- B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area
B2. Historic Name: The North Park Sign, DeTuri, et al. Historic site
B3. Common Name: The North Park sign, DeTuri, et al. Historic Site
B4. Address: 2901-1915 University Avenue
City: San Diego County: San Diego Zip: 92014
B5. Zoning: CN 1 B6. Threats: None noted
B7. Architectural Style: Commercial Block
B8. Alterations and Date(s):
Signage

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

B10. Related Features:
None

B11. Architect: Unknown Builder: A.E. Keyes

B12. Historic Attributes (List attributes and codes): HP 6 one to three commercial building

B13. 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 in lots 10, 11 and 12. The Bank signed a notice of completion by book 901, page 126 on October 16, 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.

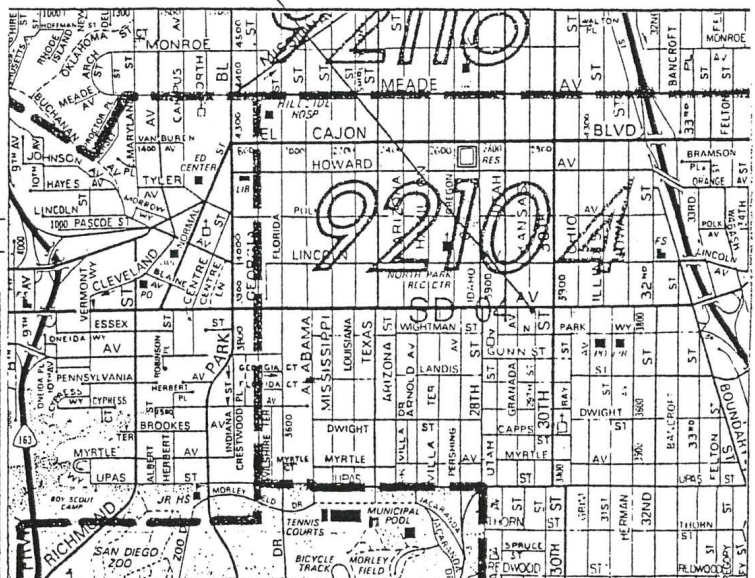
B14. References:

Office San Diego County Recorder
Office 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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 2906-2920 University Avenue
City San Diego
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 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 The "Odd Fellows Hall" is a combination of Hispanic-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 a high gable also has 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.

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



P5. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both

1921 F

P7. Owner and Address:

Evelyn Ornstein, Tr.

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 406

San Diego, Ca 92101

P9. Date Recorded: 1994

P10. Type of Survey: ☐ Intensive

☒ Reconnaissance ☐ Other

Describe: A Project Study for the Economic
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): _____

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

B1. Resource Identifier: The orth Park (San Diego) 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 ☐ 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 6 one to three story commercial building

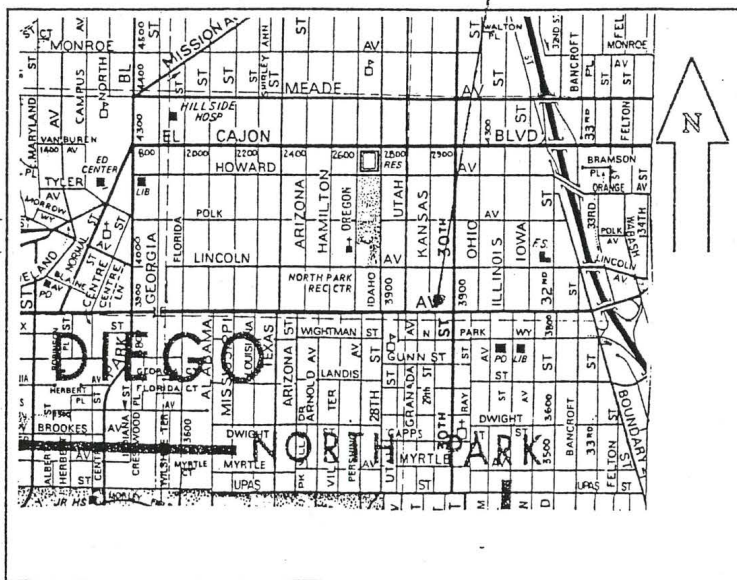
B13. Significance: Theme: A social hall and commercial building in the heart of a residential Area: of North Park, San Diego
Period of Significance: 1920-1950 Property Type: commercial/social Applicable Criteria: 5S1
(Discuss importance in terms of historical or architectural context as defined by theme, 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

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 2820 University Avenue
City San Diego
c. UTM: USGS Quad The Point Loma Quad (7.5'/15') Date 1953 ; Zone 6 , 487170 mE/ 3623080 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
The Assessor's Parcel Number is 446-412-11. The legal description is University Heights D'Homécourt 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
1335 Broadway
San Diego, Ca 92101
- 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

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 ☐ Yes ☐ Unknown Date: N/A/ Original Location: N/A

B10. Related Features:
None

B11. Architect: Unknown Builder: Calland and Eden

B12. Historic Attributes (List attributes and codes): HP 6 one to three story structure.

B13. Significance: Theme: A retail business which was built in a residential corridor Area: North Park, San Diego

Period of Significance: 1920-1950 Property Type: commercial block Applicable Criteria: 5S1

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

The rectangular stucco on 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.

B14. References:

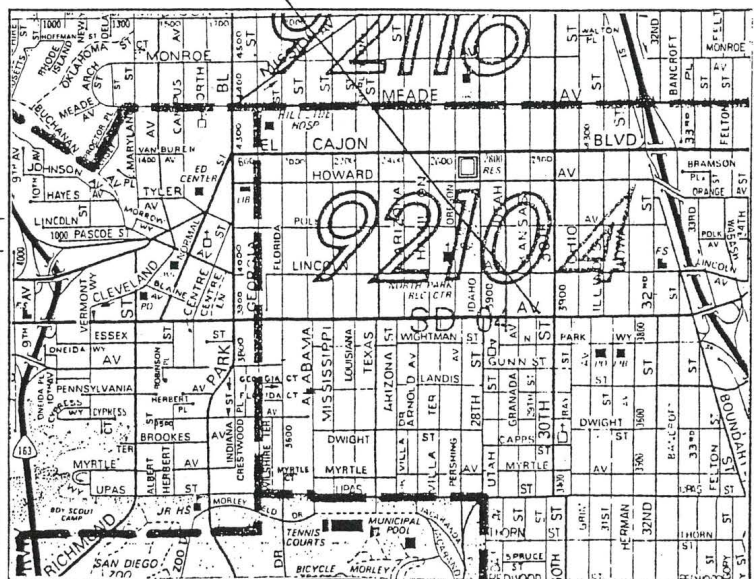
Office of San Diego County Recorder
Office of San Diego County Assessor
City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.

Date of Evaluation: 1994

(This space reserved for official comments.)

2920-2922 University Avenue



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Page 1 of 2

Other Listings _____
Review Code _____ Reviewer _____ Date _____

- P1. Resource Identifier: The North Park (San Diego) Redevelopment Area Study
- P2. Location: a. County San Diego and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address 2926-2948 University Avenue
City San Diego
c. UTM: USGS Quad The Point Loma Quad (7.5'/15') Date 1953 ; Zone 6 , 487170 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 446-412-12. The legal description is University Heights D'Hemecourt Map, Amended. Blocks 206, lots 25 and 26.

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

The three story Deco is a commercial building with offices upstairs. The rectangular structure is focused on the corner of Thirtieth and University Avenues and wraps around both Thirtieth 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 main facade of the rectangular three floor section contains a number of multi-paned windows on both the second and third floors. The facade which stretches west on University Avenue as 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:

Dean R. 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

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

B2. Historic Name: The H.J.C. Hartley Building Western Dental Building

B3. Common Name: The Western Dental Building

B4. Address: 2926-2948 University Avenue

City: San Diego County: San Diego Zip: 92014

B5. Zoning: CN 1 B6. Threats: None

B7. Architectural Style: Deco Commercial

B8. 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.

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

B10. Related Features:
None noted

B11. Architect: Unknown Builder: Unknown

B12. Historic Attributes (List attributes and codes): HP 6 Commercial one to three stories

B13. 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: _____

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

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.

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.)

2926-2948 University Avenue



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code HP10; HP5

Page 1 of 2

Other Listings _____
Review Code _____ Reviewer Dr. Ray Brandes 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 3018-3020 University Avenue, San Diego, California 92104
City San Diego
c. UTM: USGS Quad La Jolla Quad (7.5'/15") Date 1953; Zone 11, 488995 mE/000 3623250N
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
The Assessor's Parcel Number is 446-413-07. The legal description is University Heights D'Hemecourt, Amended, Block 207, East 40 feet of Lots 21-14.

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

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 zigzag 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 theatre 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 theatre. There were two emergency exits at the screen end of the theatre opening into the alley on one side and into a back yard on the other side. There was a very narrow walkway behind the theater building leading from the back yard.

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



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1922

P7. Owner and Address:

The Albert and Cecile Doctor
4603 Natalie Drive
San Diego, Ca 92115

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

Dr. Ray Brandes
230 West Laurel Street, Suite 4305
San Diego, California 92101

P9. Date Recorded: 1990

August
1993

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."): 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

- 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? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location _____
- B10. Related Features: There is a space or divider between the Price Breakers and the Sacks 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 Builder: Unknown
- B12. Historic Attributes (List attributes and codes): HP 10; HP 6
- B13. Significance: Theme: Theater Area: The
Period of Significance: 1919-1957 Property Type: Entertainment, retail shops Applicable Criteria: 5S3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

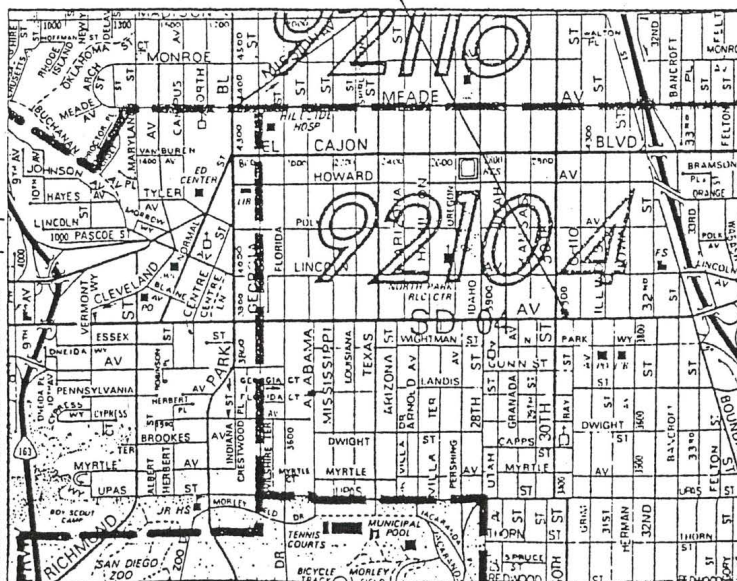
The Ramona Theater was one of the earliest built in the San Diego region, and in North Park, the first, constructed in 1922, about ten years after the North Park residential tracts were being surveyed and sold. The *Ramona* was apparently a very small theatre, sandwiched between two retail stores within 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:
The Offices of the San Diego County Recorder, the Assessor's Office, Sanborn Fire Maps, *San Diego City Directories*, personal inspection of premises, 1990 and August 1994.

- B15. Evaluator: Dr. Ray Brandes
Date of Evaluation: 1990, August 1994

(This space reserved for official comments.)

3018-3020 University Avenue



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

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 3043-3051 University Avenue
City San Diego
c. UTM: USGS Quad The Point Loma Quad (7.5'/15') Date 1953 ; Zone 6 , 487210 mE/ 3623050 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):
The sor's Parcel Number is 453-151-01. The legal description is Hartley's North Park, Block 1, lots 1,2 and 3.

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

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 ached 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 406
San Diego, Ca 92101

P9. Date Recorded: 1994

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
☐ Other (List): _____

HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

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: CN1 B6. Threats: None known

B7. **Architectural Style:** Commercial Structure, Chicago style influence (?)

B8. Alterations and Date(s):
None on the exterior

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

B10. Related Features:
None

B11. Architect: The restoration: Robert Halley Jr. Builder: Unknown

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, Karls 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.

3043-3051 University Avenue East

B14. References:

Office of San Diego County Assessor

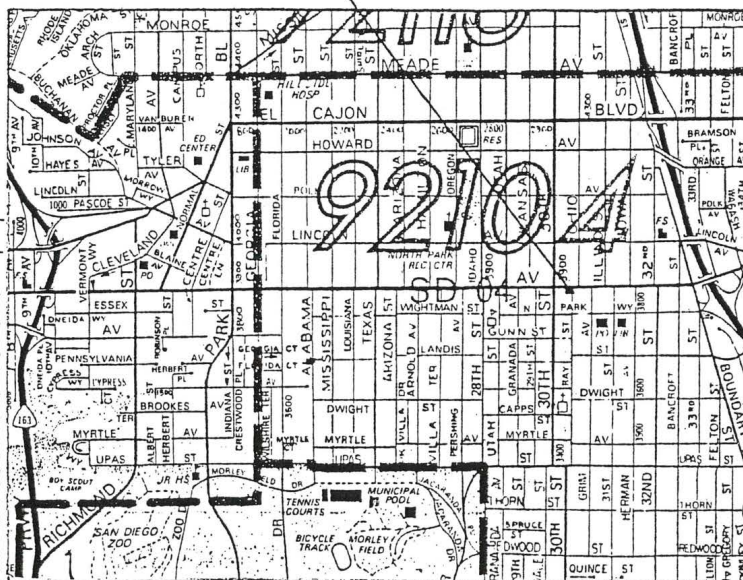
Office of San Diego County Recorder

City of San Diego Directories

B15. Evaluator: Ray Brandes, Ph.D.

Date of Evaluation: 1994

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 5S1

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 3050-3056 University Avenue

City San Diego

c. UTM: USGS Quad The Point Loma Quad (7.5'/15') Date 1953 ; Zone 6 , 4872108 mE/ 3623050 mN

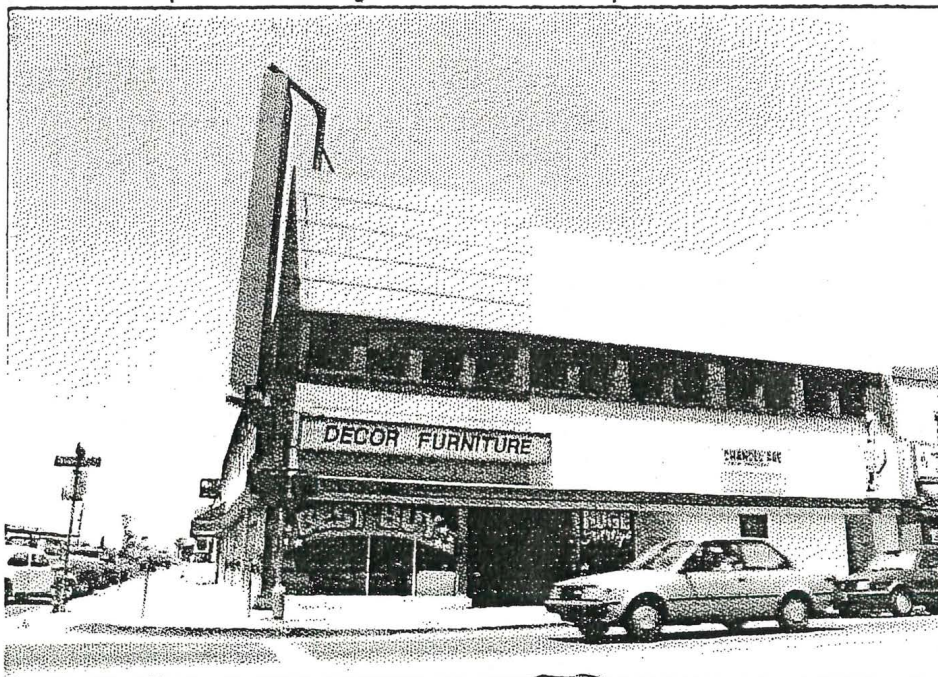
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate):

The r's Parcel Number is 446-414-09. The legal description is University Heights, D'Hemecourt Map, Amended. Block 208, west 60 feet of lots 21 through 24.

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

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 ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1929 F

P7. Owner and Address:

c/o Eddy L. Christopher
1720 Nautilus Street
La Jolla, Ca 92037

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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

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

B2. Historic Name: The Urbany Building

B3. Common Name: The Decor Building

B4. Address: 3050-3056 University Avenue

City: San Diego County: San Diego Zip: 92014

B5. Zoning: CN1 B6. Threats: None known

B7. Architectural Style: Modernistic eclectic

B8. 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.

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

B10. Related Features:
Signage

B11. Architect: Unknown Builder: Unknown

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

B13. Significance: Theme: A commercial store inserted into an old residential district Area: 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 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 apotential as a contributor to a rehabilitated or historic district. Its location is central as well.

3050 - 3056 University Avenue

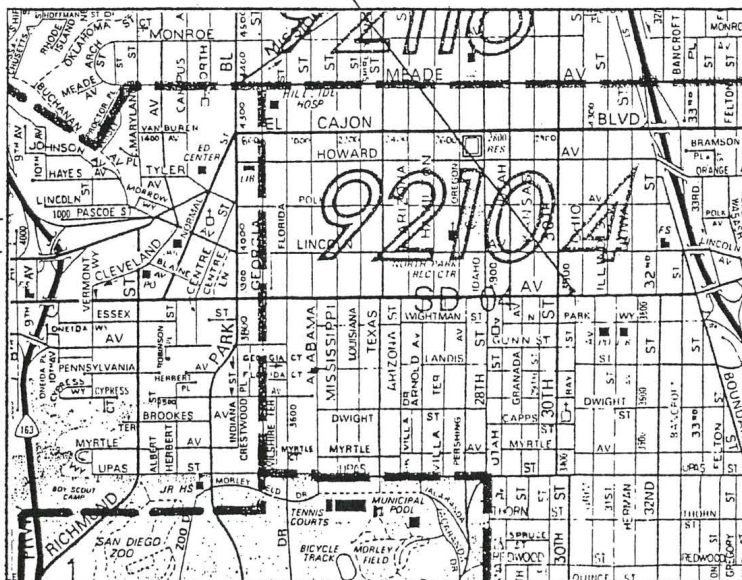
B14. References:

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.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

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 3067-3075 University Avenue
City San Diego
c. UTM: USGS Quad The Point Loma Quad (7.5/15) Date 1953 ; Zone 6 , 487220 mE/ 3623050 mN
d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTM's, etc. when appropriate):
The or'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 marked 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



P6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both
1939 E

P7. Owner and Address:

Kathryn Grand Costanzo and Teresa I. 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 Eco-
nomic 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 2

- 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: 92104
- 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

- B11. Architect: Unknown Builder: Unknown
- B12. Historic Attributes (List attributes and codes): HP6
The 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: 5S1
(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 sport a rehabilitation of either a commercial or local historic district.

3067 - 3075 University Avenue

- 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.)

