

## 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 |
|--------------------|--|----------|
| Adams Avenue       |  |          |
| 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        |
| Bancroft Street    |  |          |
| 3810               | Moderne, North Park Baptist Church                 | 4        |
| 3834               | Craftsman Bungalow, Craftsman                      | 4        |
| 3953               | Deco, Residence                                    | 4        |
| Boundary Street    |  |          |
| 3936               | Spanish Colonial Bungalow                          | 4        |
| El Cajon Boulevard |  |          |
| 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 |
|------------------|--|----------|
| El Cajon Bouleva | d wall style y ameterials.                             |          |
| 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        |
| Georgia Street   |  |          |
| Bridge           | Between Park Boulevard and Florida Street              | 4        |
| Granada Street   |  |          |
| 3829-31          | Brick Commercial, Sterns Gym and New Life C<br>Laundry | hinese 4 |
| Grim Street      |  |          |
| 3805             | Craftsman Bungalow, Plaster on Cobblestone             | 4        |
| Howard Street    | population is an expense of the contraction            |          |
| 2930             | Moderne, Covenant Presbyterian Church                  | 4        |
| North Park Way   | · · · · · · · · · · · · · · · · · · ·                  |          |
| 3026-3030        | Deco, Business   | 4        |
| 3066             | Spanish Colonial, Bungalow                             | 4        |
| 3218             | Craftsman Bungalow                                     | 4        |
| Ohio Street      |  | 4        |
| 4102             | Craftsman Bungalow                                     | 4        |
| 4120             | Craftsman Bungalow                                     | 4        |
| 4218             | Craftsman Bungalow                                     | 4        |

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Grade 2 =

Grade 3 =

Potentially eligible for nomination to the U.S. National Register

Listed on the San Diego Historical Site Board Register

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

Source: Dr. Ray Brandes, 1994.

TABLE 4-40 (Continued)

| Street Address | Architectural Style, Use   | Grade No. |
|----------------|--|-----------|
| Polk Street    |  |           |
| 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         |
| Ray Street     |  |           |
| 3803-3805      | Deco, Business   | 4         |
| 3804           | Deco, Business   | 4         |
| 3809-3815      | Deco, Business   | . 4       |
| 3818-3824      | Deco, Business   | 4         |
| 3823-3827      | Deco, Business   | 4         |
| 30th Street    |  |           |
| 3382-3396      | Col. Revival/Craftsman, Lynnhurst Apts.  | 2         |
| 3585           | Moderne and Victorian Craftsman, St. Patricks<br>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,<br>St. Luke's Episcopal Church | 4         |
| 3794           | Spanish Colonial, Smith Shade & Linoleum   | 4         |
| 3795           | Deco Eclectic, White Colored Dental Office                                       | 4         |

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Source: Dr. Ray Brandes, 1994.

**TABLE 4-40** (Continued)

| Street Address    | Architectural Style, Use                               | Grade No |
|-------------------|--|----------|
| 30th Street       | •  | 1 2000   |
| 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 Chu<br>and Rectory | rch 4    |
| 4347-4367         | Spanish Colonial, Courts                               | 4        |
| 4421-4433         | Deco, Courts   | 4        |
| 4426              | Craftsman Mansard Roof, Residence                      | 4        |
| 4437              | Spanish Colonial Craftsman                             | 1036, 24 |
| 4438-4444         | Spanish Colonial, Courts                               | 4        |
| 4454 `            | Craftsman, Law Offices                                 | 4        |
| 4481              | Gothic Moderne, St. Johns S.D. Armenian Chu            | rch 4    |
| 4645              | Craftsman; also a Poor Bungalow in Back                | 4        |
| 4674-4684         | Deco, Antiques Apartments                              | 4        |
| University Avenue |  |          |
| 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                | 7 to 1 4 |

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Source: Dr. Ray Brandes, 1994.

# TABLE 4-40 (Continued)

| Street Address                | Architectural Style, Use                                       | Grade No. |
|-------------------------------|--|-----------|
| University Avenue             |  |           |
| 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<br>Park Florist | 4         |
| 2891-2899                     | Spanish Renaissance Facade, North Park Theatre HSB Site #245   | 3         |
| 2911A<br>[Actually 2901-2915] | Commercial & Neon, North Park Neon Sign<br>HSB Site #239       | 3         |
| 2906-2912                     | Hispanic-Moorish, Odd Fellows Building.                        | 4         |
| 2920                          | Romanesque, Salvation Army                                     | 4         |
| 2948                          | Moderne/Commercial, Beauty Supply Clean/Dent/<br>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         |
| 30,50                         | Modernistic-Eclectic, Decor Furniture                          | 4         |
| 3067                          | Deco, MacMahon Desk  | 4         |

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## 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.

|     | of California - The Resources A  |  | Primary #  |
|-----|--|--|--|
|     |  |  | HBI#   |
| H   | IMARY RECORD   |  | Trinomial  |
|     |  |  | NRHP Status Code 5S1   |
|     |  |  |  |
| age | 1 0/2  | Other Listings   | N. I.  |
|     |  | Review Code  | Reviewer Dr. Ray Brandes Date  |
|     | Resource Identifier:   |  | iega) Redevelopment Project Study Area   |
| 2.  | Location: a. County San Diec   |  | and (Address and/or UTM Coordinates. Attach Location Map as required   |
|     | b. Address 260   | 0-2610 Adams Avenue  |  |
|     | Ciny San Diego   |  |  |
|     | . UTM: USGS QuadLEJol  | a Quad(7.5'  | "/15") Date; Zone6,487080mE/3624230_m<br>rections to resouce, additional UTMs, etc. when appropriate):   |
|     | south 10 feet of lot 22, and wes   | t 90 feet of south 10 feet of  | I description is University Heights, Referees Partition, Block E, West 90 feet of of lots 23 and 24.   |
| 2   | Description (Description resource  | e and its major elements.  | Include design, material, condition, alterations, size, setting, and boundaries.):   |
|     | amor of the building which wears   | eround the corner on Han   | a red tile roof and is plastered tan. There is a raised parapet on the southwest milton Street. The business structure stretches along Adams Avenue with the doors are various shapes, including several arched entryways. Windows   |
| -   | corner of the building which wraps   | around the corner on Han<br>on the first floor and the c<br>poses. Several canales a                               | milton Street. The business structure stretches along Adams Avenue with the doors are various shapes, including several arched entryways. Windows uppear on the main or south facade of the building. The structure does not   |
| -   | corner of the building which wraps<br>slight red tile overhang. Windows<br>have some bars for protective pur   | around the corner on Han<br>on the first floor and the c<br>poses. Several canales a                               | milton Street. The business structure stretches along Adams Avenue with the doors are various shapes, including several arched entryways. Windows uppear on the main or south facade of the building. The structure does not   |
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|     | corner of the building which wraps slight red tile overhang. Windows have some bars for protective puruppear to have been altered and light and the secources present: X Building  | around the comer on Hans on the first floor and the coposes. Several canales a has been maintained in go           | milton Street. The business structure stretches along Adams Avenue with the doors are various shapes, including several arched entryways. Windows appear on the main or south facade of the building. The structure does not condition.  The structure does not condition.  P6. Date Constructed/Age:    Prehistoric   Both 1927 F   |
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|     | corner of the building which wraps slight red tile overhang. Windows have some bars for protective puruppear to have been altered and light and the secources present: X Building  | around the comer on Hans on the first floor and the coposes. Several canales a has been maintained in go           | milton Street. The business structure stretches along Adams Avenue with the doors are various shapes, including several arched entryways. Windows appear on the main or south facade of the building. The structure does not condition.  The structure does not bod condition.  Belement of District  P6. Date Constructed/Age:  Prehistoric Beth  1927 F  P7. Owner and Address:  Micha Mottale.  |
|     | corner of the building which wraps slight red tile overhang. Windows have some bars for protective puruppear to have been altered and light and the secources present: X Building  | around the comer on Hans on the first floor and the coposes. Several canales a has been maintained in go           | milton Street. The business structure stretches along Adams Avenue with the doors are various shapes, including several arched entryways. Windows appear on the main or south facade of the building. The structure does not condition.  ### 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 |
|     | corner of the building which wraps slight red tile overhang. Windows have some bars for protective purappear to have been altered and literated and literate | around the comer on Hans on the first floor and the coposes. Several canales a has been maintained in go           | milton Street. The business structure stretches along Adams Avenue with the doors are various shapes, including several arched entryways. Windows appear on the main or south facade of the building. The structure does not condition.  The structure does not condition.  P6. Date Constructed/Age:    Prehistoric   Historic   Both 1927 F    P7. Owner and Address:   Micha Mottale   P.O. Box 16197   |

P9. Date Recorded: August 1994 P10. Type of Survey: Aeconnaissance Describe: A Project Study for the Economic

Development Department, San Diego, Ca. P11. Report Citiation (Provide full citation or enter "none."): None ☐ Linear Resource Record Building, Structure, and Object Record ☐ Continuation Sheet Attachments: DNONE ☐ Map Sheet Photograph Record ☐ Rock Art Record ☐ Artifact Record Milling Station Record District Record ☐ Archaeological Record Other (List):\_ DPR 523A-Test (12/93)

☐ Intensive

Other

|              | te of California – The Resources Agency<br>PARTMENT OF PARKS AND RECREATION  | Primary #  |  |
|--------------|--|--|--|
|              | III DING STRUCTURE AND O   | BJECT RECORD HRI #   | s, agreem yet verlage of electric seat mean methodoxics private part of a refer commence with passed means.  |
|              | <u>2</u> 01 2  | The late of the la |  |
| 81.          | Resource Identifier: The North Park (San Diego) Rec  | development Project StudyArea  |  |
| 62.          | Historic Name: The Bennett Building  |  |  |
| E3.          |  |  |  |
| B4.          |  |  |  |
|              |  | County: San Diego  |  |
| B5.          |  |  | namental programme in the state of the state |
| B7.          |  |  |  |
| B8.          | Alterations and Date(s):<br>No alterations seen visually and none noted in record s  | searches.  |  |
|              |  |  |  |
|              |  |  |  |
| Ph a         | Para State Diversity of the bills  | Christian I have been blid   |  |
| 59.          | Moved? 200 Dives Wunknown Date: N/A Related Features:  | Original Location_N/A  |  |
| <b>ទ</b> ាម. |  | the area began to change elightly from a strictly residential area   | to one which included  |
|              |  | on, the mixed use of residences and small businesses had take  |  |
|              |  | 8  | •  |
|              |  |  |  |
| RTT          | Architect: Unknown   | Builder: Unknown   |  |
|              |  | ne to three story business   |  |
|              |  | Institute of the second of the |  |
| B13.         | Significance: Theme: A corridor of 1920s-1930s bungs   | alows and Deco structures Area: Adams Avenue   |  |
|              |  | ype: Retail shops Applicable C   |  |
|              |  | as defined by thems, period, and geographic scope. Also address in   |  |
|              | a neighborhood shopping area consisting largely of antiq<br>to allow multiple businesses to function. Its location on a<br>Adams Avenue, the red tile roof overhang is very visible.<br>of Completion on Merch 3, 1927, has remained essentially<br>on the Records and Directory searches. It has held a gro | tation of a Spanish Colonial structure to a neighborhood that ever the stores, small cases and pubs, and small grocery stores. The corner allowed the architect to design an interesting rectang. This area, while residential prior to the construction of this build much the same in nature. The building has held a large variety carry store, a restaurant, a beauty shop, self service laundry, an zon Antiques, which reflect the nature of the Adams Avenue co.  | ne structure is adapted<br>ulsr parapet, yet along<br>ing verified by a Notice<br>of services as reflected<br>American Indian Herb   |
|              |  |  |  |
|              |  |  |  |
|              |  | 21.22 21.2 21  |  |
|              |  | 2600-2610 Adams Ave  | rue  |
| C3-4.0       | References:  |  |  |
| the east.    | San Diego County Recorders Office:   | SES PO   | THE COUNTY   |
|              | San Diego County Assessor's Office   | 32   | CUNITO PICE TO SERVICE   |
|              | City of San Diego Directories  | of the state of th |  |
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|              | ×  |  | To the state of  |
| B15.         | Evaluator: Ray Brandes Ph.D.   | D U S CAMACUE,   |  |
|              | Date of Evaluation: 1994   | B. D. Shari v. + 5 s.  | 805  |
|              |  | SOLLIER AV   | AV STORE STORE STORE   |
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| State of California - The Resources Agency |  |
|--|--|
| DEPARTMENT OF PARKS AND RECREATION         |  |
| DOMEST DE CODO                             |  |
| PRIMARY RECORD                             |  |

Archaeological Record

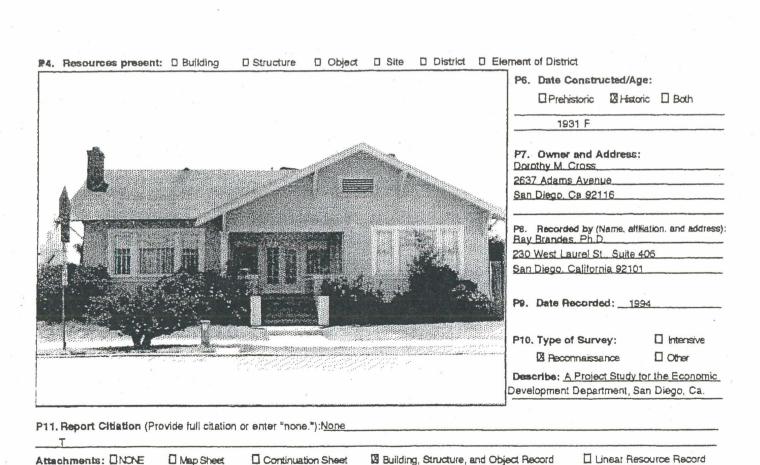
DPR 523A-Test (12/93)

Other (List):\_

District Record

| EPARTMENT OF PARKS AND RECREATION  |                       | Primary #  |  |
|--|-----------------------|--|--|
| RIMARY RECORD  |                       | HRI #  |  |
| HIMAIII HEGGIID  |                       | Trinomial  |  |
|  |                       | NRHP Status Code_HP 2  |  |
| age_1of_2_   | Other Listings        |  |  |
|  | Review Code           | Reviewer Dr. Ray Brandes   | Date_000   |
| Resource Identifier: The North Par     Location: a. County San Diego     b. Address 2 637 Adams Avenue |                       |  |  |
| c. UTM: USGS Quad The Point Lo   | ma Quad (7.51/1       | 5) Date; Zone_6,38242  | 30 487100 mE/mN                                    |
| d. Other Locational Data (e.g. parcel if<br>The Assessor's Parcel Number is                            | 145-082-31. The Legal | ctions to resouce, additional UTMs, etc. w<br>Description is University Heights D'Heme | hen appropriate):<br>ncourt Map Amended, Block 16, |

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.

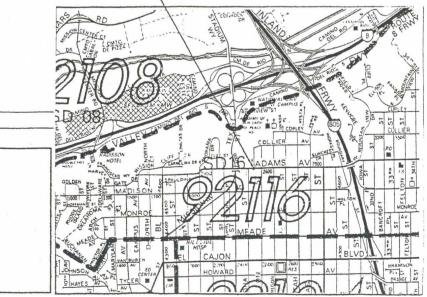


Milling Station Record

☐ Rock Art Record ☐ Artifact Record

Photograph Record

|         | e of California – The Resources Agency ARTMENT OF PARKS AND RECREATION   | Primary #  |  |
|---------|--|--|--|
| BL      | JILDING, STRUCTURE, AND OB   | JECT RECORD HRI #  |  |
|         | e_2_ of_2_   |  |  |
| B1.     | Resource Identifier: The North Park (San Diego) Redev  | velopment Project Study Area   |  |
| B2.     |  |  |  |
| B3.     |  |  |  |
| B4.     |  |  |  |
|         |  | County: San Diego  | Zip: 92116   |
| B5.     | Zoning: CL-4 B6. Threats: None noted   |  |  |
| B7.     | Architectural Style: California Craftsman Bungalow   |  |  |
| B8.     |  | ront doors suggests the single family residence may now be   | a duplex; and bars for   |
|         |  |  |  |
| B9.     | Moved? □No □Yes ⊠Unknown Date: N/A   | Original Location N/A  |  |
|         | Related Features:  | _ original cooking   |  |
|         |  | eets; , no garage was seen; vegetation is limited to a lawn ar   | nd some heavy bush   |
|         |  |  |  |
|         |  |  |  |
| B11.    | Architect: Unknown   | Builder: Unknown   |  |
| B12     | Historic Attributes (List attributes and codes): HP 2 Sing   | ale family residence.  |  |
|         |  |  |  |
| B13.    | Significance: Theme: Residential architecture  | Area: North Park, San Dieg   | 0  |
|         | Period of Significance: 1915-1950 Property Typ   | pe: <u>Residential</u> Applicable C  | riteria: <u>5S1</u>  |
|         | (Discuss importance in terms of historical or architectural context a  | as defined by theme, period, and geographic scope. Also address in   | itegrity.)   |
|         | 1919 the property was first sold and remained undevelope trust deed at 7% interest per annum with the First National | sold by the College Hill Land Association in 1915, as a part of<br>ed until 1931, when it appears that Emma Ware Anderson as<br>I Bank, to build the residence. Since that time the property<br>the individual, although in more recent times it does reflect us<br>the enue area. | rranged for a \$2,000<br>has been owned and  |
|         |  |  | -  |
|         |  |  | *  |
|         |  |  |  |
|         |  |  |  |
|         |  | 2637 Adams Arenue  |  |
| 2000000 |  |  | 2  |
| B14.    | References: The Office, San Diego County Assessor The Office, San Diego County Recorder San Diego City Directories   | CONTROL OF PURE LAND   | Children and a Secretary   |
|         |  | 244910   | The same of the sa |





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

(This space reserved for official comments.)

| DE  | te of California - The Resourc  |   |   |   |
|-----|---|---|---|---|
|     | PARTMENT OF PARKS AND R   | ECREATION   | Primary #   |   |
|     |   |   |   |   |
| F   | RIMARY RECORD   | ,   |   |   |
|     |   |   |   | atus Code_5S1   |
|     |   | Other Linkings  |   |   |
| Pag | ge_1 of_2_  |   | Beviewer Dr   | Ray BrandesDate   |
|     |   | Heview Code   | neviewei  | Tay Blandes Date  |
| Dr  | Resource Identifier: The No   | orth Park (San Diego) Rede  | evelopment Project Study                                    | Area  |
|     | Location: a. County San I   |   | and (Address an   | d/or UTM Coordinates. Attach Location Map as require  |
| PZ. | b. Address2701-2709 Ad  | dams Avenue   |   |   |
|     | City San Diego  |   |   |   |
|     | c. UTM: USGS Quad The L   | a Jolla Quad (7   | '.5'/15') Date 1953 ;                                       | Zone_6,mE/m   |
|     | d. Other Locational Data (e.g.<br>The Assessor's Parcel Num<br>Block 15 Except East 42.5 fo | ber is 445-109-01. The leg  | directions to resource, add<br>gal description is Universit | ditional UTMs, etc. when appropriate):<br>ty Heights Referees Partition (East 1/2 Pueblo Lot 1110)  |
| P3. | Description (Description resc   | ource and its major element   | s. Include design, materia                                  | I, condition, alterations, size, setting, and boundaries.):   |
|     | entrance to the second story is<br>serves as a sort of balcony for e                        | an arched entryway with a c<br>each of the apartments. The<br>t windows, quite large; at th | double set of stairs. A sec<br>ere are an abundance of ca   | its. A red tile roof overhangs an otherwise flat roof. The cond story area covered but open to the north apparently nales at both the roof level and between floors. Windows are large three pane double hung windows. The building   |
|     |   | * - L**   |   |   |
| P4. | Resources present: x Buildi   | ing 🛘 Structure 🗘 C   | Dbject 🗆 Site 🗆 Dist  | rict  |
| P4. | Resources present: x Buildi   | ng Structure C  | Dbject □ Site □ Dist  | rict  |
| P4. | Resources present: x Buildi   | ng 🗆 Structure 🗆 C  | Object 🗆 Site 🗆 Dist  |   |
| P4. | Resources present: x Buildi   | ng   Structure   C  | Dbject □ Site □ Dist  | P6. Date Constructed/Age:   |
| P4. | Resources present: x Buildi   | ng   Structure   C  | Object   Site   Dist  | P6. Date Constructed/Age:   |
| P4. | Resources present: x Buildi   | ng Structure C  | Object   Site   Dist  | P6. Date Constructed/Age:  Prehistoric Historic Both 1923 F  P7. Owner and Address:   |
| P4. | Resources present: x Buildi   | ng Structure C  | Object   Site   Dist  | P6. Date Constructed/Age:  Prehistoric Historic Both 1923 F  P7. Owner and Address:  Darrell F. Holt Tr. Charlene M. Holt and   |
| P4. | Resources present: x Buildi   | ing Structure C   | Object   Site   Dist  | 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)  |
| P4. | Resources present: x Buildi   | ing   Structure   C   | Object   Site   Dist  | 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  |
| P4. | Resources present: x Buildi   | ing Structure C   |   | P6. Date Constructed/Age:  Prehistoric Historic Both 1923 F  P7. Owner and Address:  Darrell F. 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 addre Dr. Ray Brandes                                   |
| P4. | Resources present: x Buildi   | ing   Structure   C   |   | 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 addre Dr. Ray Brandes 230 West Laurel Street, Suite 406 |
| P4. | Resources present: x Buildi   | Structure C   |   | P6. Date Constructed/Age:    Prehistoric   Historic   Both  |
| P4. | Resources present: x Buildi   | ing   Structure   C   |   | P6. Date Constructed/Age:    Prehistoric   Historic   Both  |
| P4. | Resources present: x Buildi   | ing   Structure   C   |   | P6. Date Constructed/Age:    Prehistoric  |
| P4. | Resources present: x Buildi   | ing   Structure   C   |   | P6. Date Constructed/Age:    Prehistoric   Historic   Both  |

🛮 Building, Structure, and Object Record

☐ Rock Art Record ☐ Artifact Record

☐ Linear Resource Record

Photograph Record

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

☐ MapSheet

☐ District Record

☐ Continuation Sheet

☐ Milling Station Record

Attachments: DNONE

☐ Archaeological Record

| DEP  | e of California – The Resources Agency<br>ARTMENT OF PARKS AND RECREATION  | Primary #  |  |
|------|--|--|--|
| BU   | IILDING, STRUCTURE, AND OF   | BJECT RECORD HRI#  |  |
| Page | 2_ of 2  |  |  |
| B1.  | Resource Identifier: The North Park (San Diego) Red  | evelopment Project Study Area  |  |
| B2.  | Historic Name: The Coleman Block   |  |  |
| B3.  | Common Name: The   |  |  |
| B4.  | Address: 2701-2709 Adams Avenue  | 0.0  |  |
|      |  | County: San Diego  |  |
| B5.  | Zoning: CN B6. Threats: None known   | ential   |  |
| B7.  | Architectural Style: <u>Spanish Colonial Business/Meside</u> Alterations and Date(s):  | erital   |  |
| B8.  | There are no visible alterations to the structure  | *  |  |
|      |  |  |  |
|      |  |  |  |
|      |  |  |  |
| B9.  | Moved?□No □Yes QUnknown Date: N/A  | Original Location N/A  |  |
| B10. | Related Features:  |  |  |
| · ·  | The business structure is within the corridor of Adams A ments at the second level make this a very comfortable  | venue which is noted for its antique stores and small busines<br>place for either the business owners or people who work in th   | ses. The apart-<br>e area.   |
|      |  |  |  |
|      |  |  |  |
|      |  | Builder: Unksnown  |  |
| B12. | Historic Attributes (List attributes and codes): HP6: HF   | P3. Business, residences.  |  |
| D40  | Stanting represents an early   | y business structure in this area. Area: North Park, San Dieg  | 0  |
| D13. |  | ype: <u>Business/residential</u> Applicable C  |  |
|      |  | tt as defined by theme, period, and geographic scope. Also address in  |  |
|      | was a proposed institution which failed to materialize. The which time they took a trust deed for the construction of Over the years a number of the businesses have been leading. | ociation to the University of San Diego branch of Southern Ca<br>he property was sold to Mr. Nelson and wife Latie Coleman in<br>the building. See deed book 930, page 458 for the transactio<br>eased and some of the kinds of businesses derived from San<br>a beauty salon. The building has served since 1980 as the h   | March of 1923 at<br>n dated May 8, 1923.<br>Diego City Directories   |
|      |  |  |  |
|      |  |  |  |
|      |  |  |  |
|      |  |  |  |
|      |  | 2701-2709 Adams Are  | nue  |
|      |  |  |  |
| B14. | References:  | of towner with   |  |
|      | The Office of San Diego County Assessor  | DR SECOND DR   | MHO 910 TO THE PERMIT  |
|      | The Office of San Diego County Recorder.  San Diego City Directories   | DR CONTO   | O'sec  |
|      | our program, processes   | 817 A 10   | 1 5 8 P  |
|      |  |  | The state of the s |
| D45  | Fredrick and Deve Broader Blo B  | MATURAL COMPUS & CAMPUS & CAMP | THE STATE OF THE S |
| B15. | Evaluator: Ray Brandes, Ph.D.  | S D VAT VIEW S1  | THE TOPICS   |
|      | Date of Evaluation: 1993-1994  | Discourse of the second of the | AV S STORE STORE   |
|      | (This space reserved for official comments.)   | AAUSSON E STEEL ST | SUNCHEST OF SUNCH  |
|      | Time space received to entotal comments.   | MARINE THE PARTY COLON WY THE THE THE PARTY COLON WY THE THE THE PARTY COLON WY THE THE PARTY COLON WY THE THE PARTY COLON WY T | 2900 E E E   |
|      |  | COLDEN SE SE MADISON STANDON   | S \$ 1   |
|      |  | TO THE PROPERTY OF THE PROPERT | LO FL TON NEW MONROE   |
|      |  | TO SEE SEE SEE SEE SEE SEE SEE SEE SEE SE  | ST S   |

| State of California - The Resources DEPARTMENT OF PARKS AND REC |   | Primary #  |
|---|---|--|
|   | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | HRI#   |
| PRIMARY RECORD  |   | Trinomial  |
|   |   | NRHP Status Code 5S1   |
|   | Other Listings                          |  |
| Page 1 of 2   | Review Code                             | Reviewer Dr. Ray Brandes Date  |
|   | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, |  |
| P1. Resource Identifier: Th (San D                              | llego) Redevelopment Proj               | ect Study Area   |
| P2. Location: a. County San Die                                 | go                                      | 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 J                                      | olla Quad (7.5%                         | /15') Date; Zone_6, <u>487/70</u> mE/3 <u>6.05266</u> mN   |
| The Assessor's Parcel Number feet of east 100 feet of lots 45,  | is 446-023-27. The legal of             | ections to resouce, additional UTMs, etc. when appropriate): description is University Heights Sub of Pueblo Lot 1113, Block 13, West 33                       |
| P3. Description (Description resource                           | e and its major elements.               | Include design, material, condition, alterations, size, setting, and boundaries.):   |
| The ethicility pate back from Adams                             | s Avenue and is today an am             | tique shop, although it was at one time a California Craftsman bungalow. Abutting  |
| this etrusture to the East is another                           | or similar hungalow. This w             | vas selected as the best of the three, however, in the event of a commitment to the major one medium hipped; the one covering the enclosed front porch is also |
| madium. The ciding is chinlen: the t                            | root north is now andosed               | It is a very simple cottage, typical of a very early benod of Cransman construction  |
| in the area. The estimated date of c                            | construction is based on a de           | eed book #285, page 286 dated February 7, 1919, from Abraham Sutton to Mead  |
| Haskell Company who were builde                                 | ers of homes in this early p            | period.  |
|   |   |  |
|   |   |  |
|   |   |  |
|   |   |  |
|   |   |  |
| P4. Resources present: x Building                               | ☐ Structure ☐ Object                    | Site District D Element of District  |
| .50   |   | 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  |
|   | 2                                       |  |
|   |   | P8. Recorded by (Name, affiliation, and address  |
|   |   | Dr. Bay Brandes  |
|   |   | 230 West Laurel St. Suite 406 San Diego. Ca 92101  |
|   |   | Sail Diego. Os 52101   |
|   |   | Po Post Post del 1991  |
|   |   | P9. Date Recorded: 1994  |
|   |   |  |
|   |   | P10. Type of Survey: Intensive   |

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

| Attachments: DNONE    | ☐ Map Sheet     | ☐ Continuation Sheet     | Building, Structure, an | d Object Record | Linear Resource Record |
|-----------------------|-----------------|--------------------------|-------------------------|-----------------|------------------------|
| Archaeological Record | District Record | ☐ Milling Station Record | ☐ Rock Art Record       | Artifact Record | Photograph Record      |
| Other (List):         |                 |                          |                         |                 |                        |
| DDD 5084 T1 (4088)    |                 |                          |                         |                 |                        |

☑ Reconnaissance

Diego, Ca

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

Other

DPR 523A-Test (12/93)

|       | e of California – The Resources Agency<br>ARTMENT OF PARKS AND RECREATION  | Driver M   |  |
|-------|--|--|--|
| BL    | JILDING, STRUCTURE, AND OF   | BJECT RECORD HRI #   | · · · · · · · · · · · · · · · · · · ·  |
|       | = 2 of 2   |  |  |
| B1.   | Resource Identifier: The North Park (San Diego) Rec  | development Project Study Area   |  |
| B2.   | Historic Name: The Abraham Sutton Residence  |  |  |
| B3.   |  |  |  |
| B4.   | Address: 2875 Adams Avenue   |  |  |
|       |  | County: San Diego  | Zlp: 92116   |
| B5    | Zoning: CN B6. Threats: None known   |  |  |
| B7.   | Architectural Style: California Craftsman Bungalow (c  | ottage)  |  |
| B8.   |  | minum sliding on windows; the building has been painted cre<br>id this be selected as an area to be a local district then the res  |  |
| Bo    | Marinda DNo. DVos Rijeknoum Doto N/A   | Original Location N/A  |  |
| B9.   | Moved? DNo DYes @Unknown Date: N/A Related Features:   | Original Location N/A  |  |
| D 10. | TA driveway for a vehicle but no garage.   |  |  |
|       | , , , , , , , , , , , , , , , , , , ,  |  |  |
|       |  |  |  |
|       |  |  |  |
| B11.  | Architect: Unknown   | Builder: Unknown   |  |
|       | Historic Attributes (List attributes and codes): HP6; H  |  |  |
|       |  |  |  |
| B13.  | Significance: Theme: The Residential/business area o   | f Adams Avenue, San Diego Area: North Park, San Die  | go   |
|       | Period of Significance: 1920-1950 Property T   | ype: retail store in single family residence Applicable  | Criteria: The  |
|       | (Discuss importance in terms of historical or architectural contex   | t as defined by theme, period, and geographic scope. Also address  | integrity.)  |
|       | building is one of a series of three or four on the block wh<br>as a business out of a residence sets it somewhat apart<br>home until about 1980-1985 when it was converted to the | ntry in 1919 by Abraham Sutton who contracted with the Mea-<br>nich appear to be of equal quality. While this one has been alt<br>from the other Craftsman bungalow cottages. The building se<br>e Flores Graphic Design Studio owned by Emberlo Flores, and<br>there antique dealers and artists began to utilize the residential<br>and casual residential shopping area.  | ered somewhat, its used<br>served as a single family<br>nd represents one of the   |
|       |  |  |  |
|       |  |  |  |
|       |  |  |  |
|       |  |  |  |
|       |  | 2875 Adams Are   | nue  |
|       |  | · · · · · · · · · · · · · · · · · · ·  |  |
| B14.  | References:  | 85 BD W CONNOCT WY   |  |
|       | Office San Diego County Assessor   | S SOUNCE WEEK CO   | MINO GIO SALON SAL |
|       | Office of San Diego County Recorder San Diego City Directories   | DR CONTO   | Choice of the  |
|       | an Diego en Die en   | ATA O  | 10   |
|       |  |  | Plott MO   |
|       |  |  | The state of the s |
| B15.  | Evaluator: Ray Brandes, Ph.D.  | S CAMPUS STATE VIEW EI   | Z Fries STE COPLEY   |
| -     | Date of Evaluation: 1994   | TO COLLER  | 805) To Is Is COLLIER  |
|       | (This space reserved for official comments.)   | ADJANSON OF STANDING OF STANDI | V 2900 F 2 2 NI  |
|       |  | GOLDEN X - 18 GATE DR 2 STANLDING THE  | TS 8 NATE OF THE PARTY OF THE P |
|       |  | MADISON  | - WALTON S   |
|       |  | TO THE SOUTH ON BOE  | MONRO  |



## State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION Primary # \_\_\_ HRI# PRIMARY RECORD Trinomial \_\_\_\_ NRHP Status Code 5S1 Other Listings Page 1 of 2 Date\_ Review Code Reviewer P1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area and (Address and/or UTM Coordinates. Attach Location Map as required.) P2. Location: a. County San Diego b. Address 2881 Adams Avenue City San Diego mE/3624230 mN c. UTM: USGS Quad The La Jolla Quad (7.5'/15') Date ; Zone 6 , 489180 d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate): The Assessor's Parcel Number is 446-023-28. 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 facrib ic 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. ☐ Object ☐ Site ☐ District ☐ Element of District P4. Resources present: I Building D Structure P5. Photograph or Drawing (Photograph required for buildings, structures, and objects) P6. Date Constructed/Age: ☐ Prehistoric ☐ Both P7. Owner and Address: Joe and Linda Graciano and Richard Flores 4573 Cheshire Street See 2875 Adams Avenue San Diedo, Ca 92117

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 Citiation (Provide full citation or enter "none."): None Attachments: DNONE Map Sheet ☐ Continuation Sheet Building, Structure, and Object Record ☐ Linear Resource Record ☐ Archaeological Record District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record Photograph Record Other (List): \_\_ DPR 523A-Test (12/93)

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

Dr. Ray Brandes

|      | e of California – The Resources Agency ARTMENT OF PARKS AND RECREATION   | 2.00   |
|------|--|--|
| BL   | JILDING. STRUCTURE, AND OB   | JECT RECORD HRI # _000   |
|      | 2_ of _2_  |  |
| B1.  | Resource Identifier: The North Park (San Diego) Redev  | /elopment Project Study Area   |
| B2.  |  | reliability tology vilou   |
| B3.  |  |  |
| B4.  | Address: 2881-2883 Adams Avenue  |  |
|      |  | County: San Diego ZIp: 92116   |
| B5.  | Zoning: CN B6. Threats: None known   |  |
| B7.  | Architectural Style: California Craftsman Bungalow   |  |
| B8.  | Alterations and Date(s):   |  |
|      | There are none readily apparent.   |  |
|      |  |  |
|      |  |  |
|      |  |  |
| B9.  |  | Original Location N/A  |
| B10. | Related Features:  |  |
|      | The  |  |
|      |  |  |
|      |  |  |
| B11  | Architect: Unknown   | Builder: Unknown   |
|      |  | nd HP 6 Residence/business   |
| 512  | The total of the state of the s | TIGHT O HESIGENEE/DUSINESS   |
| B13. | Period of Significance: district 1920-1950 Property Typ  | ed to a mixed res/businessArea: North Park. San Diego e: residential/businessApplicable Criteria:  |
|      |  | is defined by theme, period, and geographic scope. Also address integrity.)  |
|      | sales of the property until July 16, 1920, when W. H. and Alic The property was eventually sold to Mr. and Mrs. William P the mortgage payments and they filed bankruptcy. Mrs. Ta and owners, and by 1955 the fact that two names appear ea a duplex or that it was a rental. Adams Avenue was part of a a street such as Adams Avenue became a natural route for to businesses; others were torn down and replaced with nice   | est Company sold the land to the College Hill Land Association. There were several ce Baskerville contracted with the Mead Haskell Company to construct the residence. Taylor, however, during the Depression, in 1931 the owners were unable to meet allow had utilized the home as a "Practitioner." By 1935 there were other residents ach year in the San Diego City Directories sugests that the house may have become larger residential area and by the late 1920s due to the expansion of the bungalows, a business corridor. It was about that time that some houses were simply converted to Deco or Spanish Colonial business blocks. Still others were demolished and less is the changing nature of a corridor from a strictly residential one to a mixed used to   |
|      |  | 2881 - 2883 Adams Avenue   |
|      |  | \  |
| B14. | References:  | of comock Wy   |
|      | Office of the San Diego County Recorder  | ADD COLUMN TO THE PROPERTY OF  |
|      | Office of the San Diego County Assessor  | DR COMICAL CONTRACTOR OF PREZENT   |
|      | City of San Diego Directories  |  |
|      |  |  |
|      |  |  |
| B15. | Evaluator: Ray Brandes, Ph.D.  | SS ON MANY ST CAMPUS & Z TO COPIES   |
|      | Date of Evaluation: 1994   | 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5  |
|      |  | OLLIER AV  |
|      | (This space reserved for official comments.)   | ADJISSON STANDARD OF THE STAND |
|      |  | GOLDEN ET SIG GATE OF SINALUMINA   |
|      |  | MADISON TO THE TIME THE PROPERTY OF THE PROPER |
|      |  | MONROE MONROE WOMEN  |
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DPR 523B-Test (12/93)

| State of California – The Resources A  | Agency<br>REATION  | Primary #  |  |
|--|--|--|--|
|  |  |  | - Company of the Comp |
| PRIMARY RECORD   |  |  |  |
|  |  | NRHP Status Code   | 5S1  |
|  | 01111-6  |  |  |
| Page_ 1 of_2_  | Other Listings   | Paviouer   | Date   |
| *  | Review Code  | Neviewel   |  |
| P1. Resource Identifier: The North   | Park (San Diego) Redevelo  | oment Project Study Area   |  |
| P1. Hesource identifier: San Diec  | 10   | and (Address and/or UTM Co   | pordinates. Attach Location Map as required.)  |
| b. Address 2936-2946 Adams Av  | (entre   |  |  |
| Con Dione  |  |  |  |
| LITAL USGS Ound The lad  | olla Quad (7.5/1)  | 5) Date ; Zone 6   | , 487180 mE/ 3624240 mN  |
| J Other Lanctional Data (a.a. nor)   | cel # legal description direct   | tions to resouce, additional UTMs  | s, etc. when appropriate):<br>rueblo Lot 1113, Block 1, East 70 feet of  |
| P3. Description (Description resource  | e and its major elements. Inc  | clude design, material, condition,                                       | alterations, size, setting, and boundaries.):  |
| The large windows are class  | ndard plate glass. Wide broad<br>as been stuccoed, and wrap  | d awnings hang over the sidewalk<br>is around Thirtieth Street, with a s | ng, six pilasters to roof level, containing three. This is a building with neat lines and a very imilar facade on that street, but there are no ees.   |
|  |  |  |  |
|  | a.   |  |  |
|  |  |  |  |
|  |  |  |  |
| *  |  |  |  |
|  |  |  |  |
| P4. Resources present: E Building  | ☐ Structure ☐ Object   | t 🛮 Site 🔻 District 🗆 Ele  | ment of District   |
|  | v  |  | P6. Date Constructed/Age:  |
| /  |  |  | ☐ Prehistoric ☐ Historic ☐ Both  |
|  |  |  | 1937 E   |
| 悬束   |  |  |  |
| 14   |  |  | and Address  |
|  |  |  | P7. Owner and Address: Frank E and Charlotte C. Plant  |
|  |  |  | 5558 Forbes Avenue   |
|  |  | Allena &   | San Diego, California 92120  |
| Programme 1  | 2222222  |  |  |
| 1  | (1) 6) 2 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6   | ergegegegen gegenerelle  | PB. Recorded by (Name, affiliation, and address):  |
|  |  |  | Dr Bay Brandes<br>230 West Laurel St., Suite 406   |
|  |  |  | San Diego, Ca 92101  |
|  |  | Y COME   |  |
|  | The same of the sa |  | DO Data Basardad: 1004   |
|  |  |  | P9. Date Recorded: 1994  |
| contractions are also as a superior of the sup | appropriate propriate and the second  |  |  |

P10. Type of Survey: ☐ Intensive ☒ Reconnaissance □ Other Describe: A Project Study for the Economic Development Department, San Diego, Ca P11. Report Citiation (Provide full citation or enter "none."): None ☐ Linear Resource Record 🛮 Building, Structure, and Object Record ☐ Map Sheet ☐ Continuation Sheet Attachments: DNONE ☐ Rock Art Record ☐ Artifact Record Photograph Record ☐ Milling Station Record ☐ District Record ☐ Archaeological Record Other (List):\_

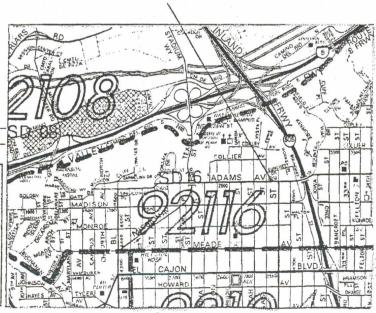
DPR 523A-Test (12/93)

| Cita | State of California – The Resources Agency  |  |   |
|------|---|--|---|
|      | DEPARTMENT OF PARKS AND RECREATION  | Brimon, #  |   |
| BI   | BUILDING, STRUCTURE, AND OBJECT   | RECORD HRI #   |   |
| Pag  | age 2 of 2  |  |   |
| B1.  | 11. Resource Identifier: The North Park (San Diego) Redevelopment   | Project Study Area   |   |
| B2.  |   |  |   |
| B3.  |   |  |   |
| B4.  | 4. Address: 2936-2946 Adams Avenue  | Search of their total total the state of the |   |
|      |   | County: San Diego  |   |
| B5.  |   |  |   |
| B7.  | 7. Architectural Style: Spanish Colonial  |  |   |
| B8.  | 8. Alterations and Date(s): None  | noted.   |   |
|      |   |  |   |
|      |   |  |   |
|      |   |  |   |
|      |   |  |   |
| B9.  |   | Location_N/A   |   |
| B10. | <ol> <li>Related Features:</li> <li>The street furniture and the arrangement of trees along the sidewalk</li> </ol>   | etric add a caculal and aloan appearance to the  | site There is a strang  |
|      | possibility that this is the second building on the site. (See No. B13  |  | site. There is a shorig   |
|      | 11. Architect: Unknown Builder: 12. Historic Attributes (List attributes and codes): 1-3 story story co   | Unknown<br>mercial building HP 6   |   |
|      |   |  |   |
| B13. | 13. Significance: Theme: <u>A corridor of the 1920-1950 period: bungalor</u>  |  |   |
|      | Period of Significance: 1920-1950 Property Type: Retail s   | hops 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 a number of mechanics liens posted against the owners in 1937, suggetenants remained), and the Spanish Colonial built on the site. From the repair stores are listed in the directories. The original building on this repair shop until the 1930s; then there are a number of mechanics lie was remodeled (some of the same older tenants remained), and the Spatione, variety store and shoe and watch repair stores are listed in the a potential historic district at the local level. The variety of structures we | pesting that the original building was remodeled at point on a grocery, a "notions" store, variety si site, according to record searches reflects use as posted against the owners in 1937, suggests panish Colonial built on the site. From that point directories. The emphasis on this building is that   | (some of the same older<br>tore and shoe and watch<br>as a barber shop, shoe<br>that the original building<br>on a grocery, a "notions"<br>at it is a wonderfil "fit" for |
|      |   |  |   |
|      |   | 2936-2946 Adams Ave  | 2nue  |
|      |   |  |   |
| B14. | 4. References: Office of San Diego County Recorder Office of San Diego County Assessor San Diego City Directories   | TOO STANDARD   | 5   |

B15. Evaluator: Bay Brandes: Ph.D.

Date of Evaluation: 1994

(This space reserved for official comments.)





| State of California - The Resources Agency |                      |
|--|----------------------|
| DEPARTMENT OF PARKS AND RECREATION         | Primary #            |
| PRIMARY RECORD                             | HRI #                |
| 1 (1)                                      | Trinomial            |
|  | NDUD Chatra Cada 501 |

| PRIMARY RECORE   |                               | HRI<br>Trin | #                          |               |                 |                     |
|--|-------------------------------|-------------|----------------------------|---------------|-----------------|---------------------|
| Page 1 of 2  | Other Listings<br>Review Code |             |                            |               |                 | Date                |
| P1. Resource identifier: North P2. Location: a. County San b. Address 3002-300 | Diego                         | and (Addre  |                            |               |                 | n Map as required.) |
| c. UTM: USGS Quad The F<br>d. Other Locational Data (e.g.                      |                               | 15') Date6  | ; Zone<br>e, additional UT | Ms, etc. when | n appropriate): |                     |

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. Hesources preser     | it: Ma Bullaing        | Li Structure Li Object | X LI Site L | J DISTRICT LI ERE   | ment of District                           |   |
|--------------------------|------------------------|------------------------|-------------|---------------------|--|---|
| P4. Resources preser     | at: Building           | D Structure D Object   | JUNE 1      |                     | P6. Date Constructe                        | Historic Both  Historic Both |
|                          |                        |                        |             | i I                 | P10. Type of Survey:                       | ☐ Intensive   |
| grafedir (sep            |                        |                        |             |                     | Describe: A Project Stu<br>The Development | 77 - N N N N N N N  |
| P11. Report Citiation (P | rovide full citation o | x enter "none."):None  |             | 2.00 40             | Diego, Ca.                                 |   |
| Attachments: DNONE       | ☐ Map Sheet            | Continuation Sheet     | Building,   | Structure, and Obje | ect Record   Linear                        | r Resource Record   |
| Archaeological Record    | District Record        | Milling Station Rec    | cord Rood   | K Art Record        | ntifect Record 🖸 P                         | Photograph Record   |
| Other (List):            |                        |                        |             |                     |  |   |

DPR 523A-Test (12/93)

| Sta  | State of California - The Resources Agency  |  |  |
|------|---|--|--|
| DE   | DEPARTMENT OF PARKS AND RECREATION  | Primary #  |  |
| BI   | BUILDING, STRUCTURE, AND OBJECT F   | RECORD HRI#  | * Marie 1975 1970 1970 1970 1970 1970 1970 1970 1970   |
|      |   |  | The second secon |
| Pag  | Page 2 of 2   |  |  |
| 81.  |   |  |  |
| B2.  | B2. Historic Name: The Bertha L. Berg Building  |  |  |
| B3.  |   |  |  |
| B4.  |   |  | in residence for the particular particular property or property or the contract of the contrac |
|      | City: San Diego   |  |  |
| B5.  |   |  |  |
| 67.  | 67. Architectural Style: Art Deco   |  |  |
| B8.  |   |  |  |
|      | There are no obvious alterations; the record search reflects some inter-  | for changes due to the nature of the businesses.   | \$ a   |
|      |   |  |  |
|      |   |  |  |
|      |   |  |  |
| B9.  |   | cation_N/A   |  |
| B10  | 310. Related Features:  | and to consult have a self-  |  |
|      | The street atmosphere makes this a most interesting where one can br<br>the sidewalk. Several trees provide some shade.   | owse in the store, and to casually have conee an   | no snacks out on   |
|      | the shortant. Service provide some shade.   |  |  |
|      |   |  |  |
|      |   |  |  |
|      |   | <u>iknown</u>  |  |
| B12. | 312. Historic Attributes (List attributes and codes): HP6 Retail business   |  |  |
| 040  | A corridor of the 1000 1000 bunnelows on C  | al & Dogo bldgs Assau Namb Bark Can Disease  |  |
| B13. | Period of Significance: Theme: A corridor of the 1920-1950s; bungalows, Sp. C  Period of Significance: 1920-1950 Property Type: Retail bus  |  |  |
|      |   |  |  |
|      | (Discuss importance in terms of historical or architectural context as defined by the   |  |  |
|      | The Art Deco structure is in the heart of a potential local historic resident September 1924, completed on November 15th. At that time its principal there were a number of grantors and grantees until the operations stabilities building could be one of the cornerstones to such a district in the heart of the cornerstones. | function was as a restaurant; in ensuing years, thr<br>lized with the infusion of antique dealers into the   | ough the Depression area.  |
|      | blocks west of Inland Freeway 805. Its condition and appearance, cour   |  |  |
|      |   |  |  |
|      |   |  |  |
|      |   |  |  |
|      |   |  |  |
|      |   | 1  |  |
|      |   | 3002-3004 Adams Aver   | NE   |
|      |   |  |  |
| R14  | 14. References:   |  |  |
| D14. | Office of the San Diego County Assessor Office of the San Diego County Recorder   | RD un common   | The second   |
|      | San Diego City Directories  | DE PLEY  |  |
|      |   | 7)10 J   |  |
|      |   | NA LANGE OF THE PARTY OF THE PA | 图 光 明  |

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

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| State of California - The Resources  | Agency  |   |   |  |  |
|--|---|---|---|--|--|
| DEPARTMENT OF PARKS AND REC  |   | Primary   | #   |  | ***************************************                              |
| PRIMARY RECORD   |   |   |   |  |  |
| 111111111111111111111111111111111111111  |   |   |   |  |  |
|  |   | NRHP S  | Status Code_  | 581  |  |
| Page 1 of 2  |   |   |   |  |  |
|  | Review Code   | Reviewer  |   |  | Date   |
|  | D 1 (0 D) 1 7-1-  | -land Design Arms   | Chidu   |  |  |
| P1. Resource Identifier: The North P2. Location: a. County San Die   |   |   |   |  | ocation Man as required )  |
| b. Address 3015 -3021 Adam   |   |   |   |  | ocation map as required.)  |
| City San Diego   |   |   |   |  | ×  |
| c. UTM: USGS Quad The La J   |   | 5'/15') Date  | : Zone 6  | , 487230   | mE/3624230 mN  |
| d. Other Locational Data (e.g. par   |   |   |   |  |  |
| The m Assessors Parcel Numb  | er is 446-021-02. The le  | gal description is Unive  | rsity Heights,  | Sub of Pueblo Lot 1  | 113, Block 11, Lots 42-  |
| 45.  |   |   |   |  |  |
|  |   |   |   |  |  |
|  |   |   |   |  |  |
| P3. Description (Description resource  |   |   |   |  |  |
| The store which fronts on Adams local historic district. While the ma 805 which is several blocks away, probably have been changed, the tabove.  | tin portion o building is a ling is a ling in a ling is | market, other stores flow<br>half Streamline Deco s<br>ade remain. It has all the | w along Adams<br>tructure, and w<br>signs of a De   | Avenue to the east<br>while store fronts and<br>pression era, "mom a | toward Inland Freeway I large display windows nd Pop" Grocery Store. |
|  |   |   |   |  |  |
|  |   |   |   |  |  |
|  |   |   |   |  | ,  |
|  | *   |   |   |  |  |
| P4. Resources present: A Building  | Structure D Ot  | oieat □ Site □ Dis  | strict D Elen   | nent of District   |  |
| The state of the s |   | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,   |   | P6. Date Constru   | cted/Age:  |
| Y .  |   |   |   |  | ☑ Historic ☐ Both  |
|  |   |   |   | 1926 F   |  |
| 11 - 12  |   | * A   |   |  |  |
|  |   |   |   |  |  |
|  |   |   |   | P7. Owner and Ad<br>Margaret D. Barr Tr                              |  |
|  |   |   | I.  | 1701 Mission Cliff D   | 4.00   |
|  |   | Statist transcered  |   | San Diego, Ca 9211   | 6  |
|  |   | PRESTA MARKET   |   |  |  |
| - Contract   | eller and a second  | 3140 - 10440<br>3164 - 10440  |   | Ps. Recorded by (N.<br>Dr. Ray Brandes                               | ame, affiliation, and address):                                      |
|  | 11  | ats   | - Carlotte | 230 West Laurel Str  | eet. Suite 406   |
|  |   | an e e.<br>Philip I decemb  |   | San Diego, Californi   | a 92101  |
|  |   |   |   |  |  |
| ***  | /s  |   | 23  | Pa. Date Recorded  | 1: _1994   |

P10. Type of Survey: ☐ Intensive A Reconnaissance ☐ Other Describe: A Project Study for the Economic Development Department, San Diego, Ca. P11. Report Citiation (Provide full citation or enter "none."): None Attachments: DNONE Map Sheet 🛮 Building, Structure, and Object Record ☐ Continuation Sheet ☐ Linear Resource Record ☐ Archaeological Record District Record ☐ Rock Art Record ☐ Artifact Record ☐ Milling Station Record Photograph Record Other (List): \_\_

DPR 523A-Test (12/93)

| DEP  | e of California – The Resources Agency<br>PARTMENT OF PARKS AND RECREATION   | Primary #  |  |
|------|--|--|--|
| BL   | JILDING, STRUCTURE, AND OB   | JECT RECORD HRI #  |  |
| Page | e_2_ of_2_   |  |  |
| B1.  |  | velopment Project Study Area.  |  |
| B2.  |  |  |  |
| B3.  |  |  |  |
| B4.  | Address: 3015-3021 Adams Avenue  |  |  |
|      |  | County: San Diego  |  |
| B5.  | The state of the s |  |  |
| B7.  | Architectural Style: Streamline Deco   |  |  |
| B8.  | Alterations and Date(s):   |  |  |
|      |  | ave probably been changed to fit the type of store as it char<br>nt change; only metal signs which can be removed appears  |  |
| B9.  | Moved? No □Yes □Unknown Date: N/A  | Original Location_N/A  |  |
| B10. | Related Features:  | a has been enhanced with the addition of "antique" lamp po   |  |
|      |  |  |  |
|      |  |  |  |
|      | Architect: Unknown   |  |  |
| B12. | Historic Attributes (List attributes and codes): HP6 Reta  | ail business   |  |
| 740  | Other Standard Thomas A parridge of the 1000 1050s hung  | relative Co. Col. 9 Doog Pldgs Assault D. J. O. Di.  |  |
| B13. | Significance: Theme: A corridor of the 1920-1950s bung   |  |  |
|      |  | pe: Retail stores Applicable (   |  |
|      |  | as defined by theme, period, and geographic scope. Also address i  |  |
|      | Thirtieth Street. As a Streamline Deco, in need of some re Depression period. This like the shopping area around it commercial district. The area is surrounded by bungalows a Over the years since its construction it has been the home and Television stores, a soft water U-Wash, and by 1970 the  | the residential community which surrounds this main juncture estoration, it nonetheless retains the character and features of could provide anchors in the center of a most interesting an and cottages of the earlier periods which have helped retain the of the major Piggly Wiggly food market chain, shoe repair shoe Fiesta Market Grocery. Not excluded, however, in that periods adding flavor to the building and area. This "Mom and Pear regional community.  | of the late 1920s and the<br>nd unique local historic/<br>e character of the times.<br>lops, cigar stores; Radio<br>riod were Antique Tyme   |
|      |  |  |  |
|      |  | 2  |  |
|      |  | 3015-3021 Adams Aver   | iue  |
| 200  |  | \  |  |
| B14. | References: Office of San Diego County Assessor Office of San Diego County Recorder San Diego City Directories   | SOUTH CONTRACT OF THE PROPERTY | Crypton and a second a second and a second and a second and a second and a second a |
|      |  |  | Mary to the state of the state  |
| B15. | Evaluator: Ray Brandes, Ph.D.  | S PAN S S S S S S S S S S S S S S S S S S S  | TOPLEY COPLEY  |
|      | Date of Evaluation: 1994   | SI COLLIER A   | 805) IS COLLIER  |
|      | (This space reserved for official comments.)   | MARY SION CEANUTING DR CO DE 12500 ADAMS A   | V 2900 5 5 0 5   |
|      |  | GOLDEN TE B GATE DA S STATE DA S  | 12 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8   |
|      |  | THE THORE IS NOT THE TOTAL OF T | STELL ON THE MONRO   |

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

## PRIMARY RECORD

| DEPARTMENT OF PARKS AND REC PRIMARY RECORD |                | HRI #  |  |
|--|----------------|--|--|
| Page_1 of_2_                               |                | Reviewer   |  |
|  |                | pment Project Study Areaand (Address and/or UTM Coordinates.               |  |
| b. Address3027-3044 Adam                   | s Avenue       |  |  |
| c. UTM: USGS Quad The La Joli              | a Quad (7.51/1 | 5') Date; Zone_11, _48724<br>drons to resource, additional UTMs, etc. when |  |

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

The sor's Parcel Number is 446-021-30. The legal description is University Heights Sub of Pueblo Lot 1113, Portion of Block 11.

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.

| Dr. Ray Brandes 230 West Laurel Street, Suite 406 San Diego, California 92101  P9. Date Recorded:1994  P10. Type of Survey: Intensive  | P4. Resources presen                 | t: 🛚 Building         | Structure D Object   | ☐ Site  | ☐ District         | □ Eler     | nent of Dis                         | strict                               |                       |
|--|--------------------------------------|-----------------------|--|---|--------------------|------------|-------------------------------------|--------------------------------------|-----------------------|
| P7. Owner and Address: Dale C. and Leona M. Edblom Trs 5745 Lodi San Diego, California 92117.  P8. Recorded by (Name, attiliation, and address) Dr. Bay Brandes 230 West Laurel Street, Suite 406 San Diego, California 92101.  P9. Date Recorded: 1994  P10. Type of Survey:   Intensive                                    | some                                 |                       |  |   | .v.                |            | P6. Date                            | Constructed/A                        | ge:                   |
| P7. Owner and Address: Dale C. and Leona M. Edblom Trs 5745 Lodi San Diego, California 92117.  P8. Recorded by (Name, atfiliation, and address Dr. Ray Brandes 230 West Laurel Street. Suite 406 San Diego, California 92101  P9. Date Recorded: _1994  P10. Type of Survey: Intensive                                       |                                      |                       |  | 1124.00%  | Į.                 |            |                                     |                                      | oric D Both           |
| Dale C and Leona M. Edblom Trs 5745 Lodi San Diego. California 92117.  PB. 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   |                                      |                       |  |   | Winds.             | The second |                                     |                                      |                       |
| P10. Type of Survey: Intensive  Reconnaissance Other  Describe: A Project Study for the Economic Development Department, San Diego, Ca.  P11. Report Citiation (Provide full citation or enter "none."): None  Attachments: INDNE Map Sheet Continuation Sheet Building, Structure, and Object Record Linear Resource Record |                                      | SSSSSS<br>Domi        |  |   | Scance Scance      |            | Dale C ar<br>5745 Lodi<br>San Diego | nd Leona M Edb<br>D. California 9211 | 7                     |
| 230 West Laurel Street, Suite 406 San Diego, California 92101  P9. Date Recorded: _1994  P10. Type of Survey:  | 2/2                                  |                       |  | , careetti ili sanaa (183)<br>24. eta jalkiin kaasi |                    | 11/100     |                                     |                                      | iliation, and address |
| P9. Date Recorded:1994  P10. Type of Survey: Intensive   | 1.                                   |                       |  |   | 1205               |            |                                     |                                      | ite 406               |
| P10. Type of Survey: Intensive  Reconnaissance Other  Describe: A Project Study for the Economic Development Department, San Diego, Ca  P11. Report Citiation (Provide full citation or enter "none."): None  Attachments: INDNE Map Sheet Continuation Sheet Building, Structure, and Object Record Linear Resource Record  |                                      |                       |  |   | 6.28               | W. W.      | San Diego                           | California 9210                      | 1                     |
| P11. Report Citiation (Provide full citation or enter "none."):None  Attachments:     NONE   Map Sheet   Continuation Sheet   Building, Structure, and Object Record   Linear Resource Record  | Section 1 continues to               |                       |  |   |                    | )          | P9. Date                            | Recorded: 19                         | 94                    |
| Describe: A Project Study for the Economic Development Department, San Diego, Ca.  P11. Report Citiation (Provide full citation or enter "none."):None  Attachments:   NONE  Map Sheet  Continuation Sheet  Building, Structure, and Object Record   |                                      |                       |  |   |                    |            | P10. Type                           | of Survey:                           | ☐ Intensive           |
| P11. Report Citiation (Provide full citation or enter "none."):None  Attachments:   NONE  Map Sheet  Cevelopment Department, San Diego, Ca.  Building, Structure, and Object Record  Linear Resource Record  |                                      |                       |  | /E  |                    | 1          | ☑ Re                                | connaissance                         | Other                 |
| P11. Report Citiation (Provide full citation or enter "none."):None  Attachments:   NONE  Map Sheet  Cevelopment Department, San Diego, Ca.  Building, Structure, and Object Record  Linear Resource Record  |                                      |                       | )) <u></u>   | (()   | 17                 | 1          | Describe:                           | A Project Study                      | for the Economic      |
| Diego, Ca.  P11. Report Citiation (Provide full citation or enter "none."):None  Attachments:   NONE   Map Sheet   Continuation Sheet   Building, Structure, and Object Record   Linear Resource Record  |                                      |                       |  |   | A September 1      |            |                                     |                                      |                       |
| Attachments: DNONE DMap Sheet D Continuation Sheet Building, Structure, and Object Record Dinear Resource Record   |                                      |                       | a name of the second of the se |   | · CONTRACTOR STATE |            |                                     |                                      |                       |
|  | P11. Report Citiation (Pr            | ovide full citation o | enter "none."):None  |   |                    |            |                                     |                                      |                       |
| ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record   | Attachments: DNONE                   | ☐ Map Sheet           | ☐ Continuation Sheet   | ☑ Building  | Structure, an      | d Obje     | ct Record                           | ☐ Linear Re                          | source Record         |
| Other (List):  | Archaeological Record  Other (List): | ☐ District Record     | ☐ Milling Station Reco   | ord 🛮 Ro  | ck Art Record      | □ Art      | ifad Record                         | ☐ Phot                               | ograph Record         |
|  | DPR 523A-Test (12/93)                |                       |  |   |                    |            |                                     | -                                    |                       |

| BUILDING, STRUCTURE, AND OBJECT RECORD HRI # Page 2 of 2  B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area.  |                         |
|--|-------------------------|
| BUILDING, STRUCTURE, AND OBJECT RECORD HRI # Page 2 of 2  B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area.  |                         |
| Page 2 of 2  B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area.   |                         |
| B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area.  |                         |
|  |                         |
|  |                         |
| B2. Historic Name: The Szcvhlockets Building.  |                         |
| B3. Common Name: McDonald's Antiques   |                         |
| B4. Address: 3027-3023 Adams Avenue  |                         |
| City: San Diego County: San Diego  |                         |
| B5. Zoning: CN-3 B6. Threats: Not known  |                         |
| B7. Architectural Style: Spanish Colonial  |                         |
| BS. Alterations and Date(s):   |                         |
| There is an addition to the rear of the building; the use is not known.  |                         |
|  |                         |
|  |                         |
| 89. Moved? No Dyes DUnknown Date: N/A Original Location N/A  |                         |
| B9. Moved? No Dyes Dunknown 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.  | 3,10 110 110 1          |
|  |                         |
|  |                         |
| Bill. 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 E  | Diego                   |
| Period of Significance: 1920-1950 Property Type: Retail Stores Applicab  | le Criteria: <u>5S1</u> |
| (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also addre  | se integrity.)          |
| Basic information about ownership of the property could not be recovered from legal or ownership records. There building was constructed as early as 1924, however, the first occupant was a C.D. Schneclais, whose occupation on, it served as a radio sales store, a delicatessen, and a barber shop until the mid 1970s when it was converted to became McDonalds Antiques in 1980. | is not known. From then |
|  |                         |
|  |                         |
|  |                         |
|  |                         |
|  |                         |
|  |                         |
| 3027-3023 Adams A  | renue                   |
|  |                         |
| B14. References:   |                         |
| Office of San Diego County Assessor Office of San Diego County Recorder San Diego City Directories   |                         |

Office of San Diego County Recorder
San Diego City Directories

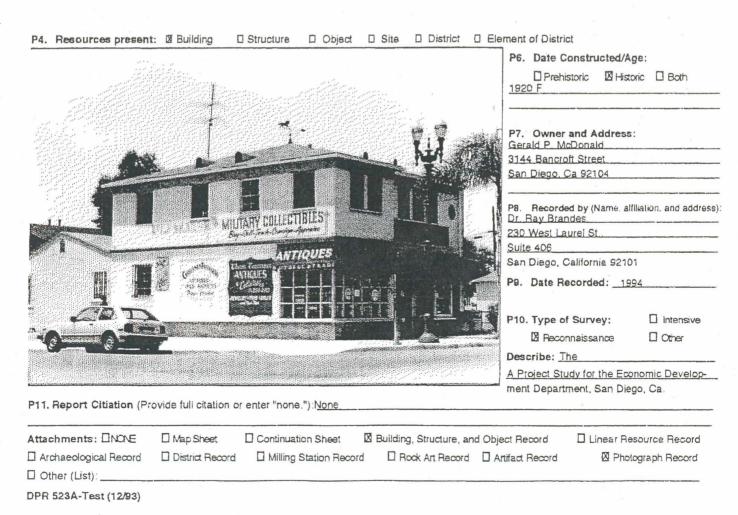
B15. Evaluator: Ray Brandes, Ph.D.
Date of Evaluation: 1994

(This space reserved for official comments.)





| Sta            | te of California - The Resources Ag  | rency  |  |   |
|----------------|--|--|--|---|
| DE             | PARTMENT OF PARKS AND RECR   | EATION   | Primary #  | A   |
| PRIMARY RECORD |  | HRI #  |  |   |
| •              |  |  |  |   |
|                |  |  | NRHP Status Code 5S1   |   |
| Pa             | ge_1of_2_  | Other Listings   |  |   |
| 0.000          | ii a   | Review Code  | Reviewer   | Date  |
|                | *  |  | D :  |   |
|                | Resource Identifier: The San Die   |  |  | A second |
| P2             |  |  |  | nates. Attach Location Map as required.)  |
|                |  |  | and the second s | <del></del>   |
|                | City San Diego   | 5 / 15 711   |  | 107040  |
|                |  |  |  | 487240 mE/ <u>3624230</u> mN  |
|                |  | 446-021-32. The legal of   | ctions to resource, additional UTMs, etc<br>description is University Heights, Sub of  |   |
|                | The of Last 55 feet of for 45 and L  | .431 00 1801 01 101 41.  |  |   |
|                |  |  |  |   |
|                |  |  |  |   |
| P3.            | Description (Description resource a  | and its major elements. In   | clude design, material, condition, altera  | ations, size, setting, and boundaries.):  |
|                | with arched dormers which provide and covered with cirular red molds. At the street level, multiple store wind | ight to the second story.  he windows at the second dows face Adams Avenue | facade remodeled to accommodate the The cornice is molded; the roof is tied of floor are double hung and provide and awnings cover part of the space which his treet lamps and palm or fir treet.  | peneath the cornice with steel rods, apple light all around the second story to the sidewalk. Like the other  |
|                |  |  | ¥ d  |   |
|                | *  |  |  |   |
|                |  |  |  | *   |
|                |  |  |  |   |
|                |  |  |  |   |



| DE        | ate of California – The Resources Agency<br>PARTMENT OF PARKS AND RECREATION  | Primary #  |
|-----------|---|--|
| B         | UILDING, STRUCTURE, AND OB  | JECT RECORD HRI #  |
| Pag       | ge_2_ of_2_   |  |
| B1.       | Resource Identifier: The North Park (San Diego) Rede  | evelopment Project Study Area  |
| B2.       | Historic Name: The Margaret Wakefield Building  |  |
| B3.       | Common Name: The Gaslamp Potpourri/Military Collect   | ibles Building   |
| B4.       | Address: 3039-3043 Adams Avenue   |  |
|           | City: San Diego   | County: San Diego Zip: 92116   |
| B5.       |   |  |
| B7.       | •   |  |
| В8.       |   | s completed in 1920, there is a notice of completion for lots 45-48 in 1926, although  |
| 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.  |
|           |   |  |
|           |   |  |
|           |   |  |
|           |   | Builder: Unknown   |
| B12       | 2. Historic Attributes (List attributes and codes): HP6 2 Six   | pry commercial building  |
| B13       | Significance: Theme: A corridor of the 1920-1950 bungs  | alows, Sp. Col. & Deco Bldgs. Area: North Park, San Diego  |
|           |   | De: Retail Stores Applicable Criteria: 5S1   |
| - 55<br>N |   | as defined by theme, period, and geographic scope. Also address integrity.)  |
|           | north end of what could become a community, residential first sold to the College Hill Land Association on Decembe the Mead Haskell Company on July 16, 1920 to build on low Meda and William P. Taylor for some construction or alterafloor and a most unique military collectibles store on the sequent content of the sequent | block west of the overpass to Inland Freeway 805. It essentially anchors the and entertainment corridor or historic district of local significance. The land was er 23, 1907. After several purchasers, W.H. and Alice Baskerville contracted with ots 45-48. In 1926, the Western Loan and Building company contracted with atlons to the building. In 1994 the building houses an antique store at the first econd floor; that company had been at another location a bit earlier known as the ant for three years was Harder and Stevens, Real estate. Of some interest is that it.S. Selective Service System, but also included a restaurant and grocery store  |
|           |   |  |
|           |   |  |
|           |   | 3039-3043 Adams Arenne   |
|           |   |  |
| B14.      | References:   | \$ BO 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9  |
|           | Office of San Diego County Assessor Office of San Diego County Recorder San Diego City Directories  |  |
|           |   | 2108   |
| B15.      | Evaluator: Ray Brandes, Ph.D.   |  |
|           | Date of Evaluation: 1994  | DE STATE DE  |
| _         |   | OLLIER AV ASSESSED FOR AND ASSESSED FOR ASSESSED FOR AND ASSESSED FOR  |
|           | (This space reserved for official comments.)  | MOTEL SION CAMALINADE STORY  |
|           |   | COLUMN TO THE PARTY OF THE PART |
|           |   | THE CHAPTER STATE OF THE CHAPT |
|           |   | MONROE STATEMENT OF STATEMENT O |
|           |   | THE REPORT OF THE PROPERTY OF  |

# State of California - The Resources Agency

| PRIMARY RECORD                        |                         | Primary #<br>HRI #<br>Trinomial  |                                       |  |  |
|---------------------------------------|-------------------------|--|---------------------------------------|--|--|
|                                       |                         | NRHP Status Code_HP16  |                                       |  |  |
| Page 1 of 2                           | Other Listings          |  |                                       |  |  |
|                                       | Review Code             | Reviewer   | Date                                  |  |  |
| P1. Resource Identifier: The North Pa | rk (San Diego) Redevelo | opment Project Study Area.   |                                       |  |  |
| P2. Location: a. County San Diego     |                         | and (Address and/or UTM Coordina   | tes. Attach Location Map as required. |  |  |
| b. Address 3810 Bancroft Street       |                         |  |                                       |  |  |
| City San Diego                        |                         |  |                                       |  |  |
| c. UTM: USGS Quad La Mesa Qu          | (7.5'/                  | 5) Date 1953 ; Zone 11 , 48  | 8070 mE/3623020 mN                    |  |  |
|                                       |                         | ctions to resource, additional UTMs, etc. v<br>on is Park Villas, Pors Pueblo Lots 1126, |                                       |  |  |

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: A Building X D Structure ☐ Object ☐ Site ☐ District D Element of District PART BAPTIST CHOR

P6. Date Constructed/Age:

|     | ☐ Prehistoric | Both |
|-----|---------------|------|
| The |               |      |

P7. Owner and Address:

The North Park Baptist Church

3828 Bancroft Street

San Diego, California

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 Citiation (Pr | ovide full citation o | r enter *none."):None    |                         |                 |                          |
|---------------------------|-----------------------|--------------------------|-------------------------|-----------------|--------------------------|
| Attachments: DNONE        | ☐ Map Sheet           | ☐ Continuation Sheet     | Building, Structure, an | d Object Record | ☐ Linear Resource Record |
| ☐ Archaeological Record   | District Record       | ☐ Milling Station Record | d Rock Art Record       | Artifact Record | ☑ Photograph Record      |
| Other (List): The         |                       |                          |                         |                 |                          |

DPR 523A-Test (12/93)

| DEP   | State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION Primary # 000  |  |
|-------|--|--|
| BL    | BUILDING, STRUCTURE, AND OBJECT RECORD HRI # _000  |  |
|       | Page 2 of 2  |  |
|       |  |  |
| B1.   |  |  |
| B2.   |  |  |
| B3.   |  |  |
| B4.   |  |  |
|       | City: San Diego County: San Diego  | Zip: 92116   |
| B5.   | 5. Zoning: CN B6. Threats: None known  |  |
| B7.   | 7. Architectural Style: Moderne  |  |
| B8.   | 8. Alterations and Date(s):  |  |
|       | No alterations are noted on either of the North Park Baptist Church buildings.   |  |
|       |  |  |
|       |  |  |
|       |  |  |
| B9.   | 9. Moved? No Dyes Dunknown Date: N/A Original Location N/A   |  |
|       | 10. Related Features:  |  |
| D 10. | None   |  |
|       |  |  |
|       |  |  |
|       |  |  |
| D 4 4 | Dulldan Halmann  |  |
|       | 11. Architect: Unknown Builder: Unknown  |  |
| B12.  | 12. Historic Attributes (List attributes and codes): Religious buildings   |  |
| 160   |  |  |
| B13.  | 13. Significance: Theme: Religious impact on residential/commercial areaArea: North Park, San Diego  |  |
|       | Period of Significance: 1950-1980 Property Type: Church buildings Applicable Cr  |  |
|       | (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address int  | egrity.)   |
|       | The North Park Baptist Church appears to have undergone two periods of constuction. The record searches sugsest to   |  |
|       | 1950s one of the buildings nearest the corner of North Park Way and Bancroft Street was constructed, and that later a  |  |
|       | built later for the congregation. The newer building has all the earmarks of a finely designed and sculpted building creation church congregation. The older church may well have been the location of another institution. The address of the Nor | and the second s |
|       | Church and the North Park Hispanic Baptist Church doe not appear in the City Directories until 1960. These are most  |  |
|       |  | ,  |

3810 Bancroft Street

| B14. |  | PMONROE BY MONROE BY   |
|------|--|--|
|      | Office of San Diego County Recorder          |  |
|      | Office of San Diego County Assessor          | AV O AND MEADE   |
|      | San Diego City Directories                   | E I CAJON BUVD   |
|      |  | T LONSON FROM THE BOTTOM HOWARD LOO THEN THOU AV THAMBON   |
|      |  | PHATES AV TYCER TO THE CHARGE AT   |
| R15  | Evaluator: Ray Brandes, Ph.D.                | LINCOLA AV   |
|      |  |  |
|      | Date of Evaluation: 1993-1994                | - INCOM  |
|      |  | Thornton Services  |
|      | (This space reserved for official comments.) | ESSEX 5 ST   |
|      |  | WINDAWAV 9 XX 4 X 8 X 4 X 7 X K K K K K K K K K K K K K K K K K  |
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|      |  |  |
|      |  | UPAS 2 ST S MINUS ST S S   |
|      |  | The state of the s |
|      |  | MARKET MANUSCAMA TO THE PROPERTY OF THE PROPER |
|      |  | SAN DIEGO 8  |
|      |  | PRACK FILLD  |
|      |  | The state of the s |

cultural resources, particularly the location for the Hispanic parish.

DPR 523B-Test (12/93)

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

### PRIMARY RECORD

c. UTM: USGS Quad The La Jolla Quad

Clty San Diego

| PRIMARY RECORD   |                         |                                      |                                   |
|--|-------------------------|--------------------------------------|-----------------------------------|
| Page_1of_2_  |                         | Reviewer                             |                                   |
| P1. Resource Identifier: The North P                                 | ark (San Diego) Redevel | opment Project Study Área            |                                   |
| P2. Location: a. County San Diego<br>b. Address 3834 Bancroft Street | 4                       | and (Address and/or UTM Coordinates. | Attach Location Map as required.) |
| City San Diego   |                         |                                      |                                   |

mE/3623040 mN

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

d. Other Locational Data (e.g. parcel #, legal description, directions to resource, additional UTMs, etc. when appropriate): The Assessor's Parcel Number is 446-171-13. The legal description is Park Villas, Block 44, lots 40 and 41.

(7.51/15) Date 1953; Zone 11, 488070

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: A Building D Structure □ Object ☐ Site ☐ District ☐ Element of District P6. Date Constructed/Age: ☐ Prehistoric MHistoric DBoth 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 Citiation (Provide full citation or enter "none."): None

| Attachments: DNONE                     | ☐ Map Sheet     | ☐ Continuation Sheet | ☐ Building, Structure, ar | nd Object Record | ☐ Linear Resource Record |
|--|-----------------|----------------------|---------------------------|------------------|--------------------------|
| ☐ Archaeological Record                | District Record |                      |                           |                  | ☑ Photograph Record      |
| ☐ Other (List):  DPR 523A-Test (12/93) | Υ               |                      |                           |                  |                          |

| DEF  | e of California – The Resources Agency PARTMENT OF PARKS AND RECREATION  III DING STRUCTURE AND OF   | Primary # 000  BJECT RECORD HRI # 000  |
|------|--|--|
|      | = 2 of 2   |  |
| B1.  |  | levelopment Project Area Study   |
| B2.  |  |  |
| B3.  | Common Name: The Recht Family Trust  |  |
| B4.  | Address: 3834 Bancroft Street  |  |
| D4.  | City: San Diego  | County: San Diego Zip: 92104   |
| B5.  |  | ousing near this one.  |
| B7.  | Architectural Style: California Craftsman Bungalow   |  |
| B8.  | Alterations and Date(s):   |  |
| ъ.   | Yard was enclosed, not possible to enter yard to determine   | ine.   |
|      | 9-200 A 7-200 A 7-200 A  |  |
|      |  |  |
|      |  |  |
| B9.  | Moved?⊠No □Yes □Unknown Date: N/A  | Original Location N/A  |
| -    | Related Features:  |  |
|      | None   |  |
|      |  |  |
|      |  |  |
|      |  |  |
| B11. | Architect: Unknown   | Builder: Unknown   |
| B12. | Historic Attributes (List attributes and codes): HP 2 Re   | sidential  |
|      | (tel/)   |  |
| B13. | Significance: Theme: The intrusion of a commercial dis   | strict into a residential areaArea: North Park, San Diego  |
|      | Period of Significance: 1920-1950 Property Ty  | /pe: residential. Applicable Criteria: 5S1   |
|      | (Discuss importance in terms of historical or architectural context  | as defined by theme, period, and geographic scope. Also address integrity.)  |
|      |  | ne west juncture of University Avenue and Interstate Freeway 805. Once a section of  |
|      | a fine residential area, with two churches located nearby, U stations and business structures, that brought about a dec and to the north the retention of suburbia remains, but he | University Avenue became a commercial road and the area became filled with gasoline cline in the appearance and value of good bungalows. One or two blocks to the souther except perhaps for the churches and this bungalow, the other homes have been example of an early bungalow which ought to be retained either in place, or in the event  |
|      |  |  |
|      |  |  |
|      |  |  |
|      |  |  |
|      |  |  |
|      |  | 3834 Bancroft Street   |
|      |  |  |
| B14. | References:  |  |
|      | Office of San Diego County Recorder  |  |
|      | Office of San Diego Cunty Assessor City of San Diego Directories   | S S C 8 EL CAJON 8 BLVD  |
|      | ,  | E JOHNSON PIETER AND TOUR LITTER AND THE STATE THE AV  |
|      |  | MAYES TO THE   |
|      |  | LINEOLINE TO PULL THE POLICE TO THE POLICE T |
| B15. | Evaluator: Ray Brandes, Ph.D.  | INCO I SALE SALE SALE SALE SALE SALE SALE SALE   |
|      | Date of Evaluation: 1994   |  |
|      |  | ESSEX 5 ST OF ST O |
|      | (This space reserved for official comments.)   |  |
|      |  | Compared to the control of the con   |





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

| PRIMARY RECORD             |                    | Primary #<br>HRI #<br>Trinomial<br>NRHP Status Code_ HP-2                                      |                                   |  |  |
|----------------------------|--------------------|--|-----------------------------------|--|--|
| age_1of_2_                 | Other Listings     |  |                                   |  |  |
|                            | Review Code        | Reviewer   | Date                              |  |  |
| 2. Location: a. County San | Diego              | opment Project Study Areaand (Address and/or UTM Coordinates.                                  | Attach Location Map as required.) |  |  |
|                            | 3433               |  |                                   |  |  |
| c. UTM: USGS Quad The      | a Mesa Quad (7.51/ | 15) Date 1953 ; Zone 11 , 48807  | 0 mE/3623060 mN                   |  |  |
|                            |                    | ections to resource, additional UTMs, etc. whe<br>description is University Heights D'Hemecour |                                   |  |  |
|                            |                    |  |                                   |  |  |

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.

| P11. Report Citiation (Pr   |                             |  | Site District DE             | P6. Date Constructed/Age:    P7. Dependence   P7. Depende |
|---|-----------------------------|--|------------------------------|--|
| The  Attachments: DNONE  Archaeological Record  Other (List): The | ☐ MapSheet☐ District Record | ☐ Continuation Sheet ☐ Milling Station Recor | ☑ Building, Structure, and O |  |

|      | JILDING. STRUCTURE. AND O  | DBJECT RECORD HRI # _000   |  |
|------|--|--|--|
|      | e_2_ of_2_   |  |  |
|      |  | edevelopment Project Study Area  |  |
| B1.  |  |  |  |
| B2.  | Historic Name: The F.B. Haines Residence   | Residence  |  |
| B3.  |  |  |  |
| B4.  | City: San Diego  | County: San Diego  | 7in: 000   |
| DC   |  |  |  |
| B5.  |  |  |  |
| B7.  |  |  |  |
| B8.  | Alterations and Date(s):  No alterations were noted on the exterior.   |  |  |
|      | No alterations were noted on the extensi.  |  |  |
|      |  |  |  |
|      |  |  |  |
| 50   | The second of th | Cuininal I passion N/A   |  |
| B9.  | Moved? No OYes OUnknown Date: N/A  | Original Location NVA  | *****  |
| B10. | Related Features:  Cobblestone retaining wall supporting grassed area.   |  |  |
|      | Consiestone retaining wan supporting grassed area.   |  |  |
|      |  |  |  |
|      |  |  |  |
| n.,  | A bits - st. I believe some  | Duildon Linksons   |  |
|      |  | Builder: <u>Unknown</u>  |  |
| B12. | Historic Attributes (List attributes and codes): HP-2.5  | Single Family Residence  |  |
| m    |  | Associated Posts (Osta Pis   | - \  |
| B13. |  | the North Park Commercial District Area: North Park (San Dieg  |  |
|      |  | Type: Residence Applicable C   |  |
|      |  | ext as defined by theme, period, and geographic scope. Also address in   |  |
|      |  | evelopers introducing citrus groves and tract homes. Gradually the   |  |
|      |  | munity commercial District which emerged in the 1920s. The Jer<br>ne business district. The building, with some rehabilitation such a  |  |
|      |  | example of the use of cobblestone in Craftsman housing coupled   |  |
|      | came into the area with the surburban sprawl so that it  | is an admixture of several styles and the "art" of remodeling.   |  |
|      |  |  |  |
|      |  |  |  |
|      |  |  | 0 - 0  |
|      |  | 3  | 45 6   |
|      |  |  | 953  |
|      |  |  | ANCROFF  |
|      |  |  |  |
|      |  |  | MUCROET  |
|      |  |  | MUCROET  |
| 314. | References:  |  | ANCROFT ST.  |
| 314. | Office of San Diego County Recorder  |  | MUCROET  |
| 314. | Office of San Diego County Recorder Office of San Diego County Assessor  |  | ANCROFT ST.  |
| 314. | Office of San Diego County Recorder  | TOWN OF THE WIND STATE OF THE  | ARCROFF<br>ST.   |
| 314. | Office of San Diego County Recorder Office of San Diego County Assessor  | TO THE REPORT OF THE PROPERTY  | AFRICROFF ST.  |
| B14. | Office of San Diego County Recorder Office of San Diego County Assessor  | TOWN ROLE IN THE R | ARCROFF<br>ST.   |
|      | Office of San Diego County Recorder Office of San Diego County Assessor  | TO SO THE SO TO SO THE  | ST. DUNGOE ST.   |
|      | Office of San Diego County Recorder Office of San Diego County Assessor San Diego City Directories   | TOWN AND THE CONTRACT OF THE C | ASTACROFT  MOJACE  MOJ |
|      | Office of San Diego County Recorder Office of San Diego County Assessor San Diego City Directories  Evaluator: Ray Brandes, Ph.D.  | TOWN AND THE CONTRACT OF THE C | ST. DUNANCE ST.  |
|      | Office of San Diego County Recorder Office of San Diego County Assessor San Diego City Directories  Evaluator: Ray Brandes, Ph.D.  | TO HIGH AND TO THE STATE OF THE | AT A CROEF ST.   |
|      | Office of San Diego County Recorder Office of San Diego County Assessor San Diego City Directories  Evaluator: Ray Brandes, Ph.D. Date of Evaluation:1994  | TOWN AND THE REAL PROPERTY OF  | MANUSCROPE ST.   |
|      | Office of San Diego County Recorder Office of San Diego County Assessor San Diego City Directories  Evaluator: Ray Brandes, Ph.D. Date of Evaluation:1994  | TO THE WHILL ON THE PARTY AND  | AT A CROEF ST.   |
|      | Office of San Diego County Recorder Office of San Diego County Assessor San Diego City Directories  Evaluator: Ray Brandes, Ph.D. Date of Evaluation:1994  | TO T   | 25 mg 27 mg  |
|      | Office of San Diego County Recorder Office of San Diego County Assessor San Diego City Directories  Evaluator: Ray Brandes, Ph.D. Date of Evaluation:1994  | TO AND THE PROPERTY OF THE PRO | ST TO STATE OF THE |
|      | Office of San Diego County Recorder Office of San Diego County Assessor San Diego City Directories  Evaluator: Ray Brandes, Ph.D. Date of Evaluation:1994  | TO A DATE OF THE PROPERTY OF T | 25 mg 27 mg  |
|      | Office of San Diego County Recorder Office of San Diego County Assessor San Diego City Directories  Evaluator: Ray Brandes, Ph.D. Date of Evaluation:1994  | TOWN AND THE READ TO THE READ  | 25 mg 27 mg  |
|      | Office of San Diego County Recorder Office of San Diego County Assessor San Diego City Directories  Evaluator: Ray Brandes, Ph.D. Date of Evaluation:1994  | TO THE PROPERTY OF THE PROPERT | AS AN C. RO. S. J. S.  |

# State of California - The Resources Agency

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

☐ Map Sheet

☐ District Record

Attachments: DNONE

☐ Archaeological Record

Other (List): \_ DPR 523A-Test (12/93)

| PRIMARY RECORE |                | Primary #  |      |  |  |
|----------------|----------------|--|------|--|--|
| age_1of_2_     | Other Listings |  |      |  |  |
|                | Review Code    | _ Reviewer   | Date |  |  |
|                | Diego          | nent Project StudyArea _and (Address and/or UTM Coordinates.                             |      |  |  |
|                |                |  |      |  |  |
|                |                | Date 1953 ; Zone 11 , 48807  |      |  |  |
|                |                | ns to resource, additional UTMs, etc. wher<br>cription is University Heights D'Hemecourt |      |  |  |

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 | D District | □ Ele | ment of District                         |                |                  |
|----------|--|------------|----------------|------------------|--------|------------|-------|--|----------------|------------------|
|          |  |            |                |                  | 4      |            |       | P6. Date Constru                         | cted/Age:      |                  |
|          |  |            |                |                  |        |            |       | ☐Prehistoric<br>1929 E                   | ⊠Historic      | □Both            |
|          |  | 11.00      |                |                  |        |            |       |  |                |                  |
|          |  | 11/2       |                |                  |        |            |       |  |                |                  |
|          | N. Ma  |            | Sanstrus       |                  |        |            |       | P7. Owner and Adams                      |                | a and Maria      |
|          |  |            |                |                  |        |            |       | Archie J and Micha<br>Stravelaxis et al. | el Spoullis    | is and Mana      |
|          | 1 = 7 'V 'V  |            | . 4            |                  |        |            |       | 3935 Boundary Str                        | eet.           |                  |
|          |  | - sir      |                |                  |        | 4062       |       | San Diego, Ca 9210                       |                |                  |
|          | Lay V  | 1          |                |                  |        |            |       | P8. Recorded by (N<br>Dr. Ray Brandes    | ame, affiliat  | ion, and address |
| 7.74     |  |            | Mario          |                  |        |            |       | 230 West Laurel Str                      | eet Suite      | 406              |
| -nd      | the many bear of the committee of the committee of | 100        | Managindushing | had bearing 1988 | . NO.  |            |       | San Diego, Ca 9210                       | )1             |                  |
|          |  |            | (LV)           |                  | Turi   |            |       | P9. Date Recorde                         | d: <u>1994</u> |                  |
| 1        | 0/2  |            | link just      | 22 (E. 7)        |        |            |       |  |                |                  |
| 13.00    |  |            |                |                  |        |            |       | P10. Type of Surve                       | y:             | ☐ Intensive      |
|          |  |            | 400            |                  |        | A Comment  |       | ☑ Reconnaissar                           | nce            | Other            |
| 100      |  | 1.35       |                |                  |        |            |       | Describe: A Project                      | Study for      | the Economic     |
|          |  |            |                |                  |        |            |       | Development Depar                        | tment, Sar     | Diego, Ca.       |
| <b>E</b> |  |            |                |                  |        |            |       |  |                |                  |

Building, Structure, and Object Record

☐ Rock Art Record ☐ Artifact Record

☐ Continuation Sheet

☐ Milling Station Record

address):

☐ Linear Resource Record

☑ Photograph Record

|        |            | e of California – The Resources Agency PARTMENT OF PARKS AND RECREATION Primary #   |
|--------|------------|---|
|        | ВІ         | JILDING, STRUCTURE, AND OBJECT RECORD HRI # _000  |
|        |            | e_ 2_ of_ 2_  |
|        | B1.<br>B2. | Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area  Historic Name: The Spounias Residence   |
|        | B3.        | Common Name: The Spounias Residence   |
|        | B4.        | Address: 3936 Boundary Street   |
|        |            | City: 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. |
| 10000  |            |   |
|        |            |   |
|        |            |   |
|        |            |   |
|        |            |   |
|        |            | 3936 Boundary Street  |
|        |            |   |
| Man of | B14.       | References:  Office of San Diego County Recorder Office of San Diego County Assessor City of San Diego Directories  |
| 5      |            | EL CAJON BLVD   |
| 4.4    | B15.       | Evaluator: Ray Brandes, Ph.D.   |
| 20.00  |            | Date of Evaluation: 1994  |
|        |            |   |
|        |            | (This space reserved for official comments.)  |

DPR 523B-Test (12/93)

State of California - The Resources Agency

Attachments: DNONE

☐ Archaeological Record

Other (List): \_\_ DPR 523A-Test (12/93) ☐ Map Sheet

☐ District Record

☐ Continuation Sheet

☐ Milling Station Record

| DEPARTMENT OF PARKS AND REC   | Primary #       |                        |                |                                   |  |
|---|-----------------|------------------------|----------------|-----------------------------------|--|
| PRIMARY RECORD  | HRI#            |                        |                |                                   |  |
| 1 (())  |                 |                        |                |                                   |  |
|   |                 | NRHP Status Co         | ode_5S1        |                                   |  |
| Page 1 of 2   | Other Listings  |                        |                |                                   |  |
|   |                 | Reviewer               |                |                                   |  |
| P1. Resource Identifier: The North P2. Location: a. County San Dier b. Address 2223 El Cajon Bouler | 30              | and (Address and/or UT | M Coordinates. | Attach Location Map as required.) |  |
| City San Diego  |                 |                        |                |                                   |  |
| c. UTM: USGS Quad The La J  | olla Quad (7.51 | 15') Date; Zone_       | 6 , 48521      | 0 mE/3640000 mN                   |  |
| d. Other Locational Data (e.g. par<br>The Assessor's Parcel Number is 445                           |                 |                        |                |                                   |  |

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 colums. 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.

☐ Site ☐ District ☐ Element of District P4. Resources present: A Building □ Structure ☐ Object P6. Date Constructed/Age: Prehistoric A 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. Bay Brandes 230 West Laurel St., Suite 406 San Diego, California 92101 P9. Date Recorded: 1993 ☐ Intensive P10. Type of Survey: Other ☑ Reconnaissance Describe: A Project Study for the Economic Development Department, San Diego, Ca. P11. Report Citiation (Provide full citation or enter "none."): None

Building, Structure, and Object Record

☐ Rock Art Record ☐ Artifact Record

Linear Resource Record

Photograph Record

|      | PARTMENT OF PARKS AND RECREATION  | Primary #  |  |
|------|---|--|--|
| B    | UILDING, STRUCTURE, AND O   | BJECT RECORD HRI#  |  |
| Pag  | ge_2_ of_2_   |  |  |
| Bi.  | Resource Identifier: The North Park (San Diego) Re  | edevelopment Project Study Area.   |  |
| B2.  |   |  |  |
| B3.  |   |  |  |
| B4.  |   |  |  |
|      |   | County; San Diego  |  |
| B5.  |   |  |  |
| E7.  | Architectural Style: Classic Moderne  |  |  |
| B8.  | . ,   | 951 and 1959 to both the Hotel and the units. The specifics o  | f these are not related in   |
|      |   |  |  |
| B9.  | Moved?⊠No □Yes □Unknown Date: N/A   | Original Location N/A  |  |
| BIG  | . Related Features:   |  |  |
|      | The Red Lion Irin located at the northeast corner of the  | e block, and the hotel outdoor sporting facilities.  |  |
|      |   |  |  |
|      |   |  |  |
| Dita | Such is at Unknown  | Builder: Unknown   |  |
|      |   | Hotel  |  |
| DIZ  | Historic Attributes (List attributes and codes). Hr-5   | notei  |  |
| B13  | Significance: Theme: The first major hotel built on El  | Cajon Boulevard when that Area: North Park, San Die  | 900  |
| 210  | Period of Significance: highway was developed as a the  | Prophyshiare to the east. 1930-Applicable  | Criteria: 5S1  |
|      | (Discuss importance in terms of historical or architectural confe   | ext as defined by theme, period, and geographic scope. Also address  | integrity.)  |
|      | surrounding area. By September 1949 Mr. Larry Imig had or additions were made to the entire site. The Manor | d west. Complementing the hotel built in November 1943 were<br>if transferred thecomplex to the Manor Hotel Company. In Octor<br>Hotel Corporation also made improvements on the units in Ap<br>I made improvements to the facilities, primarily to the interior by<br>the Board as #218, in 1993.   | ober 1951, improvements ril 1959. Since that time  |
|      |   |  |  |
|      |   |  |  |
|      |   |  |  |
|      |   | 2223 El Cajon Boi  | ulevald  |
|      |   | EXAS ET EMJON ED   | HILFAPA  |
| R1A  | . References:   |  | ***  |
| D 17 | Office of San Diego County Recorder   | S Control of Control o | The state of the s |
|      | Office of San Diego County Assessor   | OF THE PART OF THE | 5. 65 7 5 5 5 5  |
|      | San Diego City Directories  | DE DE LA COLLIER   | 100 PO 1500  |
|      |   | MADEL SION CEMELING SON SON ADAMS A  | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1  |
|      |   | COLORN ET EN GATE DE 3 SEAMONIA  | TS SS S   |
| B15. | Evaluator: Ray Brandes  | MADISON S  |  |
|      | Date of Evaluation:1994   | MONROE MONROE  | MONRGE   |
|      |   | NEADE SINEADE  | S S S S S S S S S S S S S S S S S S S  |
|      | (This space reserved for official comments.)  | 3 0 8 Marie 1 ICANON   | BLVD   |
|      |   | NAME OF THE PARTY  | RNAMSUN  |
|      |   | S HAYES AT TYVER   | ORANGE IN  |
| 1    |   | LINCOLAN TOTAL   | A PARTY OF THE PAR |
|      |   | 18 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1   | TEL SCIENCE  |
|      |   | LINCON THE   |  |
|      |   | AND THE PROPERTY OF THE PROPER | AV & SAV AV  |
|      |   | ESSEX IS ST 9 C S 2 S 15 VAPTIMAN ST L   | AV S = R   |

State of California - The Resources Agency

# P

DPR 523A-Test (12/93)

| DEPARTMENT OF PARKS AND RE  | CREATION           | Primary #  |                 |                            |  |  |  |
|---|--------------------|--|-----------------|----------------------------|--|--|--|
| PRIMARY RECORD  |                    |  |                 |                            |  |  |  |
|   |                    | Trinomial  |                 |                            |  |  |  |
|   |                    | NRHP Status Code   | 551             |                            |  |  |  |
| Page 1 of 2   | Other Listings     |  |                 |                            |  |  |  |
|   |                    | Reviewer   |                 |                            |  |  |  |
| P1. Resource Identifier: The Nor<br>P2. Location: a. County San D<br>b. Address 2528 El Cajon Bou | iego               |  | dinates. Attach | Location Map as required.) |  |  |  |
| City San Diego  |                    |  |                 |                            |  |  |  |
| c. UTM: USGS Quad The La  | Jolia Quad (7.51/1 | 5) Date; Zone_11,  | 486050          | mE/3624230 mN              |  |  |  |
| ( 5 )   |                    | ations to resource, additional UTMs, ecription is University Heights, D'Hemi |                 |                            |  |  |  |

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

| P4. Resources pres    | ent: 🛮 Building                                      | ☐ Structure      | □ Object   | □ Site     | □ District       | □ Eler  | ment of Distric  | ct   |                |
|-----------------------|--|------------------|--|------------|------------------|---------|--|--|----------------|
|                       | BERRHOUSEBBB AND |                  | The state of the s |            | SUP<br>SUP       |         | P6. Date C Prehi 1953 E  P7. Owner The First Ch 2528 El Caic San Diego. C  P8. Recorde Dr. Ray Bran 230 West La Suite 460. Si  P9. Date Re  P10. Type of Recorde Recorde Describe: A | and Address urch of Christ on Boulevard, California 921 ad by (Name, al ndes, urel Street an Diego, Cal ecorded: 19 I Survey: nnaissance Project Study | oric           |
| P11. Report Citiation | (Provide full citation                               | n or enter "none | "):None  |            |                  |         |  |  |                |
| Attachments: DNONE    | ☐ Map Sheet  | ☐ Continuat      | ion Sheet  | ☑ Building | g, Structure, ar | nd Obje | ct Record  | ☐ Linear Re  | esource Record |
| Archaeological Recor  | d District Reco                                      | rd Milling       | Station Record   | d DR       | ook Art Record   | ☐ Art   | ifact Record   | ☑ Pho  | lograph Record |
| Other (List):         |  |                  |  |            |                  |         |  |  |                |

|            | UILDING, STRUCTURE, AND O  | BJECT RECORD HRI #   |  |
|------------|--|--|--|
| Pag        | e_2_ oř_2_   |  |  |
| B1.        | Resource Identifier: The North Park (San Diego) Re   | edevelopment Project Study Area.   |  |
| B2.        | Historic Name: The First Church of Christ  |  |  |
| B3.        |  |  |  |
| B4.        |  |  |  |
|            |  | County: San Diego  |  |
| B5.        |  |  |  |
| B7.<br>B8. |  |  |  |
| D0.        | None obvious   |  |  |
|            |  |  |  |
|            |  |  |  |
|            |  |  |  |
| B9.        | Moved?템No □Yes □Unknown Date: N/A  | Original Location N/A  |  |
| 310        | Related Features:  |  |  |
|            | Parking lots to the westdt and north of the Chiurch buil   | lding.   |  |
|            |  |  |  |
|            |  |  |  |
| 044        | Arabicaet: Unknown   | Builder: Unknown   |  |
|            |  | Bellgious Building   |  |
| 312        | The write Attributes (List attributes and codes). HE TO  | neighba building   |  |
| 513        | Significance: Theme: A major religious edifice placed  | d on a major residential thorough- Area: North Park, San Die   | go   |
|            |  | Type: Religious edifice Applicable   |  |
|            | (Discuss importance in terms of historical or architectural conte  |  |  |
|            | The record search indicates that the State of California consisting of 48 lots. In 1917, the San Diego College of A  | secured a terminiting trust from the University of Southern Calif<br>Arts deeded the property to the San Diego College of the University<br>of the University of the San Diego College of the University of San Diego College of the University of the University of San Diego College of the University of the University of San Diego College of San Diego | fornia for the entire blooming of Southern California  |
|            | The record search indicates that the State of California consisting of 48 lots. In 1917, the San Diego College of A the full 48 lots. In 1949 the alley, utilized as a main road of the property and three years later in 1956, sold it to the on lots 23 and 24 for \$250,000. The Church was built at the Pacific Highway to the Imperial Valley and points east.  | secured a terminting trust from the University of Southern Calif<br>arts deeded the property to the San Diego College of the Universi  | fornia for the entire blog<br>ity of Southem Californian<br>in had acquired a portio<br>sture and bond resolution<br>main thoroughfare from<br>the Church was locate   |
|            | The record search indicates that the State of California consisting of 48 lots. In 1917, the San Diego College of A the full 48 lots. In 1949 the alley, utilized as a main road of the property and three years later in 1956, sold it to the on lots 23 and 24 for \$250,000. The Church was built at the Pacific Highway to the Imperial Valley and points east.  | secured a termining trust from the University of Southern Califarts deeded the property to the San Diego College of the University of For parking entrances was paved. By 1953, Donald L. Mapsone (Church of Christ. The Church of Christ took a mortgage indential at time when El Cajon Boulevard was believed to continue as a . The residential areas had built up all around this main highway;   | fornia for the entire bloc<br>ity of Southern California<br>in had acquired a portio<br>sture and bond resolutio<br>main thoroughfare from<br>the Church was locate  |
|            | The record search indicates that the State of California consisting of 48 lots. In 1917, the San Diego College of A the full 48 lots. In 1949 the alley, utilized as a main road of the property and three years later in 1956, sold it to the on lots 23 and 24 for \$250,000. The Church was built at the Pacific Highway to the Imperial Valley and points east.  | secured a terminting trust from the University of Southern Califarts deeded the property to the San Diego College of the University for parking entrances was paved. By 1953, Donald L. Mapsone (Church of Christ. The Church of Christ took a mortgage indensation a time when El Cajon Boulevard was believed to continue as a . The residential areas had built up all around this main highway; ted. The residential area still extant is served by this parish as   | fornia for the entire bloc<br>ity of Southern Californi<br>in had acquired a portic<br>sture and bond resolutic<br>main thoroughfare froi<br>the Church was locate   |
|            | The record search indicates that the State of California consisting of 48 lots. In 1917, the San Diego College of A the full 48 lots. In 1949 the alley, utilized as a main road of the property and three years later in 1956, sold it to the on lots 23 and 24 for \$250,000. The Church was built at the Pacific Highway to the Imperial Valley and points east.  | secured a termining trust from the University of Southern Califarts deeded the property to the San Diego College of the University of For parking entrances was paved. By 1953, Donald L. Mapsone (Church of Christ. The Church of Christ took a mortgage indential at time when El Cajon Boulevard was believed to continue as a . The residential areas had built up all around this main highway;   | fornia for the entire blor<br>ity of Southern Californi<br>in had acquired a portio<br>sture and bond resolutio<br>main thoroughfare fro<br>the Church was locate  |
|            | The record search indicates that the State of California consisting of 48 lots. In 1917, the San Diego College of A the full 48 lots. In 1949 the alley, utilized as a main road of the property and three years later in 1956, sold it to the on lots 23 and 24 for \$250,000. The Church was built at the Pacific Highway to the Imperial Valley and points east.  | secured a terminting trust from the University of Southern Califarts deeded the property to the San Diego College of the University for parking entrances was paved. By 1953, Donald L. Mapsone (Church of Christ. The Church of Christ took a mortgage indensation a time when El Cajon Boulevard was believed to continue as a . The residential areas had built up all around this main highway; ted. The residential area still extant is served by this parish as   | fornia for the entire bloc<br>ity of Southern Californi<br>in had acquired a portic<br>sture and bond resolutio<br>main thoroughfare froi<br>the Church was locate   |
| 314.       | The record search indicates that the State of California consisting of 48 lots. In 1917, the San Diego College of A the full 48 lots. In 1949 the alley, utilized as a main road of the property and three years later in 1956, sold it to the on lots 23 and 24 for \$250,000. The Church was built at the Pacific Highway to the Imperial Valley and points east in the heart of an area where a parish was ideally situation. References:   | secured a terminting trust from the University of Southern Califarts deeded the property to the San Diego College of the University for parking entrances was paved. By 1953, Donald L. Mapsone (Church of Christ. The Church of Christ took a mortgage indensation a time when El Cajon Boulevard was believed to continue as a . The residential areas had built up all around this main highway; ted. The residential area still extant is served by this parish as   | fornia for the entire blocking of Southern Californian had acquired a portionature and bond resolutional the Church was located the Church was located.  |
| 314.       | The record search indicates that the State of California consisting of 48 lots. In 1917, the San Diego College of A the full 48 lots. In 1949 the alley, utilized as a main road of the property and three years later in 1956, sold it to the on lots 23 and 24 for \$250,000. The Church was built at the Pacific Highway to the Imperial Valley and points easi, in the heart of an area where a parish was ideally situated.  References:  Office of San Diego County Recorder   | secured a terminting trust from the University of Southern Califarts deeded the property to the San Diego College of the University for parking entrances was paved. By 1953, Donald L. Mapsone (Church of Christ. The Church of Christ took a mortgage indensation a time when El Cajon Boulevard was believed to continue as a . The residential areas had built up all around this main highway; ted. The residential area still extant is served by this parish as   | fornia for the entire blocking of Southern Californian had acquired a portionature and bond resolutional the Church was located the Church was located.  |
| 314.       | The record search indicates that the State of California consisting of 48 lots. In 1917, the San Diego College of A the full 48 lots. In 1949 the alley, utilized as a main road of the property and three years later in 1956, sold it to the on lots 23 and 24 for \$250,000. The Church was built at the Pacific Highway to the Imperial Valley and points east, in the heart of an area where a parish was ideally situated.  References:  Office of San Diego County Recorder Office of San Diego County Assessor   | secured a terminting trust from the University of Southern Califarts deeded the property to the San Diego College of the University for parking entrances was paved. By 1953, Donald L. Mapsone (Church of Christ. The Church of Christ took a mortgage indensation a time when El Cajon Boulevard was believed to continue as a . The residential areas had built up all around this main highway; ted. The residential area still extant is served by this parish as   | fornia for the entire blocking of Southern Californian had acquired a portionature and bond resolutional the Church was located the Church was located.  |
| 314.       | The record search indicates that the State of California consisting of 48 lots. In 1917, the San Diego College of A the full 48 lots. In 1949 the alley, utilized as a main road of the property and three years later in 1956, sold it to the on lots 23 and 24 for \$250,000. The Church was built at the Pacific Highway to the Imperial Valley and points easi, in the heart of an area where a parish was ideally situated.  References:  Office of San Diego County Recorder   | secured a terminting trust from the University of Southern Califarts deeded the property to the San Diego College of the University for parking entrances was paved. By 1953, Donald L. Mapsone (Church of Christ. The Church of Christ took a mortgage indensation a time when El Cajon Boulevard was believed to continue as a . The residential areas had built up all around this main highway; ted. The residential area still extant is served by this parish as   | fornia for the entire blor<br>ity of Southern Californi<br>in had acquired a portio<br>sture and bond resolutio<br>main thoroughfare fro<br>the Church was locate  |
| 314.       | The record search indicates that the State of California consisting of 48 lots. In 1917, the San Diego College of A the full 48 lots. In 1949 the alley, utilized as a main road of the property and three years later in 1956, sold it to the on lots 23 and 24 for \$250,000. The Church was built at the Pacific Highway to the Imperial Valley and points east, in the heart of an area where a parish was ideally situated.  References:  Office of San Diego County Recorder Office of San Diego County Assessor   | secured a terminting trust from the University of Southern Califarts deeded the property to the San Diego College of the University for parking entrances was paved. By 1953, Donald L. Mapsone (Church of Christ. The Church of Christ took a mortgage indensation a time when El Cajon Boulevard was believed to continue as a . The residential areas had built up all around this main highway; ted. The residential area still extant is served by this parish as   | fornia for the entire blocking of Southern Californian had acquired a portionature and bond resolutional the Church was located the Church was located.  |
|            | The record search indicates that the State of California consisting of 48 lots. In 1917, the San Diego College of A the full 48 lots. In 1949 the alley, utilized as a main road of the property and three years later in 1956, sold it to the on lots 23 and 24 for \$250,000. The Church was built at the Pacific Highway to the Imperial Valley and points east in the heart of an area where a parish was ideally situated the heart of an area where a parish was ideally situated.  References:  Office of San Diego County Recorder Office of San Diego County Assessor City of San Diego Directories   | secured a terminting trust from the University of Southern Califarts deeded the property to the San Diego College of the University for parking entrances was paved. By 1953, Donald L. Mapsone (Church of Christ. The Church of Christ took a mortgage indensation a time when El Cajon Boulevard was believed to continue as a . The residential areas had built up all around this main highway; ted. The residential area still extant is served by this parish as   | fornia for the entire blocking of Southern Californian had acquired a portion for the church was located a religious/social area.  |
|            | The record search indicates that the State of California consisting of 48 lots. In 1917, the San Diego College of A the full 48 lots. In 1949 the alley, utilized as a main road of the property and three years later in 1956, sold it to the on lots 23 and 24 for \$250,000. The Church was built at the Pacific Highway to the Imperial Valley and points east, in the heart of an area where a parish was ideally situated in the heart of an area where a parish was ideally situated of San Diego County Recorder Office of San Diego County Assessor City of San Diego Directories  Evaluator: Bay Brandes, Ph.D.  | secured a terminting trust from the University of Southern Califarts deeded the property to the San Diego College of the University for parking entrances was paved. By 1953, Donald L. Mapsone (Church of Christ. The Church of Christ took a mortgage indensation a time when El Cajon Boulevard was believed to continue as a . The residential areas had built up all around this main highway; ted. The residential area still extant is served by this parish as   | fornia for the entire blocking of Southern Californian had acquired a portion for the church was located a religious/social area.  |
|            | The record search indicates that the State of California consisting of 48 lots. In 1917, the San Diego College of A the full 48 lots. In 1949 the alley, utilized as a main road of the property and three years later in 1956, sold it to the on lots 23 and 24 for \$250,000. The Church was built at the Pacific Highway to the Imperial Valley and points east in the heart of an area where a parish was ideally situated the heart of an area where a parish was ideally situated.  References:  Office of San Diego County Recorder Office of San Diego County Assessor City of San Diego Directories   | secured a termining trust from the University of Southern Californ deeded the property to the San Diego College of the University of parking entrances was paved. By 1953, Donald L. Mapsone Church of Christ. The Church of Christ took a mortgage inden a time when El Cajon Boulevard was believed to continue as a . The residential areas had built up all around this main highway; ted. The residential area still extant is served by this parish as   | fornia for the entire blocking of Southern Californian had acquired a portion for the church was located a religious/social area of the church was located as religious as religi |
|            | The record search indicates that the State of California consisting of 48 lots. In 1917, the San Diego College of A the full 48 lots. In 1949 the alley, utilized as a main road of the property and three years later in 1956, sold it to the on lots 23 and 24 for \$250,000. The Church was built at the Pacific Highway to the Imperial Valley and points east in the heart of an area where a parish was ideally situation the heart of an area where a parish was ideally situation.  References:  Office of San Diego County Recorder Office of San Diego County Assessor City of San Diego Directories  Evaluator: Ray Brandes Ph.D.  Date of Evaluation: 1994 | secured a terminting trust from the University of Southern Califarts deeded the property to the San Diego College of the University for parking entrances was paved. By 1953, Donald L. Mapsone (Church of Christ. The Church of Christ took a mortgage indensation a time when El Cajon Boulevard was believed to continue as a . The residential areas had built up all around this main highway; ted. The residential area still extant is served by this parish as   | fornia for the entire blockity of Southern Californian had acquired a portion for the column the column theorem of the Church was located a religious/social area.   |
|            | The record search indicates that the State of California consisting of 48 lots. In 1917, the San Diego College of A the full 48 lots. In 1949 the alley, utilized as a main road of the property and three years later in 1956, sold it to the on lots 23 and 24 for \$250,000. The Church was built at the Pacific Highway to the Imperial Valley and points east, in the heart of an area where a parish was ideally situated in the heart of an area where a parish was ideally situated of San Diego County Recorder Office of San Diego County Assessor City of San Diego Directories  Evaluator: Bay Brandes, Ph.D.  | secured a termining trust from the University of Southern Californ deeded the property to the San Diego College of the University of parking entrances was paved. By 1953, Donald L. Mapsone Church of Christ. The Church of Christ took a mortgage inden a time when El Cajon Boulevard was believed to continue as a . The residential areas had built up all around this main highway; ted. The residential area still extant is served by this parish as   | fornia for the entire blocking of Southern California in had acquired a portion for the church was located a religious/social area a religious/social area a social area a |
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|            | The record search indicates that the State of California consisting of 48 lots. In 1917, the San Diego College of A the full 48 lots. In 1949 the alley, utilized as a main road of the property and three years later in 1956, sold it to the on lots 23 and 24 for \$250,000. The Church was built at the Pacific Highway to the Imperial Valley and points east in the heart of an area where a parish was ideally situation the heart of an area where a parish was ideally situation.  References:  Office of San Diego County Recorder Office of San Diego County Assessor City of San Diego Directories  Evaluator: Ray Brandes Ph.D.  Date of Evaluation: 1994 | secured a termining trust from the University of Southern Californ deeded the property to the San Diego College of the University of parking entrances was paved. By 1953, Donald L. Mapsone Church of Christ. The Church of Christ took a mortgage inden a time when El Cajon Boulevard was believed to continue as a . The residential areas had built up all around this main highway; ted. The residential area still extant is served by this parish as   | fornia for the entire blo ity of Southern Californ In had acquired a portion Iture and bond resolution In thoroughfare fro Ithe Church was locate Italian a religious/social area  BLVD  |
|            | The record search indicates that the State of California consisting of 48 lots. In 1917, the San Diego College of A the full 48 lots. In 1949 the alley, utilized as a main road of the property and three years later in 1956, sold it to the on lots 23 and 24 for \$250,000. The Church was built at the Pacific Highway to the Imperial Valley and points east in the heart of an area where a parish was ideally situation the heart of an area where a parish was ideally situation.  References:  Office of San Diego County Recorder Office of San Diego County Assessor City of San Diego Directories  Evaluator: Ray Brandes Ph.D.  Date of Evaluation: 1994 | secured a termining trust from the University of Southern Californ deeded the property to the San Diego College of the University of parking entrances was paved. By 1953, Donald L. Mapsone Church of Christ. The Church of Christ took a mortgage inden a time when El Cajon Boulevard was believed to continue as a . The residential areas had built up all around this main highway; ted. The residential area still extant is served by this parish as   | fornia for the entire blo ity of Southern Californi n had acquired a portion for the church was locate a religious/social area  A B B LVD  |
|            | The record search indicates that the State of California consisting of 48 lots. In 1917, the San Diego College of A the full 48 lots. In 1949 the alley, utilized as a main road of the property and three years later in 1956, sold it to the on lots 23 and 24 for \$250,000. The Church was built at the Pacific Highway to the Imperial Valley and points east in the heart of an area where a parish was ideally situation the heart of an area where a parish was ideally situation.  References:  Office of San Diego County Recorder Office of San Diego County Assessor City of San Diego Directories  Evaluator: Ray Brandes Ph.D.  Date of Evaluation: 1994 | secured a termining trust from the University of Southern Californ deeded the property to the San Diego College of the University of parking entrances was paved. By 1953, Donald L. Mapsone Church of Christ. The Church of Christ took a mortgage inden a time when El Cajon Boulevard was believed to continue as a . The residential areas had built up all around this main highway; ted. The residential area still extant is served by this parish as   | fornia for the entire blo ity of Southern Californ In had acquired a portio fure and bond resolutio main thoroughfare fro the Church was locate a religious/social area  a religious/social area   |
|            | The record search indicates that the State of California consisting of 48 lots. In 1917, the San Diego College of A the full 48 lots. In 1949 the alley, utilized as a main road of the property and three years later in 1956, sold it to the on lots 23 and 24 for \$250,000. The Church was built at the Pacific Highway to the Imperial Valley and points east in the heart of an area where a parish was ideally situation the heart of an area where a parish was ideally situation.  References:  Office of San Diego County Recorder Office of San Diego County Assessor City of San Diego Directories  Evaluator: Ray Brandes Ph.D.  Date of Evaluation: 1994 | secured a termining trust from the University of Southern Californ the Ban Diego College of the University of the San Diego College of the University of parking entrances was paved. By 1953, Donald L. Mapsone Church of Christ. The Church of Christ took a mortgage inden a time when El Cajon Boulevard was believed to continue as a. The residential areas had built up all around this main highway; ted. The residential area still extant is served by this parish as a still extant is served by the served by       | fornia for the entire blocking of Southern California in had acquired a portification and bond resolution main thoroughfare from the Church was located a religious/social area.   |

| PRIMARY RECORD                 |                     | HRI # Trinomial NRHP Status Code_5S1                          |                 |  |  |  |  |
|--------------------------------|---------------------|---|-----------------|--|--|--|--|
| Page_1of_2_                    | Other Listings      | Annr Sulus Code 331   |                 |  |  |  |  |
|                                | Review Code         | Reviewer  | Date            |  |  |  |  |
|                                |                     | opment Project Study Areaand (Address and/or UTM Coordinates. |                 |  |  |  |  |
| b. Address 2550 El Cajon Boule | evard               |   |                 |  |  |  |  |
| City_San Diego                 | *******             |   |                 |  |  |  |  |
| c. UTM: USGS Quad The Poi      | nt Loma Quad (7.51/ | 15') Date; Zone_11, 48605                                     | 0 mE/3640000 mN |  |  |  |  |
|                                |                     | ctions to resource, additional UTMs, etc. when                |                 |  |  |  |  |

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.

|  |                       |                       |                        | P6. Date C ☐ Prehi 1940 E   | constructed/Age:<br>storic 🛮 Historic 🗀 Both                        |
|--|-----------------------|-----------------------|------------------------|-----------------------------|---|
|  |                       |                       |                        | Jestia Anto:<br>865 Comsto  | and Address:<br>noff Trustee<br>ock Avenue #2-E<br>ngeles, Ca 90024 |
|  |                       |                       |                        | Dr. Ray Brar<br>230 West La | urel Street, Suite 406  |
| O Company                                    |                       |                       |                        | San Diego C                 | Ca 92101  |
|  |                       | The second            |                        | Describe: A                 | nnaissance Dother  Project Study for the Economic                   |
| P11. Report Citiation (Provide fu            | ull citation or enter | "none."): <u>None</u> |                        | Developmen                  | t Department, San Diego, Ca.  |
|  | p Sheet               | ntinuation Sheet      | Building, Structure, a | •                           | ☐ Linear Resource Record  |
| ☐ Archaeological Record ☐ Dis☐ Other (List): | strict Record N       | filling Station Recor | D Rock Art Record      | d ☐ Artifact Record         | 2 Photograph Record   |

| DEF  | e of California – The Resources Agency PARTMENT OF PARKS AND RECREATION  | Primary #  |
|------|--|--|
| Bl   | JILDING, STRUCTURE, AND OB   | JECT RECORD HRI #  |
| Pag  | e_2_ of_2_   |  |
| 61.  | Resource Identifier: The North Park (San Diego) Rede   | velopment Project Study Area   |
| B2.  |  |  |
| B3.  | Common Name: Florists Classic.   |  |
| B4.  | Address: 2550 El Cajon Boulevard   |  |
|      |  | County: San Diego Zip: 92104   |
| B5.  |  |  |
| B7.  | Architectural Style: Classic Moderne Building  |  |
| Be.  | Alterations and Date(s):   |  |
|      | There is no outward appearance of any alterations.   |  |
|      |  |  |
|      |  |  |
|      |  |  |
| B9.  | Moved? No □Yes □Unknown Date: NA   | Original Location N/A  |
| B10. | Related Features:  |  |
|      | None   |  |
|      |  |  |
|      |  |  |
|      |  |  |
|      |  | Builder: Unknown   |
| B12. | Historic Attributes (List attributes and codes): HP-8 Wa   | arehouse   |
|      |  |  |
| B13. |  | ast highway iin the 1950s. Area: The North Park, San Diego   |
|      |  | pe: Warehouse Applicable Criteria: 5S1   |
|      |  | as defined by theme, period, and geographic scope. Also address integrity.)  |
|      | action was taken with respect to building until 1940 when 11, 1953 Lyon Van and Storage Company sold the proper 1954, a Notice of Completion was filed by David M. Sapp. in 1940 and sold in 1953 and in 1954 was altered perhaps for during a time when that highway was the major thoroughfare | d Association to the San Diego Branch of the University of Southern California. No J. L. and G. Ione McMahon to the Lyon Van and Storage Company. On December to the Sapp Business Storage and Construction Company and on December 20, From all indications Lyon Van and Storage Company had the building constructed or interior use. The building was constructed on the south side of El Cajon Boulevard of from the Pacific Highway to the hinterlands. It may well have been that it was placed lauling. The creation of Interstate U.S. Highway 8, about this time, however, changed  |
|      |  |  |
|      |  |  |
|      |  |  |
|      |  | 2550 El Cajon Boulevard  |
| B14. | References:  | The state of the s |
|      | Office of San Diego County Recorder  | COLLIER AND THE PARTY OF THE PA |
|      | Office of San Diego County Assessor  | 10011 2 Tunness on ST) 16 ADAMS AV   |
|      | City of San Diego Directories.   | OCLDEN TO BE AN WY DAY OF THE PROPERTY OF THE  |
|      |  | THE MADISON SON TO THE PROPERTY OF THE PROPERT |
|      |  | THE TOWNERS OF THE PROPERTY OF |
| B15. | Evaluator: The   |  |
|      | Date of Evaluation:000   | AV AV  |
|      |  | EL CAJON BUVDILLE  |
|      | (This space reserved for official comments.)   | TIN HOWARD ALS FMA AV  |
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# PRIM

| DEPARTMENT OF PARKS AND RECREATION |                           | Primary #  |                                      |  |  |  |
|------------------------------------|---------------------------|--|--------------------------------------|--|--|--|
| PRIMARY RECORD                     |                           | HRI #  |                                      |  |  |  |
|                                    |                           | Trinomial  |                                      |  |  |  |
|                                    |                           | NRHP Status Code   |                                      |  |  |  |
| Page 1 of 2                        | Other Listings            |  |                                      |  |  |  |
|                                    | Review Code               | Reviewer   | Date                                 |  |  |  |
| P2. Location: a. County_S          | an Diego                  | pment Project Study Area. and (Address and/or UTM Coordinate Oregon St. (West): Howard St. (South) & | s. Attach Location Map as required.) |  |  |  |
| City San Diego                     |                           |  |                                      |  |  |  |
| c. UTM: USGS Quad Tr               | e Point Loma Quad (7.5'/1 | 5') Date 000 ; Zone 11 , 4861  | mE/3400000 mN                        |  |  |  |
|                                    | 0 ,                       | tions to resource, additional UTMs, etc. wh<br>. The legal description is BNlock 11 + Stre           | 1.1 1 /                              |  |  |  |

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, raquetball courts and other activities.

| P4. Resources presen  | t: 🛚 Building       | ☐ Structure | ☐ Object | ☐ Site | O Dist      | rict [ | ] Elemei                                   | nt of District   |
|---|---------------------|-------------|----------|--------|-------------|--------|--|--|
| P4. Resources presen  | t: 🛚 Building       | Structure   | Object   | □ Site | Dist        | rict □ | Pri 19 19 19 19 19 19 19 19 19 19 19 19 19 | nt of District  5. Date Constructed/Age:  □ Prehistoric ☑ Historic □ Both  20 E  7. Owner and Address:  ANS (Public Agency ty of San Diego. 2 C Street  In Diego, California  Recorded by (Name, affiliation, and address Bay Brandes  0 West Laurel St. Suite 406 In Diego, Ca 92101  Date Recorded: 1993- 1994  0. Type of Survey: □ Intensive |
| P11. Report Citiation (Proceedings)  Attachments: DNONE  Archaeological Record  Other (List): | ovide full citation | ☐ Continua  |          |        | ng, Structu |        | De D   |  |
| DPR 523A-Test (12/93)   |                     |             |          |        | v.          |        |  |  |

| DE                | State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION Primary #   |  |
|-------------------|---|--|
|                   | BUILDING, STRUCTURE, AND OBJECT RECORD HRI #  |  |
| B1.<br>B2.<br>B3. | 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 Zip:  |  |
| B7.               | B5. Zoning: CL-1 B6. Threats: None known  B7. Architectural Style: Concrete utility building; water tower   |  |
| 88.               | Bs. Alterations and Date(s):  The addition of the tennis courts; the improvements with windbreaks, fencing, and recreational facilities have enhanced the area Ted Williams Par, all for public purposes and use.   | near the   |
|                   | B9. Moved? No Dyes DUnknown Date: 000 Original Location The   |  |
| B10               | 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 moved to the site, but its appearance, a rectangular structure with flushboard construction suggests it is of a pre-20th century visit.   |  |
|                   |   |  |
|                   | B11. Architect: Unknown Builder: Unknown  |  |
| B12               | 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               | 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: 55:  (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 Boul 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 Williams Recreation Park. In 1888 the San Diego College of Arts sold the property to the San Diego College of USC. (This institution named in legal documents)  In March 1911, the Southern California Mountain Water Company sold the property to the City of San 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 Ordand in earlier in 1906. By July 1913, the paving, grading and curbing of Idaho Street had occurred and the next year, Oregon Street was that same year El Cajon Avenue was graded. The upper outdoor area of the public utility building owned by the City of San Diego by David and Bill Folsom of Folsom Enterprises, 2720 Howard Street in San Diego as an outdoor recreational center with the foci and racquetball. Their offices are located at the Howard Street address. Howard Street was dedicated on February 2, 1960. Of unu is the giant green water tower rising above the utility building, and on the southeast corner of the block a small house of some at  | evard (2701 e south Ted is variously n Diego with e 1, page 3 s paved and to is utilized us on tennis sual interest htiquity.  |
| B14.              | B14. References:  Office of San Diego County Recorder  Office of San Diego County Assessor  City of San Diego Directories   | 1000 S   |
| B15.              | B15. Evaluator: Ray Brandes Ph.D.  Date of Evaluation: 1993-1994  | BANGE ST. I.S. ST. ST. ST. ST. ST. ST. ST. ST. ST.   |
|                   | (This space reserved for official comments.)    CAJON   CAJON | BEAD OF A LIVE O |

# P

| DEFANTMENT OF TARROAMS RESIDENT |                              | Primary #   |  |
|---------------------------------|------------------------------|---|--|
| PRIMARY RECORD                  |                              | HRI#  |  |
|                                 |                              |   |  |
|                                 |                              |   |  |
| Page 1 of 2                     | Other Listings               |   |  |
|                                 | Review Code                  | Reviewer  | Date   |
|                                 | 0                            |   | inates. Attach Location Map as required.                     |
| City San Diego                  |                              |   |  |
| c. UTM: USGS Quad The La Jo     | olia Quadrangie (7.51/15     | ) Date 000 ; Zone 11 ,_   | 486160 mE/3640000 mN   |
|                                 | r is 446-162-12. The legal d | ons to resource, additional UTMs, et<br>escription is University Heights D'He | c. when appropriate):<br>mecourt Map, Amended. Block 110, 1/ |

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 X   | □ Structure    | □ Object      | □ Site                                | ☐ District    | □ Ele          | ment of Dist            | trict                     |                           |
|-------------|------------------------|--|----------------|---------------|---------------------------------------|---------------|----------------|-------------------------|---------------------------|---------------------------|
|             |                        |  |                |               |                                       |               |                |                         | Constructed/A             |                           |
| वर          |                        | . 1  |                |               | vec *                                 |               |                | P7. Owne                | er and Addres             | s:                        |
| . 3         |                        | 7/1  |                |               |                                       |               |                | 9737 Burn               | ing Tree Way              |                           |
| -           |                        | _ was an   |                |               |                                       |               |                | Santee, Ca              | 92071                     |                           |
|             |                        | A 40   | 2 8 7 1 8 1    | 11/Cm         | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 |               |                |                         |                           |                           |
|             | Ŧ. I                   | 1  | reejsje        |               | 4.4.7                                 |               |                | P8. Recor<br>Dr. Ray Br | ded by (Name. a<br>andes. | affiliation and address): |
| at Salarian |                        |  |                |               |                                       |               |                | 230 West I              | aurel Street S            | Suite 406                 |
|             |                        |  | (P)            |               |                                       |               |                | San Diego               | Ca 92101                  |                           |
| 100         |                        | -27  |                |               |                                       |               |                |                         |                           |                           |
|             |                        |  | A Comment      |               |                                       |               |                | P9. Date                | Recorded: _1              | 994                       |
|             |                        |  |                |               |                                       |               | _ =            | P10. Type               | of Survey:                | ☐ Intensive               |
|             |                        |  |                |               |                                       |               |                | ☑ Rec                   | connaissance              | ☐ Other                   |
|             |                        |  |                |               |                                       |               | -              | Describe:               | A Project Stud            | ly for the Economic       |
|             | Section 200 Section 2  | The state of the s |                |               | Mitagrania a                          | 41.50 M       |                |                         | Development               | Department, San           |
|             | - Colonia              | 50%  |                |               |                                       |               |                |                         | Diego, Ca                 |                           |
| P11.        | Report Citiation (Prov | vide full citation   | or enter "none | e."):None     |                                       |               |                |                         |                           |                           |
| Attac       | hments: DNOVE          | ☐ Map Sheet  | ☐ Continua     | tion Sheet    | ☑ Building                            | , Structure,  | and Obje       | ect Record              | ☐ Linear P                | esource Record            |
| ☐ Arc       | haeological Record     | District Recor   | d 🛮 Milling    | Station Recor | d DRo                                 | ock Art Recor | d $\square$ Ai | tifad Record            | ⊠ Pho                     | otograph Record           |
| □ Oth       | ner (List):            |  |                | 170           |                                       |               |                |                         |                           |                           |
|             | 523A-Test (12/93)      |  |                |               |                                       |               |                |                         |                           | -                         |
| 21111       | 1001 (150)             |  |                |               |                                       |               |                |                         |                           |                           |

| DEF    | te of California – The Resources Agency<br>PARTMENT OF PARKS AND RECREATION<br>JILDING, STRUCTURE, AND OB  | JECT RECORD HBI #  |
|--------|--|--|
|        | e_2_ of_2_   |  |
| B1.    | Resource Identifier: The rth Park (San Diego) Redevelo   | opment Project Study Area  |
| B2.    |  |  |
| B3.    | Common Name: The Rudford's Restaurant  |  |
| B4.    |  | THE RESERVE OF THE PROPERTY OF |
|        |  | County: San Diego Zip: 92104   |
| B5.    |  |  |
| B7.    | Architectural Style: Eclectic  |  |
| BS.    | Alterations and Date(s):  The original restaurant has been slightly modified with the ranged variously so that there is a slight Deco appearance.                            | raising of the original sign to surround the roof of the building. The alterations have a but basically it is now a combination of styles and, therefore, eclectic.  |
| De     | Effect of Mikle IIVes III introduce Detail N/A   | Original Landing NVA   |
| B9.    | Moved? BNo Dyes Dunknown Date: N/A Related Features:   | Original Location_N/A  |
| BTU.   | None noted   |  |
|        |  |  |
|        |  |  |
|        |  |  |
| B11.   | Architect: Unknown   | Builder: Unknown   |
| B12.   | Historic Attributes (List attributes and codes): HP-6 Cor  | nmercial, restaurant   |
|        | Rudford's use as a restaurant has  | unchanged since 1938 on this one main thoroughfare. North Park, San Diego  |
| B13.   | Significance: Theme: Theme:  | unchanged since 1938 on this one main thoroughfare. North Park, San Diego  |
|        |  | e: Restaurant Applicable Criteria: 5S1 s defined by theme, period, and geographic scope. Also address integrity.)  |
|        | 1914. The property went through the hands of a number of improved with the intent that it would become a major high east with the Pacific Coast Highway. On May 14, 1938 Elr | Land Association. El Cajon Boulevard which fronted the property was graded in if people and even so not until January 1930 was El Cajon Boulevard paved and way carrying traffic to the Imperial Valley and the east as well as a link from the mer L. Kier a contractor completed the notice of completion for what was then Bickerton had become full-fledged owners of the restaurant, during the war not travelers at Rudford's Restaurant.  |
|        |  | 2900 EL Cajo   |
|        |  | BLVD.  |
|        |  | DEVD.  |
|        |  |  |
|        |  |  |
| B14    | References:  |  |
| D 1.4. | Office of San Diego County Assessor  | SSIGN CAMETINA DI ADAMS AVESSO   |
|        | Office of San Diego County Recorder  | B GATE DE STANDONG FOOD AV SOOD STANDONG FOOD STANDONG FOO |
|        | San Diego ity Directories  | 1300 1500 1700 12000 2 1 1 1 1 1 1 1 1 1 1 1   |
|        |  |  |
|        |  | THE STATE OF |
| B15.   | Evaluator: Ray Brandes Ph.D.   | THE CAJON STATE OF THE CAJON STA |
|        | Date of Evaluation: 1994   | THAT THE BOOK TO THE BOOK THE  |
|        |  | THE POLK OF THE PO |
|        | (This space reserved for official comments.)   | 3 7 4 6 1 8 1 1 1 1 1 2 1 8 1 1 1 1 1 1 1 1 1 1  |
|        |  | LINCOLN AV X MO 5 2 LINCOLN  |
|        |  | NORTH FARE CITY OF THE PROPERTY OF THE PROPERT |
|        |  | EX 30 ST SQ 5 WIGHTMAN ST SN 10 PARK WW \$   |
|        |  | AND STORES OF ST |
|        |  | THE WAY THE WA |
|        |  | GROOKES AVE S DWIGHT S DWIGHT S S S S S S S S S S S S S S S S S S S  |
|        |  | THE STATE OF |

# PRIMARY RECORD

23, 24 and 25.

| DEPARTMENT OF PARKS AND RECREATION    |                             | Primary #                                     |                                   |  |  |
|---------------------------------------|-----------------------------|---|-----------------------------------|--|--|
| PRIMARY RECORD                        |                             | HRI #   |                                   |  |  |
| THINATTI MEGGIIE                      |                             | Trinomial                                     |                                   |  |  |
|                                       |                             | NRHP Status Code 5S1                          |                                   |  |  |
| Page 1 of 2                           | Other Listings              |   |                                   |  |  |
|                                       | Review Code                 | Reviewer                                      | Date                              |  |  |
| P1. Resource Identifier: The North Pa |                             |   |                                   |  |  |
| P2. Location: a. County San Diego     |                             | and (Address and/or UTM Coordinates.          | Attach Location Map as required.) |  |  |
| b. Address 2930 El Cajon Boulevard    | 1                           |   |                                   |  |  |
| City San Diego                        |                             |   |                                   |  |  |
| c. UTM: USGS Quad The La Jolla        | Quad (7.5'/1                | 15') Date; Zone_11, 48617                     | 0 mE/3640000 mN                   |  |  |
| d. Other Locational Data (e.g. parcel | #, legal description, direc | ctions to resource, additional UTMs, etc. whe | n appropriate):                   |  |  |

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 blass 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

The assessor's parcel number is 446-162-13. The legal description is University Heights D'Hemecourt Map, Amended, Block 110, Lots

| P4. Resources present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Eler | ment of District   |
|---|--|
|   | P6. Date Constructed/Age:    Prehistoric   Missonc   Both     1938 F     P7. Owner and Address:     McMahan's Border Stores     P.O. Box 7000     Carlsbad, Ca. 92018     P8. Recorded by (Name. alfiliation. and address     Dr. Ray Brandes     230 West Laurel St. Suite 406     San Diego, Ca. 92101     P9. Date Recorded:   1994 |
|   |  |
| Other (List):   |  |
| DPR 523A-Test (12/93)   |  |

|      | te of California – The Resources Agency PARTMENT OF PARKS AND RECREATION   |  |  |
|------|--|--|--|
|      | UILDING, STRUCTURE, AND OB   | Frimary  | #  |
|      | UILUIIAG, DINUUIUNE, AND VO<br> e_2_ of_2_   | ULUI MEGUMU#_  | AND THE RESERVE OF THE PARTY OF |
| B1.  | Resource Identifier: The North Park (San Diego) Reve   | Iopment Project Study Area   |  |
| B2.  | Historic Name: Gustafson Furniture   |  |  |
| B3.  | Common Name: McMahon Furniture   |  |  |
| B4.  | Address: 2930 El Cajon Boulevard   |  |  |
|      |  |  | San Diego Zip: 92104   |
| B5.  | Zoning: CN-1 B6. Threats: None known   |  |  |
| E7.  |  |  |  |
| DS.  | Alterations and Date(s): Usual store front window alterations to fit clients.  |  |  |
|      |  |  |  |
| D 49 |  |  |  |
| B9.  | Moved?⊠No DYes DUnknown Date: N/A  | Original Location N/A  |  |
|      | . Related Features:  |  | Alle Sallines, Names intermiting to the control of 1 5 distinguish of part of the distinguish of the part of the control of th |
|      | Large parking lot to west side of building, Eucalyptus tree  | s in general street area.  |  |
|      |  |  |  |
|      |  |  |  |
|      |  |  |  |
| B11  | Architect: Unknown   | Builder: Unknown   |  |
| B12  | . Historic Attributes (List attributes and codes): HP-6 Bus  | iness  |  |
|      | The Furniture store was built at it  | ne time El Cajon was envi-   | · ·  |
| B13  | Significance: Theme: sioned as a major thoroughfare to businesses district: 1930-1950 Property Type  | Retail business Area:  | North Park, San Diego Applicable Criteria: 5S1   |
|      | (Discuss importance in terms of historical or architectural context a  |  |  |
|      | The Furniture store property was first sold to the College Hill non-existent San Diego College of Arts to the San Diego institution. In December 1938 Gustafson furniture store was until the mid 1980s when McMahon's Furniture Store repla Highway on the west to eastern San Diego County towns an Highway 8 was built in the mid 1950s, and El Cajon Highway in its use and appearance. The McMahon (Gustafson) Fu | o branch of the University of Southern<br>as completed according to deed book 3<br>cood the former company. The El Cajo<br>d as Highway 80 was a hoped for majo<br>became a boulevard, then the business   | California, also a hoped for but, noexistent 3113, page 328. That firm occupied the store n Highway, a main thoroughfare from Pacific rartery on a long term basis. When Interstate ses collapsed and there was a general decline  |
|      |  |  |  |
|      |  |  |  |
|      |  |  |  |
|      |  | 2930 El Ca   | jon Boulevard  |
| B14. | References:  |  | TO MARKETSI SI SI SINGILI  |
|      | Office of San Diego County Assessor  |  | 10 10 10 10 10 10 10 10 10 10 10 10 10 1   |
|      | Office of San Diego County Recorder  | VALLE  | COLLIER AT SOME TOOK   |
|      | City of San Diego Directories.   | AND TO SEE THE | TO 16 ADAMS AV   |
|      |  | COLORN TE TO DE STORE DIES   |  |
|      |  | MADISON ST   |  |
| B15. | Evaluator: Bay Brandes, Ph.D.  | MONBOE STA   | MONANTE MONANTE  |
|      | Date of Evaluation: 1993-1994  |  | THE STATE OF THE S |
|      | *  | The second   |  |
|      | (This space reserved for official comments.)   | C C  | AJON BLVD III  |
|      |  | JOHNSON TY ER  | OWARD AV PITTE OF AND AV   |
|      |  | LINCOLN THOU AND   |  |
| -    |  | 1000 PASCOE ST   | THE WALL WATER   |
|      |  | LING   | 2 2 2  |
|      |  | F 5 0 7 3 5 12 1   | AV   |
| 1    |  | FESSEX TO STATE OF   | 1 2 VI UT WAGHTMAN STT N O PARK WINE 1   |

State of California - The Resources Agency

# PI

| PRIMARY RECORD                |                       | Primary #   |                                       |  |  |  |
|-------------------------------|-----------------------|---|---------------------------------------|--|--|--|
| Page 1 of 2                   |                       | Reviewer  |                                       |  |  |  |
|                               |                       | pment Project Area Study  |                                       |  |  |  |
| P2. Location: a. County San I | Diego                 | and (Address and/or UTM Coordina  | tes. Attach Location Map as required. |  |  |  |
| b. Address 2935-29            | 47 El Cajon Boulevard |   |                                       |  |  |  |
| City San Diego                |                       |   |                                       |  |  |  |
| c. UTM: USGS Quad The L       | a Jolla Quad(7.5'/1   | 5') Date; Zone_11, _48  | 6180 mE/3640000 mN                    |  |  |  |
| The Assessor's Parcel Num     |                       | tions to resource, additional UTMs, etc. nescription is University Heights D'Hemeco |                                       |  |  |  |

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. R   | esources present: A Building      | ☐ Structure ☐ Object        | t 🛮 Site 🗈    | District D Ele      | ment of District  |  |
|---------|-----------------------------------|-----------------------------|---------------|---------------------|---|--|
|         |                                   |                             |               |                     | P6. Date Construc   | :ted/Age:  |
|         |                                   |                             |               |                     | ☐ Prehistoric<br>1925 F                                       | ☑ Historic ☐ Both  |
|         |                                   |                             |               |                     | Robert L. and Carol<br>8342 Royce Court<br>San Diego, Ca 9212 | ley H. Birchall Trs and P. Birchall Trs  ame affiliation and address)  Suite 406  1  1: 1994  y: □ Intensive |
|         |                                   |                             |               |                     | Describe: A Project   | Study for the Economic   |
|         |                                   | A Lore 1 Line               | ii d          |                     | Development Depart  | ment, San Diego, Ca.   |
| P11. Re | port Citiation (Provide full cita | tion or enter "none."):None |               |                     |   |  |
| Attachi | nents: DNONE D Map Shee           | et Continuation Sheet       | ☑ Building, S | Structure, and Obje | ect Record D Lin  | ear Resource Record  |
| □ Archa | aeological Record District R      |                             | -             | Àrt Record ☐ Ar     |   | Photograph Record  |
| Othe    | r (List):                         |                             |               |                     | 1)  |  |
| DPR 52  | 3A-Test (12/93)                   |                             |               |                     |   |  |

| 0.000    | ete of California – The Resources Agency  EPARTMENT OF PARKS AND RECREATION  Primary # 000  |
|----------|---|
| 5        | UILDING, STRUCTURE, AND OBJECT RECORD HRI # _000  |
|          | ge 2 of 2   |
| Bi       |   |
| B2       |   |
| B3       |   |
| Б4       |   |
| 0.0      | City: San Diego Zip: 92104  |
| B5       |   |
| 87<br>88 |   |
| Do       | No alterations on the exterior noted; only the variety of signs, metal and painted.   |
|          |   |
|          |   |
|          |   |
| B9       | Moved?的No DYes DUnknown Date: N/A Original Location N/A   |
| B1       | 5. Related Features:  |
|          | None noted.   |
|          |   |
|          |   |
| D.1      | 1. Architect: Not known Builder: W. E. Kier   |
|          | 2. Historic Attributes (List attributes and codes): HP 6. Commercial store, 1-3 stories.  |
|          |   |
| B1:      | 3. 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: 5\$1  |
|          | (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 ofthis 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 Meats, 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 |
|          |   |
|          | 2025 2017 FL A R  |
|          | 2935-2947 El Cajon Boulevard  |
| B14      | References:  Office of San Diego County Recorder  Office of San Diego County Assessor  City of San Diego Directories  |
|          | MONROE  |
| B15      | Evaluator: Bay Brandes, Ph.D.   |
|          | Date of Evaluation: 1994  |
|          | (This space reserved for official comments.)  (This space reserved for official comments.)  (This space reserved for official comments.)  |

State of California - The Resources Agency DEPARTMENT OF PARKS

# PRIMARY REC

and east 1/2 of lot 2.

Other (List):\_

DPR 523A-Test (12/93)

| DEPARTMENT OF PARKS AND RECREA   | Primary #      |          |  |        |               |
|--|----------------|----------|--|--------|---------------|
| PRIMARY RECORD   | HRI#           |          |  |        |               |
| Timber Resolution  |                |          |  |        |               |
|  |                |          |  |        |               |
| Page 1 of 2  | Other Listings |          |  |        |               |
|  | Review Code    | Reviewer |  | 9. **  | Date          |
| P1. Resource Identifier: The North Pari<br>P2. Location: a. County San Diego |                |          |  |        |               |
| b. Address 3093-3095 El Cajon  | Boulevard      |          |  |        |               |
|  |                |          |  |        |               |
| City San Diego   |                |          |  |        |               |
| c. UTM: USGS Quad The La Jolla   |                |          |  | 486240 | mE/3640000_mN |

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 presen      | t: 🛮 Building        | ☐ Structure  | □ Obje            | ct 🛮 Site  | ☐ District                                 | DEI            | ement of District  |
|---------------------------|----------------------|--|-------------------|------------|--|----------------|--|
|                           | M Stock              |  |                   |            |  |                | P6. Date Constructed/Age:  |
|                           |                      |  |                   |            |  | 30             | ☐ Prehistoric ☐ Historic ☐ Both                                  |
|                           |                      |  |                   |            |  |                | 1937 F   |
|                           |                      |  |                   |            |  | 139            |  |
|                           |                      |  |                   |            |  | -              | P7. Owner and Address:   |
|                           |                      | 鄉鄉   | sfuae             | Militaria  |  |                | Fredericka and John F. Groebli                                   |
|                           |                      | STATE STREET, STATE OF THE STAT |                   |            | Star - Language (1975)                     | O Stern Se     | 3087 El Cajon Boulevard  |
|                           | l W                  | e buy  | 14.5              | VISI TO    |  |                | San Diego. Ca 92104  |
| disection of the second   |                      |  |                   |            |  |                | 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:   |
|                           |                      |  |                   |            | no letter faller och frettet strettet i de | MERTALLENIA    | ☐ Reconnaissance ☐ Other   |
|                           |                      |  | Potential Control |            |  | 27774847842424 |  |
|                           |                      |  |                   |            |  | Wester         | Describe: A Project Study for the Economic                       |
|                           |                      |  | 40.00             |            | (Electronical                              |                | Development Department, San Diego, Ca.                           |
| P11. Report Citiation (Pr | rovide full citation | n or enter "none   | e."): <u>None</u> | 4          |  |                |  |
| Attachments: NOVE         | ☐ Map Sheet          | ☐ Continua   | tion Sheet        | ☑ Building | g, Structure, a                            | ınd Obj        | ect Record   |
| Archaeological Record     | □ District Reco      | rd [] Milling  | Station Re        | cord D B   | ork Art Remov                              | ч Пд           | titled Record Photograph Record                                  |

|       | te of California - The Resources Agency  |  |  |
|-------|--|--|--|
|       | PARTMENT OF PARKS AND RECREATION   | Primary #  | art of fact, the country for the country of the cou |
| BI    | JILDING, STRUCTUME, AND C  | DBJECT RECORD HRI #  |  |
| Page  | e_2_ of_2_   |  |  |
| Bi.   |  | edevelopment Project Study Area  |  |
| B2.   |  |  |  |
| B3.   | La K. Alba Mari Participa P. Alba Mari Carlo   |  | and the state of t |
| B4.   | Address: 3093-3095 El Cajon Boulevard  |  |  |
|       |  | County: San Diego  |  |
| B5.   |  |  |  |
| B7.   | Alterations and Date(s):   |  |  |
| 00.   | There are no alterations noted from the exterior.  |  |  |
|       |  |  |  |
|       |  |  |  |
|       |  |  |  |
| B9.   | Moved? BNo DYes DUnknown Date: N/A   | Original Location N/A  |  |
| B10.  | Related Features:  |  |  |
|       | None noted   |  |  |
|       |  |  |  |
|       |  |  |  |
|       |  |  |  |
|       |  | · · · · · · · · · · · · · · · · · · ·  |  |
| 212.  | Historic Attributes (List attributes and codes): HP6   | 1-3 story commercial   |  |
| Dec   | Similar and Thomas The development plant old His   | ghway 8 when it was a major route Area: North Park, San  | Diago  |
| D10.  |  | Type: Retail business Applica  |  |
|       | This was investigated at the state of the st | ext as defined by theme, period, and geographic scope. Also addr   | ose internity i  |
|       | Indian Arts and Friendship Tour businesses, most of w<br>The building located on old Highway 80 was once a pa  | ved to house a florist, real estate office, dress salon, a roofir<br>hich reflect that it has always been more or less intended a<br>art of a thriving area of businesses along a major thoroughfa<br>thward along the Pacific Coast. Such buildings as this one<br>positive influence on the development of the area.   | s a neighborhood business<br>are which linked the Pacifi   |
|       |  |  |  |
|       | The state of the s |  |  |
|       | , *  |  |  |
|       |  | 3093-3095 El Cajon B   | autora ka  |
|       |  | SUNS-SUNS ET CAJON D   | DATEFALL   |
| R14   | References:  | The state of the s | AVI ES TO THE  |
| J 17. | Office of San Diego County Recorder  | Description 25 of 1  | WHEN TO SO   |
|       | Office of San Diego County Recorder  | MARKET AND WORK THE TOTAL  | AV 7900  |
|       | San Diego City Directories   | MADISON TO STATE OF THE PROPERTY OF THE PROPER | S F S  |
|       |  | To state of the st | TO THE MICHAE  |
|       |  |  | 2 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \  |
| B15.  | Evaluator: Bay Brandes, Ph.D.  | MEADE 1  |  |
|       | Date of Evaluation: 1994   | S EL CAJON   | BLVD   |
|       |  | HOWARD HOWARD  | VS AV BIALIS   |
|       | (This space reserved for official comments.)   | LINCOLA  | 5 Vg   |
|       |  | TOWN PASTOE ST. J. O. T. S.  | A SOL N  |
|       |  | Z LINCOLD  | 8 3 9 7  |
|       |  | 500 988  | AV   |
|       |  | ESSEX IN STORMAN ST.   | CUNN ST E  |
|       |  | THE PROPERTY AND ASSESSED OF THE STATE OF TH |  |

# P

| DEFARIMENT OF TARROAND REGILECTION                                  |                  | Primary #  |  |  |  |
|---|------------------|--|--|--|--|
| PRIMARY RECORD  |                  | HRI #  |  |  |  |
|   |                  | Trinomial  |  |  |  |
|   |                  |  |  |  |  |
| Page_1 of_2_  | Other Listings   |  |  |  |  |
|   | Review Code      | Reviewer   | Date   |  |  |
| P1. Resource Identifier: The North P2. Location: a. County San Diec |                  |  | nates. Attach Location Map as required.                      |  |  |
| b. Address 3094 El Cajon Bou  | ulevard          |  |  |  |  |
| City San Diego  |                  |  |  |  |  |
| c. UTM: USGS Quad The La Je   | olla Quad (7.5'f | 15') Date; Zone_11,  | 486240 mE/3640000 mN   |  |  |
| , 5   | , 5              | ctions to resource, additional UTMs, etc<br>scription is University Heights, D'Hemer | c. when appropriate):<br>court, Map Amended. Block 112, Lots |  |  |

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 roog, 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     | t: M Building       | ☐ Structure ☐ Object   | ☐ Site ☐ District  | D Element of Di   | strict  |
|---------------------------|---------------------|--|--|-------------------|---|
|                           | i paja              |  |  | P6. Dat           | e Constructed/Age:                                  |
|                           | Notaes and a second |  | A se   | □P<br>1927 F      | rehistoric 🛮 Historic 🗘 Both                        |
|                           | 1646                |  |  | P7. Ow            | ner and Address:                                    |
|                           |                     | Terran   |  | VASA CI           | •   |
| To the second             |                     |  |  |                   | Cajon Blvd  |
| Trans.                    | THEOREM             | The state of the s |  | San Dieg          | o, Ca 92104   |
|                           |                     |  |  | P8. Reco          | orded by (Name, affiliation, and address<br>Brandes |
| A                         |                     |  |  | 230 Wes           | Laurei St., Suite 406                               |
|                           |                     |  |  | San Dieg          | o, California 92101                                 |
|                           |                     |  |  | P9. Date          | e Recorded: 1994                                    |
|                           | 77                  |  |  | P10. Typ          | e of Survey:  |
|                           |                     | San Elizabeth Control  |  | <b>⊠</b> R        | econnaissance                                       |
|                           |                     |  |  | Describe          | : A Project Study for the Economic                  |
|                           |                     |  | The state of the s | Developn          | nent Department, San Diego, Ca.                     |
| P11. Report Citiation (Pr | ovide full citation | or enter "none."):None   | .5   |                   |   |
| Attachments: NONE         | ☐ Map Sheet         | ☐ Continuation Sheet   | Building, Structure,   | and Object Record | ☐ Linear Resource Record                            |
| Archaeological Record     | ☐ District Record   | ☐ Milling Station Rec  | ord Rock Art Reco  | rd Artifact Recoi | rd Photograph Record                                |
| Other (List):             |                     |  |  |                   |   |
| PR 523A-Test (12/93)      |                     |  |  |                   |   |

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION Primary # \_\_\_\_\_ BUILDING, STRUCTURE, AND OBJECT RECORD HRI # Page 2 of 2 B1. Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area. Historic Name: The Pearson-Johnson Apartments. Common Name: The VASA Social Hall B3. 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 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. Date: N/A B9. Moved? No □Yes □Unknown 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 B11. Architect: 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 half 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

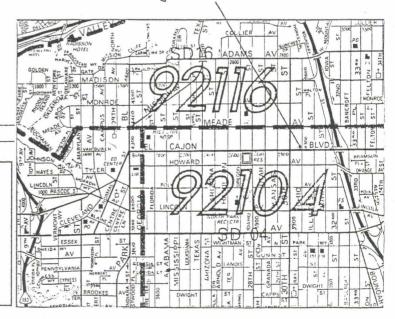
| Office | of | San | Diego | County | Recorder |
|--------|----|-----|-------|--------|----------|
| Office | of | San | Diego | County | Assessor |

B14. References:

City of San Diego County Assective of San Diego Directories.

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

(This space reserved for official comments.)



#### PRIMARY RECORD

22 and West 1/2 Lot 23.

Other (List): \_\_\_ DPR 523A-Test (12/93)

| DEPARTMENT OF PARKS AND RECREA          | ATION                      | Primary #                                     |                                   |  |  |
|---|----------------------------|---|-----------------------------------|--|--|
| PRIMARY RECORD                          |                            | HR! #   |                                   |  |  |
| , |                            | Trinomial                                     |                                   |  |  |
|   |                            | NRHP Status Code 5S1                          |                                   |  |  |
| Page 1 of 2                             | Other Listings             |   |                                   |  |  |
|   | Review Code                | Reviewer                                      | Date                              |  |  |
|   |                            |   |                                   |  |  |
| P1. Resource Identifier: The North Par  | k (San Diego) Redevelo     | opment 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 Cajo            | n Boulevard                |   |                                   |  |  |
| City San Diego                          |                            |   |                                   |  |  |
| c. UTM: USGS Quad The La Jolla          | Quad (7.5'/1               | 15') Date; Zone_11, _4862                     | 50 mE/3640000 mN                  |  |  |
| d. Other Locational Data (e.g. parcel # | , legal description, direc | ctions to resource, additional UTMs, etc. who | en appropriate):                  |  |  |

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.

The ssessor's Parcel Number is 446-181-11. The legal description is University Heights D'Hemecourt Map, amended. Block 113, Lot

| P4. Resources present: A Building            | ☐ Structure ☐ Object     | ct D Site D District      | ☐ Element of District  |
|--|--------------------------|---------------------------|--|
|  |                          | 5                         | P6. Date Constructed/Age:  |
| *  |                          |                           | ☐ Prehistoric ☑ Histonc ☐ Both<br>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   |
|  |                          |                           | Describe: A Project Study for the Economic Development Department, San Diego, Ca   |
| P11. Report Citiation (Provide full citation | n or enter "none."):None |                           |  |
| Attachments: DNONE D Map Sheet               | ☐ Continuation Sheet     | 🛮 Building, Structure, an | d Object Record  |
| Archaeological Remod     District Rec        | ord Milling Station Rev  | ord D Book Art Beorra     | Artifact Record  |

|      | ts of California - The Resources Agency<br>PARTMENT OF PARKS AND RECREATION  |  |
|------|--|--|
| BI   | III DING STRUCTURE AND O   | BJECT RECORD HRI #   |
|      | e 2 of 2   | (30) Sp. 190 100 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0   |
| _    |  | development Project Study Area.  |
| B1.  |  | development Project Study Area.  |
| B3.  |  | ence   |
| B4.  | N. C.  |  |
|      | City: San Diego  | County: San Diego Zip: 92104   |
| B5.  |  |  |
| B7.  | 1 STATE OF THE STA | OW .   |
| 68.  | 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? MNo DYes DUnknown Date: N/A   | Original Location_N/A  |
| B10  | Related Features:  |  |
|      | The  |  |
|      |  |  |
|      |  |  |
| B11. | Architeat: Unknown   | Builder: Unknown   |
|      |  | ingle Family Residence.  |
|      |  |  |
| B13. |  | the orice major Highway (0 among many Area: North Park, San Diego  |
|      |  | ype: Single Family Residence Applicable Criteria:  |
| 4    | notice of completion which was likely for altertions or per-<br>sold the property to Anton and Alberta Yuskis. Mr. Yuskis  | the house passed through several parties until July 15, 1935 Jesse Buckman signed a thaps the change from a single family home to a duplex. On June 10, 1941, Buckman is continues to own the property in 1993, but resides as an absentee landlord in the City of the remnants of an era when El Cajon Boulevard, known as Highway 30, had been dant along this artery.   |
|      |  |  |
|      |  |  |
|      |  |  |
|      |  | 3118-2120 El Cajon Boulevard   |
| B14. | References:  | 190 CONLIER IN S. W. Dog 1949  |
| -,   | Office San Diego County Recorder   | The same of the sa |
|      | Office of San Diego County Assessor  City of San Diego Directories   | OSLIGEN WE AND THE PROPERTY OF |
|      | Only of San Diego Directories  | MADISON TO STATE OF THE PROPERTY OF THE PROPER |
|      |  | MONROE TO MONROE   |
| _    |  | TO SEE THE SEE |
| B15. | Evaluator: Ray Brandes, Ph.D.  |  |
|      | Date of Evaluation:1993-1994   | EL CAJON BUYON TO BE STORY OF THE STORY OF T |
|      | (This space reserved for official comments.)   | INAVES TYPEAN TYPEAN TO THE EAST OF THE EA |
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|      |  | BROOKES AVER TOWNSHIT ( ST T T T T T T T T T T T T T T T T T   |
|      |  | The state of the s |

## P

☐ Other (List):\_

DPR 523A-Test (12/93)

| PRIMARY RECORD   |                           | HRI #Trinomial   |                                 |  |  |
|--|---------------------------|--|---------------------------------|--|--|
|  |                           | NRHP Status Code_HP2   |                                 |  |  |
| Page_1of_2_  | Other Listings            |  |                                 |  |  |
| *  | Review Code               | Reviewer   | Date                            |  |  |
| P1. Resource Identifier: The North F   | Park (San Diego) Bedevelo | pment Project Study Area   |                                 |  |  |
|  |                           | and (Address and/or UTM Coordinates. Att   | tach Location Map as required.) |  |  |
| <ul> <li>b. Address 3134 El Cajon Bouleva</li> <li>City San Diego</li> </ul> | rd                        | ,  |                                 |  |  |
|  | Loma Quad (7.5'/1         | 5') Date 1953 ; Zone 11 , 486250   | mE/3640000 mN                   |  |  |
|  |                           | tions to resource, additional UTMs, etc. when ap<br>escription is University Heights, D'Hemecourt Ma |                                 |  |  |

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

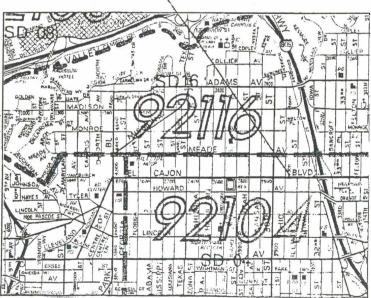
The Spanish Colonial bungalow is a rectangular residence with a flat roof. The front facade facing El Cajon Boulevard is reached by a double stairway from either side of the home. Large windows flank the front door which is on a slight elevation. Over the door and entry is a red tile covering supported 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  | t: A Building L       | 1 Structure LI Object    | ☐ Site ☐ District      | LI Element of District  |
|--|-----------------------|--------------------------|------------------------|---|
|  |                       |                          |                        | P6. Date Constructed/Age:  □ Prehistoric □ Both 1923 F  |
| and the same of th |                       |                          |                        | P7. Owner and Address: Marcella M. Fescina Trustee 3003 Caminito Arenoso San Diego. Ca 92117                                  |
|  |                       |                          |                        | P8. Recorded by (Name, alfilliation, and addre<br>Dr. Ray Brandes<br>230 West Laurel Street, Suite 406<br>San Diego, Ca 92101 |
|  |                       |                          |                        | P9. Date Recorded: 1993-  |
|  |                       |                          |                        | P10. Type of Survey: ☐ Intensive ☐ Reconnaissance ☐ Other   |
|  | A second              | Marin Color              |                        | Describe: A Project Study for the Econom Development Department, San Diego, Ca  |
| P11. Report Citiation (Pr  | ovide full citation o | r enter "none."):None    |                        |   |
| Attachments: [NONE   | ☐ MapSheet            | ☐ Continuation Sheet     | Building, Structure, a | nd Object Record  |
| Archaeological Record  | ☐ District Record     | ☐ Milling Station Record | ☐ Rock Art Record      | ☐ Artifact Record ☐ Photograph Record   |

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION Primary # 000 BUILDING, STRUCTURE, AND OBJECT RECORD HRI # \_000 Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area Historic Name: Newton Baldwin Residence Common Name: The Marcella Fecina Residence Address: 3134 El Cajon Boulevard City: San Diego County: San Diego Zip: 92104 \_ B6. Threats: \_ B5. Zoning:\_\_\_ Spanish Colonial Architectural Style: \_ Alterations and Date(s): 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: Sinvle 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 Boulerard B14. References: Ofice of the San Diego County Recorder Office of the San Diego County Assessor San Diego City Directories

# Office of the 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.)



DPR 523B-Test (12/93)

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### PRIMARY RECORD

| DEPARTMENT OF PARKS AND RECRE         | Primary #                    |                                  |                     |                              |
|---------------------------------------|------------------------------|----------------------------------|---------------------|------------------------------|
| PRIMARY RECORD                        |                              |                                  |                     |                              |
|                                       |                              |                                  |                     |                              |
| Page 1 of 2                           | Other Listings               |                                  |                     |                              |
|                                       | Review Code                  | Reviewer                         |                     | Date                         |
| P1. Resource Identifier: The North Pa | rk (San Diego) Revelopm      | ent Project Study Area           |                     |                              |
| P2. Location: a. County San Diego     |                              | and (Address and/or UTM          | Coordinates. Attac  | h Location Map as required.) |
| b. Address 3155-3171 El Cajon Bo      | ulevard                      |                                  |                     |                              |
| City San Diego                        |                              |                                  |                     |                              |
| c. UTM: USGS Quad The La Jolla        | Quad (7.5'/1                 | 5') Date; Zone_11                |                     | mE/3640000 mN                |
| d. Other Locational Data (e.g. parcel | #, legal description, direct | tions to resource, additional UT | Ms, etc. when appro | opriate):                    |

1

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

The or's Parcel Number is 446-252-01. The legal description is University Heights D'Hemecourt, Map Amended, Block 115, lots 1-9.

The Medierranean 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 ovai recesses. The rear there are a number of multi-paned windows and rectangular shaped with multi-panes. The east side has decorative ornaments; several cast iron bells (like Mission bells). This is a San Diego Gas and Electric substation which, within a highly protected fence at the east side of the building, very close to Inland Highway 805 is the electrical network.

| P4. Resources presen                 | t: 🗷 Building          | 🛮 Structure 🔻 Object   | ☐ Site   | ☐ District     | □ Elei   | ment of Distri            | ct   |   |
|--------------------------------------|------------------------|------------------------|--|----------------|----------|---------------------------|--|---|
|                                      |                        |                        |  |                | 1 ,      |                           | constructed/A                                | ge:<br>oric D Both                        |
|                                      |                        |                        | TO THE STATE OF TH |                | b:       |                           | and Address<br>Sas and Electri<br>California |   |
|                                      |                        |                        |  |                |          | Dr. Ray Brai<br>Suite 406 | ndes, 230 Wes                                | filiation, and address<br>1 Laurel Street |
|                                      |                        |                        | <u>B</u>   | i i s          | a.       | San Diego (               | ecorded: 19                                  | 94  |
|                                      | process and a          |                        |  |                |          | P10. Type o               | f Survey:                                    | ☐ Intensive<br>☐ Other                    |
|                                      |                        |                        |  |                |          | Describe: A               | Project Study                                | for the Economic<br>San Diego, Ca.        |
| P11. Report Citiation (P             | rovide full citation o | r enter "none."):      | None   |                |          |                           |  |   |
| Attachments: NONE                    | ☐ Map Sheet            | ☐ Continuation Sheet   | ☑ Building   | , Structure, a | and Obje | ct Record                 | ☐ Linear Re                                  | source Record                             |
| Archaeological Record  Other (List): | ☐ District Record      | ☐ Milling Station Reco | ord DR   | ock Art Record | d 🗆 Ar   | tifact Record             | ⊠ Phot                                       | ograph Record                             |
| DPR 523A-Test (12/93)                |                        |                        |  |                |          |                           |  |   |

|      | te of California – The Resources Agency<br>PARTMENT OF PARKS AND RECREATION  |  |
|------|--|--|
|      |  | JECT RECORD HRI#   |
|      | e 2 of 2   |  |
| B1.  |  | velopment Project Study Area   |
| B3.  |  | ation  |
| B4.  | 4.5  |  |
|      |  | County: San Diego Zip: 92104   |
| B5.  |  |  |
| B7.  |  |  |
| B9.  | Alterations and Date(s): Ther are none noted from the exterior beyond the fencing.   |  |
|      |  |  |
| 20.  | Moved? MNo Dies Dunknown Date: N/A   | Original LocationN/A   |
| B10  | . Related Features: None   |  |
|      |  |  |
|      |  |  |
| B11. | Architect: Eugene Hoffman [?]  | Builder: Reuben C. Haas  |
|      |  | c Utility Building   |
| B13. | Significance: Theme: The placement of a utility within the   | e heart of a growing com'l regionArea: North Park, San Diego   |
|      |  | e: <u>Utility Building</u> Applicable Criteria:  |
|      |  | s defined by theme, period, and geographic scope. Also address integrity.)   |
|      | A. Babcock and he sold lots 4 to 9 to F.A. Meyer in 1920. O with Reuben C. Hass with a building contract for \$3,974.50. 1/2 of lots 8 and 9. In 1940 ithe SDG&E Company mortgaged | fill Land Association. The first individual to own the property cited here was Charles in July 17, 1919, the San Diego Consolidated Gas and Electric Company contracted. Book94, page 65 dated 10/16/1929 reflects the notice of completion on the north d with the Bank of California National Association for lots 1-9, the sum of \$16,000,000 e major highway east/west to service the larger residential areound the region. In and Inland Highway 805.   |
|      |  | Difference of the second   |
|      |  | 3151-71 EL CAJONBLU  |
|      |  |  |
|      |  |  |
|      |  |  |
| B14. | References:  | GLASOE LN \$ JET OR FOLKE   HE CANTED I POL  |
|      | Office of San Diego County Assessor  | C. CARLONA DE CO. TA DA AAC TA MOUNT   |
|      | Office of San Diego County Recorder City of San Diego Directories  | SAION STANDARD AVISES AVIS AVISES AVISES AVISES AVISES AVISES AVISES AVISES AVISES AVISES AVIS AVIS AVIS AVIS AVIS AVIS AVIS AVI   |
|      |  | 1000 1000 8 H 1000 8 H 1000 1  |
|      |  | LE SEE HONGO   |
| B15. | Evaluator: Ray Brandes, Ph.D.  | 7-19 2 1 MILLS (DE ) - 1   |
|      | Date of Evaluation: 1994   | CAJON  ELL CAJON  BELVD  BELVD |
|      | (This space reserved for official comments.)   | TO THE SOUND THE STATE OF THE S |
|      | ,  | A STORY THE WAY THE WA |
|      |  | NORTH PARK 2 8 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1   |
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|      |  | GLANDIS H ST ST  |
|      |  | TRANSPORT OF THE PROPERTY OF T |
|      |  | OR HUNTARKS STAR   |
|      |  | LE STE STE STE LARS ST. LARS ST.   |

#### PRIMARY RECORD

DPR 523A-Test (12/93)

| DEPARTMENT OF PARKS AND REC             | REATION                          | Primary #                                   |                 |  |  |
|---|----------------------------------|---|-----------------|--|--|
| PRIMARY RECORD                          |                                  | HRI#  |                 |  |  |
| 1 1111111111111111111111111111111111111 |                                  | Trinomial                                   |                 |  |  |
|   |                                  | NRHP Status Code 5S1                        |                 |  |  |
| Page 1 of 2                             | Other Listings                   |   |                 |  |  |
|   | Review Code                      | Reviewer                                    | Date            |  |  |
|   |                                  | ment Project Study Area                     |                 |  |  |
| 5 07-07                                 |                                  | and (Address and/or UTM Coordinates         |                 |  |  |
|   |                                  |   |                 |  |  |
| c. UTM: USGS Quad Pt Loma               | Ouad (7.51/15                    | 7) Date 000 ; Zone 11 , 48718               | mE/3623040_mN   |  |  |
| d. Other Locational Data (e.g. par      | cel #, legal description, direct | ions to resource, additional UTMs, etc. whe | n appropriate): |  |  |

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

. The legal description is West End, Block 1, Lots 9 and 10.

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. Stairwils are at either end of the front facade for the second floor apartments. Above the recessed store entrys on the first floor are the large single 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. Hesources present                | t: M Building I  | 1 Structure 11 Object  | U Site Li District      | LI Element  | of District                                       |                   |                 |
|--------------------------------------|--|------------------------|-------------------------|---|---|-------------------|-----------------|
| \$10                                 | **************************************   | 1                      |                         | P6.   | Date Construc                                     | cted/Age:         |                 |
|                                      | *****  |                        |                         | 1914  |   | Mistoric Mistoric | ☐ Both          |
|                                      |  |                        |                         |   | Owner and Addetermined                            | idress:           |                 |
|                                      |  |                        |                         | Dr. F<br>230  | Recorded by (Na<br>Ray Brandes<br>West Laurel Str | eet, Suite 4      |                 |
|                                      | 2 de 18 de 1 |                        |                         |   | Diego, Ca 9210  Date Recorded                     |                   |                 |
|                                      | Target variables   | -                      |                         | - CONSTRUCTION OF THE PARTY OF | Type of Surve                                     |                   | Intensive Other |
|                                      |  |                        |                         |   | eribe: A Project                                  |                   |                 |
| P11. Report Citiation (Pr            | ovide full citation o  | r enter "none."):None  | ·                       |   |   |                   | -               |
| Attachments: INONE                   | ☐ Map Sheet  | ☐ Continuation Sheet   | Building, Structure, ar | nd Object Red   | cord 🗆 Lin  | ear Resour        | ce Record       |
| Archaeological Record  Other (List): | District Record  | ☐ Milling Station Reco | rd Rock Art Record      | Artifact F  | lecord  | Photogra          | ph Re∞rd        |

| DEP  | e of California – The Resources Agency ARTMENT OF PARKS AND RECREATION Primary #   |
|------|--|
| BL   | JILDING, 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 E.W. Dyer Building  |
| B3.  | Common Name: The J.W. Haritey Building   |
| B4.  | Address: 3829-3831 Granada Street  |
|      | City: San Diego Zip: 000   |
| B5.  | Zoning: CN1 B6. Threats: Building may be in need of extensive restoration  |
| Б7.  | 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 jput 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 Dies Dunknown Date: N/A Original Location N/A  |
| B10. | Related Features:  |
|      | Awnings over front facade and sidewalk; original vertical hanging neon sign.   |
|      |  |
|      |  |
| 011  | Architect: Unknown Builder: Unknown  |
|      | Historic Attributes (List attributes and codes): HP6 1-3 Story commercial building   |
| D12. | Historic Attributes (List attributes and codes). NPO 1-3 Story Camine Cas 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 Properly 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 leel and apartments for owners of tenants at the second level, with stairways at either end of the front facade to facilitate entry upstairs. The facades for these structures were taken from "pattern" books, with the rest of the building from a standard floor plan. The main facade on this structure is rather plain, but unique in that it represents a style and pattern reflecting North Park about the time of the first world's fair in San Diego. While it is believed that E. W. Dyer contracted to have the building constructed, in 1915, Mary Hartley obtained Lot 9, and on March 2, 1922, Fred L. 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.  |
|      | [집집 한 시민단 [[] [] [] [] [] [] [] [] [] [] [] [] []  |
|      | 3829-3831 Granada Street   |
|      | SUAT SEST WINNERS STREET   |
| Bia  | References:  |
|      | Office of San Diego County Assessor  |
|      | Office of San Diego County Recorder  |
|      | San Diego City Directories   |
|      | EL CAJON BELVOLL E   |
|      | HOWARD TYPE OF THE PROPERTY OF |
| B15. | Evaluator: Bay Brandes, Ph.D.  |
|      | Date of Evaluation:1994  |
|      |  |
|      | (This space reserved for official comments.)   |
|      |  |
|      | THINKEY VASSA TRANSPORT OF THE PROPERTY OF THE |
|      | THE PROPERTY AND THE PR |
|      | TO STORY OF STREET OF STRE |
|      | The second state of the se |
|      | MUNICIPAL TO LITE OF THE PARTY  |
| 1    | Second Se |

# PRIMARY RECORD

Attachments: DNONE

Archaeological Record

DPR 523A-Test (12/93)

Other (List):\_

Map Sheet

District Record

☐ Continuation Sheet

☐ Milling Station Record

| PRIMARY RECORD                        | ATION                   | HRI #  |                                   |
|---------------------------------------|-------------------------|--|-----------------------------------|
| Page 1 of 2                           | Review Code             | Reviewer                                     | Date                              |
| P1. Resource Identifier: The North Pa | rk (San Diego) Redevelo | pment 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                        |                         |  |                                   |
|                                       |                         | 5) Date 1953 ; Zone 11 , 48800               | 0 mE/3623050 mN                   |
|                                       |                         | tions to resource, additional UTMs, etc. whe |                                   |

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

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.

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 structrures and buildings of all types.

| P4.                | Resources present:   | Building           | ☐ Structure    | □ Object          | ☐ Site | District  | □ Ele    | ment of D          | district                |               |                     |
|--------------------|--|--------------------|----------------|-------------------|--------|-----------|----------|--------------------|-------------------------|---------------|---------------------|
|                    |  |                    | - F            |                   |        |           |          | P6. Da             | te Constru              | icted/Age     | 91                  |
|                    |  |                    | +              |                   |        |           |          | 1928 F             | Prehistoric             | ☑ Historia    | Bath                |
|                    |  | AN                 | Ami            | atsper            |        |           | ě        | P7 O               | vner and A              | ddması        | 3 <del>.</del>      |
|                    |  |                    |                |                   |        | A Company | Satis-   |                    | P Daley                 | . sserioo     |                     |
|                    |  | 1000               |                | (#)               | 10     |           |          | 3805 Gr            | im Avenue               |               |                     |
|                    |  |                    | Tige<br>Tige   | 7                 |        | Berry     |          | San Die            | go. Ca 921              | 04            |                     |
|                    |  |                    |                |                   |        |           |          | Ps. Red<br>Dr. Ray | corded by (N<br>Brandes | lame, affilia | ation, and address) |
|                    |  |                    |                |                   |        | 100       | <b>6</b> | 230 We             | st Laurel St            | reet, Suite   | 406                 |
|                    | Series de la company de la com |                    |                |                   |        |           |          | San Die            | go. Ca 921              | 03            |                     |
|                    | The second secon | $J_{i,j} \equiv$   |                |                   |        |           |          | P9. Dat            | te Recorde              | ad: _1994     |                     |
|                    |  |                    |                | Sec. 12. 12. 1988 |        |           |          | P10. Ty            | os of Surve             | ey:           | ☐ Intensive         |
|                    |  |                    |                |                   |        |           |          | Ø F                | Peconnaissa             | noe           | ☐ Other             |
|                    |  |                    |                |                   |        |           |          | Describ            | e: A Projec             | Study fo      | or the Economic     |
|                    |  |                    |                |                   |        |           |          |                    | ment, San               |               |                     |
| Aller and the same |  |                    |                |                   |        |           |          |                    |                         |               |                     |
| 211.               | Report Citiation (Prov   | ride full citation | or enter "none | ."):None          |        | <br>      |          |                    |                         |               |                     |

2 Building, Structure, and Object Record

☐ Rook Art Record ☐ Artifact Record

D Linear Resource Record

Photograph Record

|      | te of California - The Resources Agency               |  |
|------|---|--|
| DEF  | PARTMENT OF PARKS AND RECREATION                      | Primary #  |
| Bl   | UILDING, STRUCTURE, AN                                | D OBJECT RECORD HRI#   |
|      | e_2_of_2_   |  |
| _    |   | The development Drainst Ctudy Area   |
| B1.  |   | go) Redevelopment Project Study Area   |
| B2.  | Historic Name: The Daley Residence                    | •  |
| B3.  |   | Ce   |
| B4.  | Address: 3805 Grim Avenue                             | County: San Diego Zip: 92104   |
|      |   | Ournly, Sair Brego 21p. 92104  |
| B5.  |   | galow  |
| B7.  |   | alow   |
| B8.  |   | a part of the original construction and that in ensuing years, it was simply stuccoed or   |
|      | painted over.   | a part of the original constitution and that it orioting yours, it was striply stateded or   |
|      |   |  |
|      |   |  |
| B9.  | Moved? No □Yes □Unknown Date: N/                      | A Original Location N/A  |
|      | . Related Features:                                   | Original Eboaton_N/A   |
| Dio. | None  |  |
|      |   |  |
|      |   |  |
|      |   |  |
| B11. | Architect: Unknown                                    | Builder: Unknown   |
|      |   | 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 Pro                 | perty Type: Single Family Residence Applicable Criteria: 5S1   |
|      |   | al context as defined by theme, period, and geographic scope. Also address integrity.)   |
|      |   | 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 co     | ores. This particular residence was built in May 1928 by R. S. Starrett who signed the notice  |
|      |   | It is late in the sense of style, for by then the new Decos were coming in fashion all around  |
|      |   | been done in deference to constructing a different style, or it may have been that the painting nore of a preserative effort. It is an unusual residence and certainly in such condition on the  |
|      | exterior that it should be included on a list of loca |  |
|      |   |  |
|      |   |  |
|      |   |  |
|      |   |  |
|      |   |  |
|      |   | 3805 Grim Avenue   |
|      |   |  |
| B14. | References:   |  |
|      | Office of San Diego County Assessor                   | EL CAJON BELVOLLIA   |
|      | Office of San Diego County Recorder                   | HOVARD ZEO AV SAN  |
|      | City of San Diego Directories.                        |  |
|      |   | TOO PASCOE S   |
|      |   | LINCO  |
| B15. | Evaluator: Ray Brandes, Ph.D.                         | AV AV AV AV  |
|      | Date of Evaluation: 1994                              | POSEEN IS 1 ST 9 SEE S SE MONTHAND SI 2 SO PARA WAS  |
|      | 4 1 2   | SCENT IS STORY OF STO |
|      | (This space reserved for official comments.)          | The state of the s |
|      |   | PROCESS AS DIVIDENT OF STATES TO CONTROL OF STATES OF ST |
|      |   | MYRTLE SE WORLD MYRTLE SE MINICE   |
|      |   | TOTAL STATE OF THE |

| DEPARTMENT OF PARKS AND H | ECREATION          | Primary #  |                  |
|---------------------------|--------------------|--|------------------|
| PRIMARY RECORD            |                    | HRI #  |                  |
| Timerati neodite          |                    |  |                  |
|                           |                    |  |                  |
| Page_1 of_2_              | Other Listings     |  |                  |
|                           |                    | Reviewer   |                  |
|                           |                    | opment Project Study Areaand (Address and/or UTM Coordinates |                  |
| b. Address 2930 Howard    | Avenue             |  |                  |
| City San Diego            |                    |  |                  |
| c. UTM: USGS Quad The L   | Jolla Quad (7.51/1 | 5) Date; Zone_11, 4371                                       | 90 mE/3623204 mN |
|                           |                    | ctions to resource, additional UTMs, etc. who                |                  |

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. IFrom 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 Tif erith Israel. That Church congregation constructed the present building in 1948. Later the Covenant Presbyterian Church would acquired the moderne structure which fits into both a residential as well as commercial district. Its a very simple, but precise concept of a Church with a purpose and perhaps without the decorative elements which adom many religious structures.

| 1  |                       |  | ildirkiin kirkkeen ka   | P6. Date Constructed/Age:  |
|--|-----------------------|--|-------------------------|--|
|  |                       |  |                         | ☐ Prehistoric ☐ Historic ☐ Both<br>1938 F                        |
| er)  |                       |  |                         | P7. Owner and Address: Covenant Presbyterian Church (Corporation |
| · L  |                       |  |                         | 2930 Howard Avenue   |
| <u>IF</u> È                                      |                       |  |                         | San Diego, Ca 92104  |
|  |                       |  |                         | P8. Recorded by (Name, affiliation, and address) Dr. Ray Brandes |
|  | The second second     | Stanituation in the state of th | Total Company           | 230 West Laurel Street, Suite 406                                |
|  |                       | CONTROL MARTINE CONT.  |                         | San Diego, Ça92101   |
|  |                       |  | 1 3                     | P9. Date Recorded: 1994  |
|  |                       |  |                         | P10. Type of Survey:   |
|  |                       |  |                         | ☐ Reconnaissance ☐ Other   |
|  |                       |  |                         | Describe: A Project Study for the Economic                       |
| Füssieren er |                       | A SECTION AND SECTION AND SECTION ASSESSMENT AND SECTION ASSESSMENT ASSESSMEN |                         | Development Department, San Diego, Ca.                           |
| P11. Report Citiation (Pr                        | ovide full citation o | r enter "none."):N <u>one</u>  |                         | on the state of  |
| Attachments: DNOVE                               | ☐ Map Sheet           | ☐ Continuation Sheet   | Building, Structure, an | d Object Record  |
| ☐ Archaeological Record                          | ☐ Distria Record      | ☐ Milling Station Record   | ☐ Rock Art Record       | ☐ Artifact Record ☐ Photograph Record                            |
| Other (List):                                    |                       |  |                         |  |

|       | te of California – The Resources Agency PARTMENT OF PARKS AND RECREATION   |
|-------|--|
| 503   | UILDING, STRUCTURE, AND OBJECT RECORD HRI #  |
|       | 6 2 of 2   |
| B1.   |  |
| B2.   | Historic Name: The Congregational Tiferith Israel  |
| · B3. | Common Name: The Covenant Presbyterian Church  |
| B4.   | the second of th |
| D-1.  | City: San Diego Zip: 92104   |
| B5.   |  |
| B7.   | The second secon |
| B8.   |  |
|       | None noted.  |
|       |  |
|       |  |
|       |  |
| B9.   | Moved? SNo Dyes Dunknown 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.  |
|       | TEVIEW OF THE FEDORAS.   |
|       |  |
|       | , Architect: Unknown Builder: Unknown  |
| B12   | . Historic Attributes (List attributes and codes): HP 16 Religious Building  |
|       |  |
| 813   | 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 thems, period, and geographic scope. Also address integrity.)  |
|       | 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 reflectingthe 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 xterior 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 synague 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.   |
| 814   | References:  |
| 2176  | Office of San Diego County Recorder  |
|       | Office of San Diego County Assessor  |
|       | San Diego City Directories   |
|       |  |
|       | TO THE PARTY OF TH |
| B15.  | Evaluator: Bay Brandes, Ph.D.  |
|       | Date of Evaluation: 1994   |
|       | EL CAJON BUYER SELVO SELVO   |
|       | (This space reserved for official comments.)   |

| State of California – The Resou<br>DEPARTMENT OF PARKS AND  | RECREATION  |  |   |
|---|---|--|---|
| PRIMARY RECOR   | D   |  |   |
|   |   | NRHP Status Code 5S1   |   |
|   |   |  |   |
| Page 1 of 2   | _   |  |   |
|   | Review Code   | _ Reviewer   | Date  |
| P1. Resource Identifier: The  | North Park (San Diego) Redevelopm   | nent Project Study Area  |   |
|   |   | and (Address and/or UTM Coordinates  | . Attach Location Map as required   |
| b. Address 3026-30  | 30 North Park Way   |  |   |
| City San Diego  |   |  | ×   |
| c. UTM: USGS Quad The   | La Jolla Quad (7.5'/15')  | Date; Zone_11, _4827   | 30 mE/3623040 ml  |
| The assessor's arcel num 16 and East 45.23 feet of  | nber is 451-152-10. The legal descri  | ms to resource, additional UTMs, etc. who<br>ption is Hartleys North Park, Block 2. Sou  | ort appropriate).  orth 25 feet of East 22.8 feet of Lot  |
|   |   |  |   |
| P3. Description (Description re   | source and its major elements. Inclu  | de design, material, condition, alterations  | , size, setting, and boundaries.):  |
| no overhang. At the center an<br>The house was originally con-<br>glass on either side of the fro | nd right side of the main facade facing<br>structed with cobblestone on frame, are<br>not porch. The house sets back from | of at the front left where a medium hipped<br>North Park Way, a red tile roof overhangs and either then or later stuccoed or painted to<br>the street about 25 feet. Canales and a<br>cobblestone style as the house. To the e | a box shaped recessed front porch. white. Windows are vertical, sliding r vents are near the lower level of |
|   |   |  |   |
|   |   |  |   |
|   |   |  |   |
| D. D  | Idiaa - D Obiaat  | G Site   | -Asi-A  |
| P4. Resources present: A Buil   | Iding Structure Dobject   | ☐ Site ☐ District ☐ Element of Di  |   |
|   |   |  | e Constructed/Age:  |
|   |   |  | rehistoric 🛮 Historic 🗘 Both  |
|   |   |  |   |
|   |   |  |   |
|   |   | Albert K   | ner and Address:  |
|   |   |  | hirtieth Street   |
|   |   | San Die  | ego, Ca 92116   |
|   |   | PB. Reco   | orded by (Name, affiliation, and address<br>trandes   |
|   |   | MANAGER SERVICE AND  | Laurel St. Suite 406  |
|   |   | San Dieg   | o. Ca 92101   |

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

☐ Map Sheet

District Record

☐ Continuation Sheet

☐ Milling Station Record

Attachments: DNONE

☐ Archaeological Record

 P9. Date Recorded: 1994

☒ Reconnaissance

Diego, Ca.

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

☐ Linear Resource Record

Photograph Record

☐ Intensive

☐ Other

P10. Type of Survey:

🛮 Building, Structure, and Object Record

☐ Rock Art Record ☐ Artifact Record

|        | ite of California – The Resources Agency<br>PARTMENT OF PARKS AND RECREATION   | Primary#   |
|--------|--|--|
| B      | UILDING, STRUCTURE, AND OB   | BJECT RECORD HRI #   |
| Pag    | je_2_of_2_   |  |
| 61.    | Resource Identifier: The North Park (San Diego) Red  | evelopment Project Study Area  |
| B2.    | Historic Name: The R.L. Starrett Residence   |  |
| B3.    | Common Name: The Albert I. Erigat Residence  |  |
| B4.    |  |  |
|        |  | County: San Diego Zip: 92104   |
| B5.    |  |  |
| 87.    |  |  |
| 68.    | Afterations and Date(s): None noted.   |  |
|        |  |  |
|        |  |  |
|        |  |  |
| B9.    | Moved? No Eives EUnknown Date: N/A   | Original Location_N/A  |
| B10    | . Related Features:  | d automorphism and the the year heads year   |
|        | The garage on the west rear behind the house; an arche   | d entryway on the east to the rear back yard.  |
|        |  |  |
|        |  |  |
| B11    | . Architect: Unknown   | Builder: Unknown   |
|        |  | igle family residence  |
|        |  |  |
| B13    |  | ore of the old commercial area. Area: North Park, San Diego  |
|        |  | pe: Single family residence Applicable Criteria: 5S1   |
|        |  | as defined by theme, period, and geographic scope. Also address integrity.)  |
|        |  | artley family in 1913, as was much of that land put first into groves of citrus types and 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 individua  | al resided in the house, for over the years different tenants lived there for periods of   |
|        |  | known as Wrightman Street first, Wightman Way, and later North Park Way, therefore, the houses on this stretch of road. This is one of those wonderful small single family   |
|        |  | d in the area around Thirtieth Street and University Avenue.   |
|        |  |  |
|        |  |  |
|        |  |  |
|        |  |  |
|        |  | 2011 11 11 2 11 1/2  |
|        |  | 3066 North Park Way  |
| B14.   | References:  |  |
|        | Office of San Diego County Recorder  | BLVD BLVD  |
|        | Office of San Diego County Assessor  San Diego City Directories.   | HOWARD ZOUTH AND AV PRO |
|        |  | DINATES TO THE BEST OF THE BES |
|        |  |  |
| P15    | Evaluator: Ray Brandes, Ph.D.  | LINCO  |
| w i o. | Date of Evaluation:1994  | 35   |
|        | also hallo strayer state have made an approximate an approximate and approxima | 5 ESSEX 5 5 5 7 5 8 4 5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6  |
|        | (This space reserved for official comments.)   | THE STATE OF THE S |
|        |  | D ABOOKES AND DWINGTH A ST TO A ROUND TO THE TOTAL THE T |
|        |  | MYATIE TO MYATIE TO THE MANUAL MANUAL TO THE MANUAL |
|        |  | THE STATE OF THE S |
|        |  | COUNTS COUNTS  |
|        |  | SAN DIEGO B BUCKLE MINISTER SANCES B MANUAL SA |

# PRIMARY RECORD

Also University Heights, Block 211, lots 13 through 24.

Attachments: DNONE

☐ Archaeological Record

DPR 523A-Test (12/93)

Other (List):

☐ Map Sheet

☐ District Record

☐ Continuation Sheet

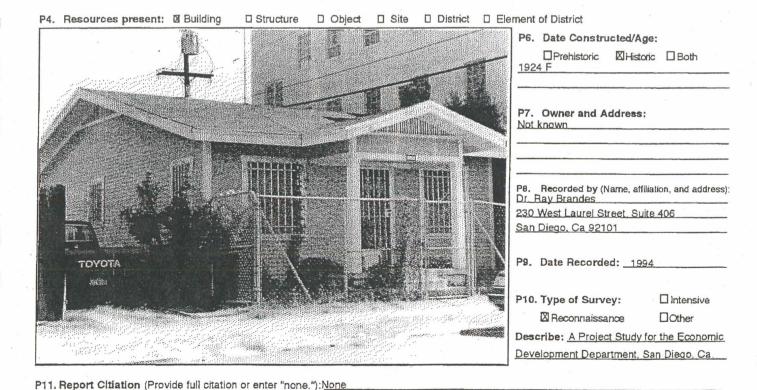
☐ Milling Station Record

| DEPARTMENT OF PARKS AND RECRE.  PRIMARY RECORD | •                           |   |               |
|--|-----------------------------|---|---------------|
| Page_1 of_2_                                   |                             | NRHP Status Code 5S1 Reviewer                 |               |
|  |                             | pment Project Study Area                      |               |
|  |                             | and (Address and/or UTM Coordinates.          |               |
| b. Address 3218 North Park Way (W              | rightman St) (Wightman      | n Way)  |               |
| City San Diego                                 |                             |   |               |
| c. UTM: USGS Quad The                          | (7.5'/15                    | 5') Date 000 ; Zone 11 , 000                  | mE/_000mN     |
| d. Other Locational Data (e.g. parcel          | , legal description, direct | tions to resource, additional UTMs, etc. when | appropriate): |

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

The 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.

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.



Building, Structure, and Object Record

☐ Rock Art Record ☐ Artifact Record

☐ Linear Resource Record

Photograph Record

|       | e of California – The Resources Agency PARTMENT OF PARKS AND RECREATION   |   | Primary #  |  |
|-------|---|---|--|--|
| ВІ    | JILDING, STRUCTURE, AND O   | BJECT RECOR   | D HRI #  |  |
| Page  | e 2 of 2  |   |  |  |
| B1.   | Resource Identifier: The North Park (San Diego) Re  | development Project Study A   | rea  |  |
| B2.   | Historic Name: The Frenciska Croxall Residence  |   |  | F 1  |
| B3.   | Common Name: The Croxall Residence  |   |  |  |
| B4.   | Address: 3218 North Park Way (Wrightman St.) (Wigh  |   |  |  |
|       |   |   | _County: San Diego   |  |
| B5.   | Zoning: CL-1 B6. Threats: None known  |   |  |  |
| B7.   | Architectural Style: California Craftsman Bungalow Alterations and Date(s):   |   |  |  |
| B8.   | The   |   |  |  |
|       |   |   |  |  |
|       |   |   |  |  |
|       |   |   |  |  |
| B9.   | Moved? No Dyes Dunknown Date: N/A   | Original Location_N/A   |  |  |
| B10.  | Related Features:   |   |  |  |
|       | Structure apparently in an area which is subject to burg  | ularies due to metal barriers.  |  |  |
|       |   |   |  |  |
|       |   |   |  |  |
| B11.  | Architect: Unknown  | Builder: Unkn own   |  | *  |
|       | Historic Attributes (List attributes and codes): HP 2 S   |   |  |  |
|       | The   |   |  |  |
| B13.  | Significance: Theme: The single family home style wh  |   |  |  |
|       | Period of Significance: 1920-1950 Property T  | ype: The  | Applicable   | Criteria: The                                |
|       | (Discuss importance in terms of historical or architectural context   | xt as defined by theme, period, ar  | nd geographic scope. Also address  | integrity.)                                  |
|       | land was first sold in 1870 by the City Trustees to Ezra notice of completion in book 64, page 278 on February crime appears to be prevalent and necessary for the ow years only a few people have resided in the home: Fro | 5, 1924. The home appears mers to essentially barricade   | to be in good maintenance, yet themselves from potential dang  | it is in an area where er and loss. Over the |
|       |   |   |  |  |
|       |   |   |  |  |
|       |   |   |  |  |
|       |   |   |  |  |
|       |   |   | 2210 Nouth Park  | (.)  |
|       |   |   | 3218 North Park  | way  |
| R14   | References:   | AUTONHUL "OF SE   | 1° 1 090 1/811 41 14453 4  |  |
|       | Office of San Diego County Recorder   | 李春 5 月 5  |  | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1        |
|       | Office of San Diego County Assessor   | Me ments  | S F III I S III I  |  |
|       | San Diego City Directories  | NAME OF THE PARTY | EL CAJON   | BLVD TO BRANCAU                              |
|       |   | D HATES AV TYCER  | HOWARD   | AV PIT OF SAGE SV                            |
|       |   | LINCOLNO MAGON  | 11 (O)(O)(I)   |  |
| B15.  | Evaluator: Ray Brandes, Ph.D.   |   | 8 9 ELINCO   | X 201  |
|       | Date of Evaluation: 1994  |   |  |  |
|       | (This appearance for official comments)   | ESSEX 5   | To So so to the state of   | NIC PARK                                     |
|       | (This space reserved for official comments.)  | DHEIDA WAV  | S S S S S S S S S S S S S S S S S S S  | 1957 15 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1    |
| -     | *   | PENNSYLVANIA HAME   | BICH AND A STATE OF THE STATE O |  |
|       |   | BROOKES A   | DIVIGHT 4 ST 9   | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1        |
|       |   | MYRTLE 5 AV   | MYRTLE STATES  |  |
|       |   | JA HS   | MICO SE  | 32kD   |
|       |   |   | TINNER TOOL TO FOR   | N ST F ST COURS                              |
|       |   | RICE SAN DIESO S  | BICYCLE MONLLY   | CC P   |
|       |   |   | 5  | DUME ST                                      |
| DPR 5 | 523B-Test (12/93)   |   |  |  |

| State of California – The Resources Agen DEPARTMENT OF PARKS AND RECREA  | -  | Daimery #  |  |
|--|--|--|--|
| PRIMARY RECORD   |  |  |  |
| PRIMART RECORD   | /  |  |  |
|  |  |  | 5\$1   |
| 7.0  | Other Lietines   |  |  |
| Page 1 of 2  | Other Listings   |  | Date   |
|  | Heview Code h  | BAIGMCI  | Date   |
| P1. Resource Identifier: The North Park  | (San Diego) Redevelopment                                      | Project Study Area                                       |  |
|  |  |  | Coordinates. Attach Location Map as required.)   |
| b. Address 4102 Ohio Street  |  |  |  |
| City San Diego   |  |  |  |
|  | uad (7.5'/15') Dat   | e; Zone_11   |  |
| d. Other Locational Data (e.g. parcel #,<br>The or's parcel number is 446-30410<br>Lots 25 and 26.   |  |  | Ms, etc. when appropriate):<br>court Map, Amended. Block 155, East 1/2 of  |
|  |  |  |  |
| P3. Description (Description resource and  | its major elements. Include d                                  | esign, material, ∞ndition                                | , alterations, size, setting, and boundaries.):  |
| roof is supported by two elephantine colu<br>those ordered through catalogs in the first   | umns on brick standards which<br>two decades of the 20th centu | h in turn hold up a box co<br>ury. The front screened do | rs (only smaller) the main roof line. The porch vering the porch. The home is reminiscent of por is flanked by a vertical double hung window if a somewhat large concrete walkway around |
| P4. Resources present: 🛭 Building 🛭  | Structure 🛭 Object 🗎 S   | Site 🏿 District 🗘 Ele                                    | ement of District  |
|  | en alle en en al estado en en en                               |  | P6. Date Constructed/Age:  |
|  | <del>-</del>   |  | □ Prehistoric ☑ Historic □ Both 1923 F   |
|  | arantida ilikulean   | · 11 - 1   | P7. Owner and Address: Migaret M. Young  |
|  |  | hilling  | 4102 Ohio Street   |
|  |  |  | San Diego, Ca 92104  |
|  |  |  | PB. Recorded by (Name. affiliation. and address):<br>Dr. Ray Brandes<br>230 West Laurel Street Suite 406<br>San Diego. California 92101  |
| The state of the s |  |  | P9. Date Recorded: 1994  |

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

☐ Map Sheet

District Record

☐ Continuation Sheet

☐ Milling Station Record

Attachments: DNONE

☐ Archaeological Record

DPR 523A-Test (12/93)

Other (List): \_

P10. Type of Survey:

🗵 Building, Structure, and Object Record

☐ Rock Art Record ☐ Artifact Record

☑ Reconnaissance

Diego, Ca.

Describe: A Project Study for Economic

Development Department, San

☐ Linear Resource Record

M Photograph Record

☐ Intensive☐ Other

| CW0 17                   |   |
|--------------------------|---|
|                          | e of California – The Resources Agency ARTMENT OF PARKS AND RECREATION Primary #  |
| B                        | JILDING, STRUCTURE, AND OBJECT RECORD HRI #   |
| Pag                      | e_2_ of_2_  |
| B1.<br>B2.<br>B3.<br>B4. | Historic Name: The Anna J. Watson Residence Common Name: The June E. Courtleigh Residence Address: 4102 Ohio Street   |
|                          | City: San Diego Zip: 92104  |
| B5.                      | Zoning: CN-3 B6. Threats: None known  Architectural Style: California Craftsman Bungalow  |
| B5.                      | Aiterations and Date(s): None noted   |
|                          | None noted  |
|                          |   |
| B9.                      | Moved? No DYes DUnknown Date: N/A Original Location N/A   |
|                          | Related Features:   |
|                          | None  |
|                          |   |
|                          |   |
| B11.                     | Architect: Unknown Builder: Unknown   |
| B12                      | Historic Attributes (List attributes and codes): HP 2 Single family residence   |
| D10                      | Significance: Theme: A business district of the 1920-1960, durrounded by early bungatows & cottages Area: of North Park, San Diego  |
| D 19.                    | 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 thome, 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 incuse 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. |
|                          |   |
|                          |   |
|                          |   |
|                          | 4102 Ohio Street  |
| B14.                     | References:  Oince of San Diego County Recorder  Office of San Diego County Assessor  San Diego City Directories  |
|                          |   |
| B15.                     | Evaluator: Bay Brandes Ph.D.  |



(This space reserved for official comments.)

# PRIMARY RECOR

and 30.

DPR 523A-Test (12/93)

| DEPARTMENT OF PARKS AND REGREATION   |                | Primary #    |           |                   |                               |
|--|----------------|--------------|-----------|-------------------|-------------------------------|
| PRIMARY RECORD   |                |              |           |                   |                               |
|  | Trinomial      |              |           |                   |                               |
|  |                |              |           |                   |                               |
| Page 1 of 2  | Other Listings |              |           |                   |                               |
| * A  | Review Code    | Reviewer     |           |                   | Date                          |
| P1. Resource Identifier: The North Park P2. Location: a. County San Diego b. Address 4120-4124 Ohio Street | 51             |              |           | oordinates, Attac | ch Location Map as required.) |
| City San Diego   |                |              |           |                   |                               |
| c. UTM: USGS Quad The  | (7.51/15       | 5') Date 000 | ; Zone_11 | 437250            | mE/3623120 mN                 |
| d. Other Locational Data (e.g. parcel #,<br>The sessor's parcel number is 446-3                            |                |              |           |                   | -                             |

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: A Building X D Structure ☐ Object ☐ Site District ☐ Element of District P6. Date Constructed/Age: ☐ Prehistoric ☑ Historic ☐ Both P7. Owner and Address: ABC Key and Lwan Mower Shop 4131 30th Street San Diego, Ca 92101 PB. 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 Describe: A Project Study fore the Economic Development Department, San Diego, Ca. P11. Report Citiation (Provide full citation or enter "none."): None Attachments: DNONE ☐ 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): \_

|   |   | · · · · · · · · · · · · · · · · · · ·  |
|---|---|--|
|   | rnia – The Resources Agency   |  |
| 22,711,111,111,111,111,111,111,111,111,1  | OF PARKS AND RECREATION   | Primary #  |
| BUILDIN   | IG, STRUCTURE, AND  | OBJECT RECORD HRI #  |
| Page_2of  | 2   |  |
| B1. Resourc   | e Identifier: The North Park (San Diego   | o) Redevelopment Project Study Area  |
|   |   | all Residence  |
|   |   |  |
|   |   |  |
|   |   | County: San Diego Zip: 9210  |
| B5. Zoning: C   | N-3 B6. Threats: None known   | n  |
| B7. Architec  | tural Style: California Craftsman Bungal  | low  |
|   | ns and Date(s):   |  |
| There we  | re none noted.  |  |
|   |   |  |
|   |   |  |
|   |   |  |
| B9. Moved?  |   | Original Location N/A  |
| B10. Related I  |   | ouse, with a two single lane concrete driveway utilized by the Model "A" or Model "7   |
| Inere is a  | period garage to the south rear of the no   | ouse, with a two single lane concrete driveway utilized by the Model. A of Model in  |
|   |   |  |
|   |   |  |
| B11. Architect:   | Linknown  | Builder: Unknown   |
|   |   | 2 single family residence  |
|   | turbates (List attributes and codes).   | E 30 Gio Tatuly 1 Gales 11 48  |
|   |   | a of the old North Park, business dist. Area: North Park, San Diego  |
|   |   | eriy Type: Single family residence Applicable Criteria: 551  |
| (Discuss in   | portance in terms of historical or architectural of   | context as defined by theme, period, and geographic scope. Also address integrity.)  |
| up this pa<br>Boulevard<br>land to the<br>June 1923<br>legal cess<br>on the pro | rt of East San Diego around the business which was once a major thoroughfare be college Hill Land Association in 1888, als Arnold and Marguerite Mitchell took a trustion of labor was placed on the construction perty and held the home going into the ea | It of these older cottages which mark a period of development by suburbanites as they corridors. This cottage is near both the Thirtieth Street business corridor and the El optween the Pacific Coast Highway and the Imperial Valley to the east. A.G. Nason so all 48 lots. Over a period of time the block was broken up by purchasers of smaller to ust deed for \$1,250.00 at 7% interest. For uncertain reasons a number of liens followed on in August of 1923, but by November 1923 the Mitchells made a Declaration of Home arly 1940s. This is a very fine example of the hornes in the North Park area which are present an era of Craftsman homes and suburbia among the citrus trees.  |
|   |   |  |
|   |   |  |
|   |   | 4120-4124 Ohio Street  |
|   |   | THE THE PARTY OF T |
| Bald Balleria   |   |  |
| Bi4. Reference  | an Diego County Recorder  | GUIDEN SE SE GALLEN SE SE SE GALLEN SE SE GALLEN SE SE SE SE GALLEN SE   |
|   | an Diego County Assessor  |  |
| City of Sai   | n Diego Directories   | THE PROPERTY OF THE PROPERTY O |
|   |   | A SI MEADE TO A SIMEADE TO A SI |
|   |   | BLVD   |
| B15. Evaluator  | : Ray Brandes Ph.D.   | JOHNSON AV BUREN HOWARD HOWARD   |
|   | valuation:1994  | BHATES AT TYPER  |





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| PRIMARY RECORD                    |                           | Primary #   |                                  |  |
|-----------------------------------|---------------------------|---|----------------------------------|--|
| Page_1 of_2_                      |                           |   |                                  |  |
|                                   | Review Code               | Reviewer  | Date                             |  |
|                                   |                           |   |                                  |  |
| 1. Resource Identifier: The North | Park (San Diego) Redevelo | pment Project Study Area  |                                  |  |
| 2. Location: a. County San Dieg   | 0                         | 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 Jo       | lla Quad (7.5'/1          | 5') Date; Zone_11, _437250  | mE/3623120 mN                    |  |
|                                   |                           | tions to resource, additional UTMs, etc. wher<br>cription is Univesity Heights D'Hemecourt Ma |                                  |  |

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

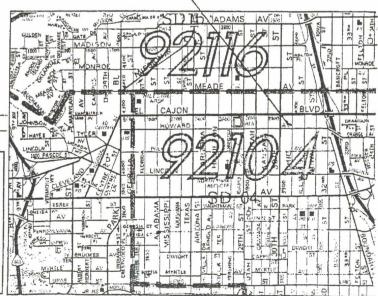
The Craftsman Bungalowhas been slightly remodeled. The single low hipped roof is fronted by Mansard shaped roof over the open front porch and is covered with asphalt shingles. The roof is in poor shape. A chimney is flush against the south side of the home. The siding is clapboard. The front porch box ceiling is supported by two lonic 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: A Building  | ☐ Structure  | □ Object               | D Site   | ☐ District   | D Ele        | ment of District   |
|--|--|------------------------|--|--|--------------|--|
| Kerence on 1956 to 1656 Sabaran mattili illi illi illi illi  |  |                        |  | - Participality  | A desperant  | P6. Date Constructed/Age:  |
|  |  |                        |  | M. Sarris |              | ☐ Prehistoric ☑ Historic ☐ Both  |
|  |  | -Crain-can<br>deposits |  |  | carreto      | Planto and gath Assess at the surface of the surfac |
|  |  |                        |  | economic   |              | P7. Owner and Address:<br>John Y.S. & Neta Howo  |
|  |  |                        | 10 miles   |  | SCHOOL STORY | 14942 Via de la Valle.   |
|  |  |                        |  |  |              | Del Mar, Ca 92014  |
|  |  |                        |  |  |              |  |
|  | 7  |                        |  |  | . ,          | P8. Recorded by (Name, affiliation, and address Dr. Ray Brandes  |
|  | Sample State of the State of th |                        |  |  | A. C.        | 230 West Laurel St. Suite 406  |
|  |  | - !n                   |  |  |              | San Diego, Ca 92101  |
|  | i i i  |                        | e de la companya de l |  |              | P9. Date Recorded: 1994  |
|  |  | Property.              | 014  |  |              | P10. Type of Survey:   |
| and the second s | outranest the Superconstituti  |                        |  | 164, Pros.   |              | Reconnaissance Other   |
|  |  |                        |  |  |              | Describe: A Project Study for the Econom   |
| A Company of the Comp | A CANADA   | 1000                   |  |  |              | Development Corporation, San Diego, Ca.  |
|  |  |                        |  |  |              |  |
| P11. Report Citiation (Provide full citation   | on or enter "none  | :."):None              |  |  |              |  |
| Attachments: DNONE DMap Sheet  | ☐ Continuat  | ion Sheet              | ■ Building   | , Structure, and   | d Obje       | d Record   |
| ☐ Archaeological Record ☐ District Rec   | ord Milling  | Station Record         | d DRo  | ck Art Record  | ☐ Ar         | tifact Record Photograph Record  |
| Other (List):  |  |                        |  |  |              |  |
| DPR 523A-Test (12/93)  |  |                        |  |  |              | *  |

|            | nte of California – The Resources Agency PARTMENT OF PARKS AND RECREATION Primary #   |
|------------|---|
| 8          | UILDING, STRUCTURE, AND OBJECT RECORD HRI#  |
|            | e 2 of 2  |
|            |   |
| B1.        | 1 V 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1   |
| B2.<br>B3. | Historic Name: The Mary M. Glover Residence  Common Name: The Howo Residence  |
| B4.        |   |
| D4.        | City: San Diego Zip: 92 104   |
| B5.        | · WARRINGTON OF   |
| B7.        |   |
| B8.        | Alterations and Date(s):  |
|            | There are no afterations notes, but the roof is in poor shape.  |
|            |   |
|            |   |
|            |   |
| B9.        | Moved?⊠No DYes DUnknown Date: N/A Original Location N/A   |
| 810.       | . Related Features:   |
|            | The garage designed for a small car such as a Wodel "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   |
| 813.       | . 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 broker 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 lines 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. |
|            |   |
|            |   |
|            |   |
|            | 4214-4218 Ohio Street   |
|            |   |
| 614.       | 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   |  |  |  |
|--|--|--|--|
| HIMAITI HEOOHD   |  | Trinomial  |  |
|  |  | NRHP Status Code   | 551  |
| Page 1 of 2  | Other Listings   |  |  |
| raye ol_s_   |  |  | Date   |
|  |  |  | 3.1  |
| P1. Resource Identifier: The North P   | ark (San Diego) Redevelo   | pment Project Study Area   |  |
|  |  |  | Coordinates. Attach Location Map as require  |
| b. Address 3026 Polk Avenue  |  |  |  |
| City San Diego   |  |  |  |
|  |  |  | , 437230 mE/3623170 m  |
| d. Other Locational Data (e.g. parce<br>The 's parcel number is 446-304-<br>25 and 26.   | of #, legal description, directions. The legal description i   | tions to resource, additional UTI<br>s University Heights D'Hemence  | Ms, etc. when appropriate):<br>ourt Map, Amended. Block 155, west 1/2 lots   |
|  |  |  |  |
|  |  |  | , alterations, size, setting, and boundaries.):  |
| about two feet and supported by 1 x<br>covered with asphalt and the chirnney<br>that of the main house and is almost<br>with overlapping boards supporting a | c 2 beams. The house reservise at the north rear side of the Mansard style. The front boxed roof. At the peak the ned windows with a large side. | embles others in the area, likely<br>he house. The main facade face<br>porch arrangement is open with<br>en is the slightly hipped covering<br>ngle pane in the center. Above to | d, flaring and extending out over the edge aby built by a tract building company. The roof is as east, has a roof over the porch which mirrors a bases of flagstone supporting pillars covered g. On either side of the front door are windows those windows are the small block panes. The lition.  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
| P4. Resources present: 🛭 Building  | □ Structure □ Object   | □ Site □ District □ Ele  | ement of District  |
| P4. Resources present:   Building  | □ Structure □ Object   | □ Site □ District □ Ele  | ement of District  P6. Date Constructed/Age:   |
| P4. Resources present: A Building  | □ Structure □ Object   | □ Site □ District □ Ele  | P6. Date Constructed/Age: ☐ Prehistoric ☐ Historic ☐ Both  |
| P4. Resources present:   Building  | □ Structure □ Object   | □ Site □ District □ Ele  | P6. Date Constructed/Age:  |
| P4. Resources present:   Building  | □ Structure □ Object   | □ Site □ District □ Ele  | P6. Date Constructed/Age: ☐ Prehistoric ☐ Historic ☐ Both  |
| P4. Resources present:   Building  | □ Structure □ Object   | □ Site □ District □ Ele  | P6. Date Constructed/Age: ☐ Prehistoric ☐ Historic ☐ Both  |
| P4. Resources present:   Building  | □ Structure □ Object   | □ Site □ District □ Ele  | P6. Date Constructed/Age:  Prehistoric Historic Both 1923 F  P7. Owner and Address: Paul Shaheen and James J Mardeusz,   |
| P4. Resources present:   Building  |  | □ Site □ District □ Ele  | P6. Date Constructed/Age:  Prehistoric Historic Both 1923 F  P7. Owner and Address: Paul Shaheen and James J. Mardeusz, 3026 Polk Avenue   |
| P4. Resources present:   Building  | Structure Object   | □ Site □ District □ Ele  | P6. Date Constructed/Age:  Prehistoric Historic Both 1923 F  P7. Owner and Address: Paul Shaheen and James J Mardeusz,   |
|  |  | □ Site □ District □ Ele  | P6. Date Constructed/Age:  Prehistoric Historic Both 1923 F  P7. Owner and Address: Paul Shaheen and James J. Mardeusz, 3026 Polk Avenue   |
|  |  | □ Site □ District □ Ele  | P6. Date Constructed/Age:    Prehistoric   Maistoric   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)  |
|  |  | □ Site □ District □ Ele  | P6. Date Constructed/Age:    Prehistoric   Maintenant   Both   |
|  |  | Site District Ele  | P6. Date Constructed/Age:    Prehistoric   Maintenant   Both   |
|  |  | □ Site □ District □ Ele  | P6. Date Constructed/Age:    Prehistoric   Maintenant   Both   |
|  |  | □ Site □ District □ Ele  | P6. Date Constructed/Age:    Prehistoric   Maistoric   Both     1923 F   |
|  |  | Site District Ele  | P6. Date Constructed/Age:    Prehistoric   Maistoric   Both     1923 F   |
|  |  | Site District Ele  | P6. Date Constructed/Age:    Prehistoric   Maistoric   Both  |
|  |  | Site District Ele  | P6. Date Constructed/Age:    Prehistoric   Historic   Both     1923 F  |
|  |  | O Site O District O Ele  | P6. Date Constructed/Age:    Prehistoric   Maistoric   Both     1923 F   |
|  |  | Site District Ele  | 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 addres     Dr. Ray Brandes     230 West Laurel St. Suite 406     San Diego, Ca 92101     P9. Date Recorded: 1994     P10. Type of Survey:   Intensive     Marconnaissance   Other     Other |

☐ Archaeological Record

DPR 523A-Test (12/93)

Other (List):\_

☐ District Record

☐ Milling Station Record

☐ Rock Art Record ☐ Artifact Record

Photograph Record

|   |            | e of California – The Resources Agency<br>PARTMENT OF PARKS AND RECREATION   | Primary #  |
|---|------------|--|--|
|   | BL         | JILDING, STRUCTURE, AND O  | BJECT RECORD HRI #   |
|   | Page       | a 2 of 2   |  |
|   | B1.        | •  | development Project Study Area   |
|   | B2.        |  |  |
|   | B3.        | A 107/A-0.13 A 17/A-0 18/A 18/A-0.13 A   |  |
|   | B4.        |  |  |
|   | D4.        | City: San Diego  | Gounty: San Diego Zip: 92104   |
|   | B5.        |  |  |
|   | 87.        |  |  |
|   | BS.        | Alterations and Date(s):   |  |
|   | <u>.</u> . | Slight alterations to front porch supporting elements.   |  |
|   |            | <u></u>  |  |
|   |            |  |  |
|   |            |  |  |
|   | 89.        | Mayor 2 NNo DVac Dilakagua Data: N/A   | Original Location_N/A  |
|   |            | Related Features:  | Oliginal Education 1978  |
|   | B 10.      |  | 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 i  |  |
|   |            | ×  |  |
|   |            |  |  |
|   | F          | Analogo at I Introcum  | Builder: Unknown   |
|   |            |  |  |
|   | 012        | mistoric Attributes (list attributes and codes). HP2 Si  | ngle family residence  |
|   | Dia        | Dismission on Themes. The registered in an error purrous   | unding commercial corridors Association Park Con Disease   |
|   | B13.       |  | Inding commercial corridors. Area: North Park, San Diego   |
|   |            |  | Type: Single family residence Applicable Criteria: 5S1 xt as defined by theme, period, and geographic scope. Also address integrity.)  |
|   |            | J. Watson who had managed to purchase a number of lots of that year she sold the west 1/2 of the properties to Henr Miller lived in the home from 1927 to 1945 and William A. This is one of the structures which reflects the style of he the heart of the suburban areas, and along the corridors are being lost to the businesses which replace them. The | Hill Land Association and they acquired all 48 lots on the block. By July 31, 1923, Annals or parcels in this area had signed a notice of completion for Lots 25 and 26. In October by and Sara Reifsneider. That couple did not stay as owner for long because Josephine Jacobs resided there from 1950 to 1985. It remained, therefore, a single family home, ome which was being built in the region from about 1920 to nearly 1950. They were such as Thirtieth Street or El Cajon Boulevard they appear less frequently now as they ese are marvelous examples of a style of housing that originated in England, and was Without basements or attics, they were perfect for the California climate.   |
|   |            |  |  |
|   |            |  |  |
|   |            |  | 3026 Polk Arenue   |
|   |            |  | JOZU FOIR FIVERING   |
|   | 214        | References:  |  |
| 1 |            | Office of San Diego County Recorder  | MADISON STATES OF STATES O |
|   |            | Office of San Diego County Assessor  |  |
|   |            | City of San Diego Directories  |  |
|   |            |  | A STATE OF THE STA |
|   |            |  | ENAMERANT FEL CAJON  |
|   |            | E STATE DOOR DOOR DOOR DOOR DOOR DOOR DOOR DOO   | CAJONASCA PROPERTY OF THE CAJONASCA PROPERTY |
| E | 315.       | Evaluator: Ray Brandes, Ph.D.  | I HAMES TO THE REAL PROPERTY OF THE PARTY OF |
|   |            | Date of Evaluation:1994  | LIMODE PERSONS STATES AND A STATE OF THE STATES AND A STATE OF THE STATES AND A STA |
| r |            |  | LINCON DE LINCON DE LA CONTRACTOR DE LA  |
|   |            | (This space reserved for official comments.)   | AND SECURITION OF THE SECURITIES OF THE SECURITION OF THE SECURITI |
| 1 |            |  |  |
| 1 |            |  | ESSEX 5 9T 0 S T NO S T |
|   |            |  | The second secon |
|   |            |  | THE PROPERTY OF THE PROPERTY O |
|   |            |  | TA E DVOGMT   ST 2   |
|   |            |  | COUPAS SE ST S WATER ST  |
| 1 |            |  | A S LIS I S S S  |
| 1 |            |  | TEMPS DESCRIPTION TO THE PROPERTY OF THE PROPE |

Attachments: DNONE

☐ Archaeological Record

DPR 523A-Test (12/93)

Other (List):

☐ Map Sheet

☐ District Record

Continuation Sheet

☐ Milling Station Record

| PRIMARY RECORD                                    |                   |                               | Primary #<br>HRI #<br>Trinomial<br>NRHP Status Code_ 5S1 |                    |                     |                                   |
|---|-------------------|-------------------------------|--|--------------------|---------------------|-----------------------------------|
| age 1 of 2  |                   | Other Listings<br>Review Code |  |                    |                     | Date                              |
| 1. Resource Identifier:<br>2. Location: a. County |                   |                               |  |                    |                     |                                   |
| b. Address 3801-3805<br>City San Diego            | Ray Street        |                               |  |                    |                     |                                   |
| d. Other Locational Dat                           | a (e.g. parcel #, |                               | tions to resour  | ce, additional UTM | s, etc. when approp | mE/ <u>3623030</u> mN<br>priate): |

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 Ziggurat "V" pointing to the southwest. In reviewing the tenants over the years, it is not possible to relate the nature of the sign to a tenant. The building is neat and trim and does not appear to have been altered on the exterior.

|         | - Applications   | P6. Date Constructed/Age:  |
|---------|--|--|
|         | A DESCRIPTION OF THE PROPERTY OF   | ☐ Prehistoric ☐ Historic ☐ Both                                    |
|         | n de la constitución de la const |  |
|         | Amortisele   | P7. Owner and Address: Milton and Helen Kromydas Trustees          |
|         |  | % Kromydas Family Living Trust #86-844-                            |
|         | A CONTRACTOR OF THE CONTRACTOR | 84. 2583 Bancroft Street   |
| → ·     |  | San Diego, Ca 92104  |
|         | to the second se | P8. Recorded by (Name, affiliation, and address<br>Dr. Ray Brandes |
|         | ORDE /   | 230 West Laurel St., Suite 406                                     |
|         |  | San Diego, Ca 92101  |
|         |  | P9. Date Recorded: 1994  |
| Newscid |  | P10. Type of Survey:   |
|         |  | ☑ Reconnaissance ☐ Other   |
|         |  | Describe: A Project Study for the Economic                         |
|         |  | Development Department, San Diego, Ca.                             |

🛮 Building, Structure, and Object Record

☐ Rock Art Record ☐ Artifact Record

☐ Linear Resource Record

Photograph Record

| 4.4  | te of California – The Resources Agency  |
|------|--|
| DEP  | PARTMENT OF PARKS AND RECREATION Primary #   |
| BU   | JILDING, STRUCTURE, AND OBJECT RECORD HRI #  |
| Page | a 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: 982104  |
| B5.  | Zoning: CN1 B6. Threats: None known  |
| B7.  | Architectural Style: Art Deco  |
| 28.  | Alterations and Date(s):   |
|      | The exterior does not appear to have had any alterations that could be discerned.  |
|      |  |
|      |  |
|      |  |
| B9.  | Moved? No Dyes Durknown 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 conracted 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 earlies 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 Directiones.   |
|      | LINCOLATION PROSCOE STATE OF THE STATE OF TH |
|      |  |
| B15. | Evaluator: Ray Brandes, Ph.D.  |

B14. References:

Office of San Diego County Assessor

Office of San Diego County Recorder

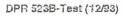
City of San Diego Directories.

B15. Evaluator: Ray Brandes, Ph.D.

Date of Evaluation: 1994

(This space reserved for official comments.)





| State of California – The Resource DEPARTMENT OF PARKS AND R |  | Primary #  |  |
|--|--|--|--|
| PRIMARY RECORD   |  |  |  |
| PHIMATTI NECOND  |  |  |  |
|  |  |  | 5S1  |
| Page 1 of 2  | Other Listings   |  |  |
| Page 01_2_   |  |  | Date   |
|  | 71077011 0000  |  | /  |
| P1. Resource Identifier: The No                              | orth Park (San Diego) Redevelor  | oment Project Study Area   |  |
| P2. Location: a. County San D                                | Diego  | and (Address and/or UTM Co   | pordinates. Attach Location Map as required.   |
|  | y Street   |  |  |
| City San Diego   |  |  |  |
| c. UTM: USGS Quad_The La                                     | Jolla Quad (7.5'/15  | 5') Date; Zone_11  | , 487250 mE/3623030 mN   |
|  | parcel #, legal description, direct<br>453-123-07. The legal description | tions to resource, additional UTM<br>on is West End, Block 1, Lot 6. | s, etc. when appropriate):   |
|  |  |  |  |
|  |  |  |  |
|  |  |  | - Name to the state of the stat |
|  |  |  | alterations, size, setting, and boundaries.): facing both Ray Street and North Park Way.   |
|  | er the North Park entrance, and a  |  | e stone has been used around doorways asing roof over the sidewalk. A tall vertical sign   |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  | > _ ( * v  |
| P4. Resources present: B Buildin                             | ng 🛮 Structure 🔻 Object  | ☐ Site ☐ District ☐ Eler   |  |
|  |  |  | ment of District   |
|  |  |  | nent of District P6. Date Constructed/Age:   |
|  |  |  | P6. Date Constructed/Age:  ☐ Prehistoric ☐ Historic ☐ Both   |
|  |  |  | P6. Date Constructed/Age:  |
|  |  |  | P6. Date Constructed/Age:  ☐ Prehistoric ☐ Historic ☐ Both   |
|  |  |  | P6. Date Constructed/Age: ☐ Prehistoric ☐ Historic ☐ Both 1927 F   |
|  |  | A  | P6. Date Constructed/Age:  ☐ Prehistoric ☐ Historic ☐ Both   |
|  |  | A  | P6. Date Constructed/Age:  Prehistoric Historic Both 1927 F  P7. Owner and Address: Norman Troyan Trustee c/o Janet Tinkham.   |
|  |  | A CZĄ  | P6. Date Constructed/Age:  Prehistoric Historic Both 1927 F  P7. Owner and Address: Norman Troyan Trustee c/o Janet Tinkham. 3804 Ray Street   |
|  |  |  | P6. Date Constructed/Age:  Prehistoric Historic Both 1927 F  P7. Owner and Address: Norman Troyan Trustee c/o Janet Tinkham.   |
|  |  |  | 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   |
|  |  |  | 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   |
|  |  |  | 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   |
|  |  |  | 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  |

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 Citiation (Provide full citation or enter "none."): None Attachments: DNONE ☐ Map Sheet ☐ Continuation Sheet 🛮 Building, Structure, and Object Record ☐ Linear Resource Record ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record Photograph Record Other (List):\_

DPR 523A-Test (12/93)

| Stat | te of California - The Resources Agency   |  |
|------|---|--|
| DEF  | PARTMENT OF PARKS AND RECREATION  | Primary #  |
| R    | III DING STRUCTURE AND OF   | BJECT RECORD HRI#  |
|      |   | of the fact of the second of t |
| Pag  | e_2of_2_  |  |
| 51.  | Resource Identifier: The North Park (San Diego) Red   | evelopment 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  |  |
| Bs.  | 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 entrys.   |
|      |   |  |
|      |   |  |
|      |   |  |
| B9.  | Moved? No DYes DUnknown Date: N/A   | Original Location_N/A  |
| B10. | Related Features:   |  |
|      | The interesting North Park Professional Building sign   |  |
|      |   |  |
|      |   |  |
|      |   |  |
|      |   | Builder: Unknown   |
| B12. | Historic Attributes (List attributes and codes): HP 6 On  | e to three story commercial building   |
|      | Marie Control of the |  |
| B13. |   | t which are a complement to the Area: North Park business area   |
|      |   | pe: Commercial Applicable Criteria: 5S1  |
|      | (Discuss importance in terms of historical or architectural context   | as defined by theme, period, and geographic scope. Also address integrity.)  |
|      | were constructed during the 1920s and 1930s which provi<br>along Thirtieth Street and University Avenue was becoming<br>area as an additive to a suggested commercial/residential<br>1869. Several property owners purchased all the lots unti-<br>completion on March 1, 1927 per Book 51 (?), page 61. Ti   | rk Way on the south has a number of Art Deco and Deco Streamline buildings which ided a most unique and unusual area for shopping at the same time the major district g shabby. These buildings complement one another and can provide a most favorable I district. The property was first sold by the City of San Diego to Philip Crosthwaite in ill in November 1922, GG.B. Wittman bought the Lots 5 and 6 and signed a notice of the building was first the Wittman Grocery store and later a meat market and grocery a home of Parliament Builders, general contractor. Its purposes have been multiple   |
|      |   |  |
|      |   |  |
|      |   |  |
|      |   | 3804 Ray Street  |
|      |   | · \  |
| B14. | References:   | TO SE MONROE SE MONROE   |
|      | Office of San Diego County Assessor   |  |
|      | Office of San Diego County Recorder San Diego City Directories  |  |
|      | Bull Diago City Bill Colonies   | EL CAJON BUVD  |
|      |   | HOWARD AND THE PROPERTY OF THE |
|      |   | LINCOLA STATE OF THE STATE OF T |
| B15. | Evaluator: Ray Brandes, Ph.D.   |  |
|      | Date of Evaluation: 1994  | LINCO  |
|      | (This space reserved for official comments.)  | ESSEX 5 ST ON S OF WORTHON ST NO PARK TOWN   |
|      |   | German AV  |



### P

Attachments: DNONE

Archaeological Record

DPR 523A-Test (12/93)

Other (List):\_

☐ Map Sheet

District Record

☐ Continuation Sheet

☐ Milling Station Record

| PRIMARY RECORD           |                   | Primary #  |                   |  |
|--------------------------|-------------------|--|-------------------|--|
| Page 1 of 2              | Other Listings    |  |                   |  |
|                          | Review Code       | Reviewer   | Date              |  |
|                          |                   | pment Project Study Area and (Address and/or UTM Coordinate                        |                   |  |
| b. Address 3809-381      | 5 Ray Street      |  |                   |  |
| City San Diego           |                   |  |                   |  |
| c. UTM: USGS Quad The La | Jolla Quad (7.57) | 5') Date; Zone_11, _4872   | 250 mE/3623040 mN |  |
|                          |                   | tions to resource, additional UTMs, etc. whescription is West End, Block 1, Lot 8. | en appropriate):  |  |

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 sidewak. 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: M Building □ Structure □ Object ☐ Site ☐ District ☐ Element of District P6. Date Constructed/Age: ☐ Prehistoric ☑ Historic ☐ Both 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., Suile 406 San Diego, Ca 92101 P9. Date Recorded: 1994 P10. Type of Survey: ☐ Intensive Other A Reconnaissance Describe: A Project Study for the Economic Development Department, San Diego, Ca P11. Report Citiation (Provide full citation or enter "none."): None

Building, Structure, and Object Record

☐ Rock Art Record ☐ Artifact Record

☐ Linear Resource Record

Photograph Record

|             | te of California – The Resources Agency PARTMENT OF PARKS AND RECREATION   | Primary #  |
|-------------|--|--|
| RI          | UILDING, STRUCTURE, AND OBJ  | JECT RECORD HRI #  |
|             |  | V 700 Type and the second seco |
| Page        | ge_2of_2_  |  |
| B1.         |  | elopment Project Study Area  |
| B2.         |  |  |
| B3.         |  |  |
| B4.         |  | County: San Diego Zip: 92014   |
| B5.         |  | County, San Diego Zip, 92014   |
| B7.         |  |  |
| B8.         | and the second s |  |
| 20.         |  | degree that it is out of place with the rest of the otherwise fine Deco structure.   |
|             |  |  |
|             |  |  |
|             |  |  |
| B9.         | Moved? No Dyes Dunknown Date: N/A  | Original Location_N/A  |
| B10.        | . Related Features:  |  |
|             | The stairway to the second floor which is sandwiched in be   | tween this structure and that building to the south.   |
|             |  |  |
|             |  |  |
|             |  |  |
|             |  | Builder: <u>Unknown</u>  |
| <b>512.</b> | . Historic Attributes (List attributes and codes): HP 6 One  | to three story commercial building.  |
| m 1 6       | The Done is one of a parison on Day  | Ot postributing to an intersection of Alask Dade On Divine   |
| B13.        |  | St, contributing to an interesting ea: North Park, San Diego business center.  |
|             |  | : Commercial building Applicable Criteria: 581   |
|             |  | defined by theme, period, and geographic scope. Also address integrity.)   |
|             | of Deco style buildings, some commercial, some for social pury<br>district if revived through a process of redevelopment. It offe<br>for dining or for inner city parks. This particular building is part<br>area. The building is one of several Art Deco and Streamline  | ue to North Park Way. Since the 1930s it has had built along this street a number poses. This street could become a part of a most interesting residential/commercial are opportunities for nooks and crannies where small outdoor areas could be place of the picture of Ray Street which with some creativity could become an interesting styles that are found not only on that street, but that wrap around North Park Way. the company, beauty shop, bakery, beauty salori, studio photographer, a Church Thrif   |
|             | ,  |  |
|             |  |  |
|             |  |  |
|             |  |  |
|             |  | 3809-3815 Ray Street   |
|             |  | \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \  |
| B14.        | References:  | THE STATE OF THE S |
|             | Office of San Diego County Recorder Office of San Diego County Assessor City of San Diego Directories  | THE MADE   |
|             |  | BLVD BLVD  |
|             |  | UNAND THE THOMAS AV DEANNOLL TO THE TOTAL THE  |
|             |  | SINATES TO THE STATE OF THE STA |
| B15.        | Evaluator: Ray Brandes, Ph.D.  | TOO PASCOE IT  |
|             | Date of Evaluation: 1994   | LINCON PROPERTY OF THE PROPERT |
|             | (This space reserved for official comments.)   | ESSEX S S Q S VANDAMINION S S  |
|             |  | PRINCE AND DIVINE STORES AND D |

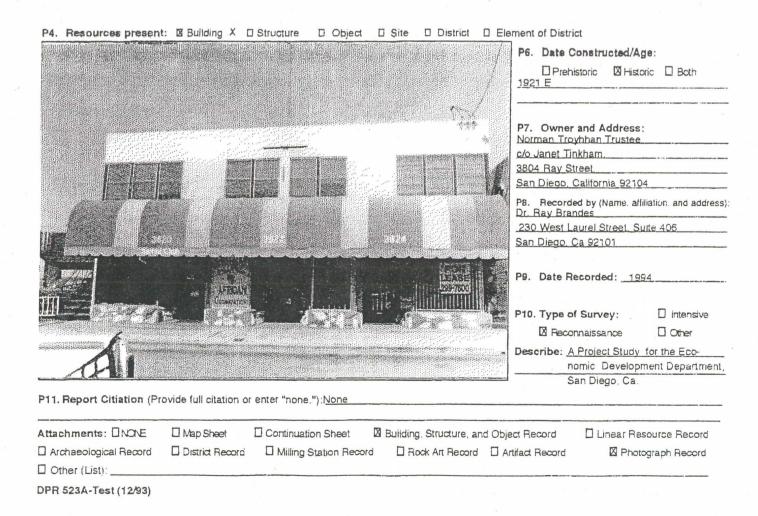
## PRIMARY RECORD

| DEPARTMENT OF PARKS AND RECREATION                               | B  |  |  |  |  |
|--|--|--|--|--|--|
| DEPARTMENT OF PARKS AND REGRESTION                               | Primary #  |  |  |  |  |
| PRIMARY RECORD   | HRI#   |  |  |  |  |
|  | Trinomial  |  |  |  |  |
|  | NRHP Status Code_5S1   |  |  |  |  |
| Page_1of_2Other Listings   |  |  |  |  |  |
|  | Reviewer Date  |  |  |  |  |
| P1. Resource Identifier: The North Park (San Diego) Redevelo     | lopment 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   |  |  |  |  |  |
|  | /15') Date; Zone_11, 487250mE/3623040_mN                               |  |  |  |  |
| d. Other Locational Data (e.g. parcel #, legal description, dire | ections to resource, additional UTMs, etc. when appropriate):          |  |  |  |  |

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

The 's Parcel number is 453-123-09. The legal description is West End, Block 1, Lot 4

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 entrys 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.



|              | e of California – The Resources Agency<br>ARTMENT OF PARKS AND RECREATION  |  |
|--------------|--|--|
| BL           | JILDING, STRUCTURE, AND OB   | JECT RECORD HRI #  |
|              | e_2of_2_   |  |
| B1.          | Resource Identifier: The North Park (San Diego) Rede   | evelopment Project Area Study  |
| B2.          | Historic Name: The Ora B. Casady building  |  |
| B3.          |  |  |
| B4.          |  | County: San Diego Zip: 92104   |
| B5.          |  | 21p. <u>52104</u>  |
| B7.          | = Constitution and Cons | /  |
| B8.          | Alterations and Date(s):   |  |
|              | The additions of the flagstone to the front of the building a  | are disconcerting; these could be reversed, however.   |
|              |  |  |
|              |  |  |
| D.6          | None to Make Title The Title Income Detail N/A   | Odding U gooding NVA   |
| B9.          | Moved? No Dyes Dunknown Date: N/A  Related Features:   | _ Original Location_N/A  |
| ь 10.        | The stairways to the second floor at either end of the build   | ding.  |
|              |  |  |
|              |  |  |
|              |  |  |
|              |  | Builder: Unknown   |
| B12.         | Historic Attributes (List attributes and codes): HP6 Com   | nmercial Building one to three stories.  |
| B13          | Significance: Theme: A Deco structure that would fit into  | o a unique commercial/residentiaArea: of North Park, San Diego   |
| <i>D</i> 10. |  | pe: Commercial 5S1 Applicable Criteria:  |
|              |  | as defined by theme, period, and geographic scope. Also address integrity.)  |
|              | The narrow one way Ray Street which runs into North Pa   | rk Way has a mixture of varying Deco styles of commercial structures. Around the   |
|              |  | , are the residential areas of bungalows and Spanish Colonial homes dependent upon   |
|              |  | come somewhat run down and needs revitalization. The Ray Street collection of a provide a most intersting element for shopping in a casual arena. The property was   |
|              | first sold by the City of San Diego to Philip Crosthwaite in 1   | 869, and a number of individuals bought all lots until Ora B. Casady bought lot 4 and  |
|              |  | 21. Since then a number of owners have turned the property over. During the period othing, a Cleaners, a beauty shop and the North Park Bible and Church Supply House.   |
|              | Troth 1927 the building has field a beauty shop, women's clo   | ining, 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  | MONROE WORKE   |
|              | Office of San Diego County Assessor  | AV IS NEW HEADE  |
|              | San Diego City Directories   | S O B S D S D S BLVD   |
|              |  | DHNSON BD CENTER HOWARD AV BRAMSON PLOT STORE TO THE STORE TO THE STORE THE  |
|              |  | DINATES AND TYCER IN THE REST OF THE REST  |
| B15.         | Evaluator: Ray Brandes, Ph.D.  | MOON PASCOE S  |
|              | Date of Evaluation: 1994   | LINCON SERVICE |
|              |  | RECEIVE SERVICE SERVIC |
| 1            | (This space reserved for official comments.)   | ESSEX IS ST  |
|              |  | DOCUMENT OF STATE OF  |
|              |  | S S WY COMPLEX DIVISION OF S S S S S S S S S S S S S S S S S S   |
|              |  | BAOOKES AVEOLUTE DE LAVELLE DE LA |
|              |  | UPAS TEST DIDOS TO ST A SOS L'SI   |
| 1            |  | POT SERVICE AND THE SERVICE AN |

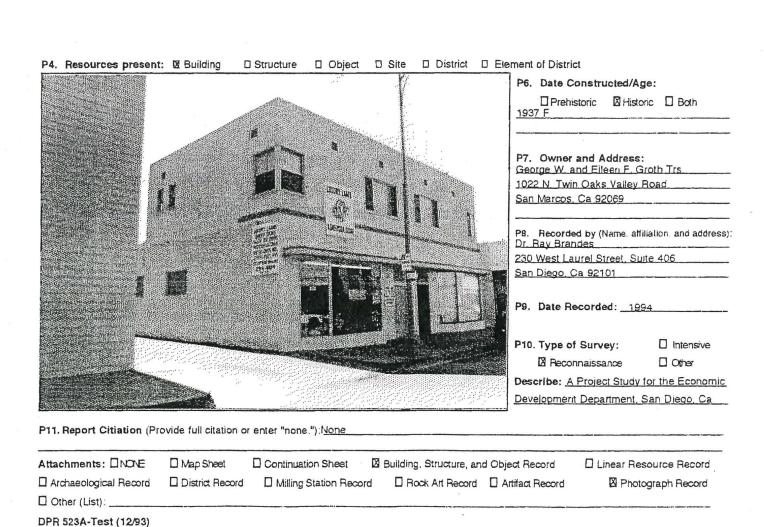
DPR 523B-Test (12/93)

## P

| PRIMARY RECORD  | Primary #  HRI #  Trinomial  NRHP Status Code 5S1   |                                  |
|---|---|----------------------------------|
|   | ings<br>de Reviewer   |                                  |
| P1. Resource Identifier: The North Park (San Diego) P2. Location: a. County San Diego | and (Address and/or UTM Coordinates. A  | ttach Location Map as required.) |
| City_San Diego  |   |                                  |
| d. Other Locational Data (e.g. parcel #, legal descrip                                | otion, directions to resource, additional UTMs, etc. when a legal description is Hartley's North Park, Block 1, Lots 11 | ppropriate):                     |

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.



|                          | of California – The Resources Agency ARTMENT OF PARKS AND RECREATION Primary #  |
|--------------------------|---|
| BU                       | ILDING, STRUCTURE, AND OBJECT RECORD HRI #  |
| Page                     | 2 of 2  |
| B1.<br>B2.<br>B3.<br>B4. | Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area  Historic Name: The J.B. and William F. Howell Building  Common Name: The Groth Building  Address: 3823-3827 Ray Street  City: San Diego County: San Diego Zip: 92104  |
| 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.<br>B10.              | Moved? ⊠No □Yes □Unknown Date: N/A Original Location N/A  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 entrepeneur 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                  |       | 1 2 2 5 E                             | B B B         | 5 5 265                          | MEADE                                   | 7              | AV 5       | BANC   | ST                    |
|------|--|-------|---------------------------------------|---------------|----------------------------------|---|----------------|------------|--------|-----------------------|
|      | Office of theSan Diego County Recorder City of San Diego Directories |       | A A A A A A A A A A A A A A A A A A A | 2 0 8 EL      | CAJON                            |   |                | \$ BLVD    |        | FELTON                |
|      |  | Š     |                                       | CENTER LIB    | HOWARD                           | 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | AES TO         | AV AV      | 77     | PL TO TO              |
|      |  | 5     | LINCOLN MORROW                        |               |                                  |   |                | 9          | 2      | Sand<br>ASVA<br>TASVA |
| B15. | Evaluator: Ray Brandes, Ph.D.  Date of Evaluation: 1994              |       | > DV ENEVER                           |               | LINCO                            | NORTH PARK 9                            |                | 8 3        |        | LINCOLD S             |
|      | Salo S. Evaluation Japa  | `     | ESSEX IS                              | ST_9          | ANA S AS                         | 5. WIGHTMAN ST                          | AN IS          | AARK WY    |        | P                     |
|      | (This space reserved for official comments.)                         | N K   | ONEIDA WY ONE                         |               | ABAN<br>BISSIP<br>WUISIA<br>TEXA | A V V V V V V V V V V V V V V V V V V V | DA AL          | 5 2 E E ST | TS 2   |                       |
|      |  | - I m | CSS CYPRESS PERODE                    |               | - 3                              | ARNOL<br>TEG<br>787H                    | GRANA<br>30TH  | DWIGHT S   | 100    | Nu OB                 |
|      |  | 1     | MYRTLE B                              | AV INSTANTANT | DWIGHT                           | ST SHIPS                                | I ST<br>MYRILE | AV S       | ).va   | 20 SA                 |
|      |  |       | ADT SCOUT OF JR                       | HS MORLEY     | DR M                             | UNICIPAL                                | -1 to to       | STS 133    | ON ON  | AS = S1               |
|      |  |       | SÁN DIEGO                             |               | BICYCLE MORL                     | A001                                    | S SPAUCE       | E TT       | SI     | 15 6 15               |
|      |  | 2     | [Y]                                   |               | THACK OFFIELD                    | 5                                       | 2000C          | OUINCE ST  |        | 0400000 Z             |
|      |  |       | A                                     | 200           |                                  | . 7. 1                                  | PAL N          | 1 311      | 1 1144 | 4LM 190               |



|  |   | Primary # |                              |                       |  |
|--|---|-----------|------------------------------|-----------------------|--|
|  |   | Reviewer  |                              |                       |  |
| P1. Resource Identifier: The N P2. Location: a County San b Address 3382-3 | Diego   |           | ordinates. Atta              |                       |  |
| City San Diego c. UTM: USGS Quad The I d. Other Locational Data (e.g.      | a Jolla Quad (7.5'/1! parcel #, legal description, direct |           | , 487260<br>s, etc. when app | mE/ <u>3622100</u> mN |  |

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 Istairs. 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, built in bookcases and window boxes. Some of the wallpaper, some of the hardware appears to be original. The building has stairs at the rear from which tenants may go to their parking lot.

| P4. Resources present: 🛭 Building 🗆 Structure 🗈 Object 🗆 Site 🗀 District 🗆 Ele   | ment of District  |
|--|---|
| and the same   | P6. Date Constructed/Age:   |
|  | ☐ Prehistoric ☑ Historic ☐ Both                                     |
|  |   |
|  |   |
|  | P7. Owner and Address:  Maurice J Thimot and M Rust Rawnsley        |
| illus.   | 10721 Rainbow Heights Road  |
|  | Fallbrook, Ca 92028   |
| A HELL THE PERSON OF THE PERSO |   |
|  | PB. Recorded by (Name, affiliation, and address<br>Dr. Ray Brandes. |
|  | 230 West Laurel Street. Suite 406                                   |
|  | San Diego, Ca 92101   |
|  | P9. Date Recorded: 1994   |
|  | P10. Type of Survey:  |
|  | ☑ Reconnaissance ☐ Other  |
|  | Describe: A Project Study for the Eccomic                           |
|  | Development Department, San Diego, Ca.                              |
|  |   |
| P11. Report Citiation (Provide full citation or enter "none."):None  |   |
| Attachments: DNONE D Map Sheet D Continuation Sheet D Building, Structure, and Obje  | ct Record   |
| ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Ar  | tifact Record Photograph Record                                     |
| Other (List):  | -   |
| DPR 523A-Test (12/93)  |   |

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD HRI # Page 2 of 2 Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area Historic Name: The Lyn(n)hurst Apartments B3. Common Name: The Lyn(n)hurst Apartments Address: 3382-3396 Thirtieth Street B4. 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 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\_ 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/ 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. 3382-96 30th 51. 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.) MUNICIPAL

## P

| EPARTMENT OF PARKS AND RECREATION |                                | Primary #                                    |                   |
|-----------------------------------|--------------------------------|--|-------------------|
| PRIMARY RECORD                    |                                |  |                   |
|                                   |                                |  |                   |
|                                   |                                |  |                   |
| age 1 of 2                        | Other Listings                 |  |                   |
|                                   |                                | Reviewer                                     |                   |
| Resource Identifier: The North I  | Park (San Diego) Redevelo      | opment Project Study Area                    |                   |
|                                   |                                | and (Address and/or UTM Coordinate           |                   |
| b. Address 3585-3593              | Thirtieth Street (2 structures | s)   |                   |
| City San Diego                    |                                |  |                   |
|                                   |                                | 5') Date; Zone_11, _4872                     | 250 mE/3622190 mN |
| ,                                 |                                | ctions to resource, additional UTMs, etc. wh |                   |
| The sessors Parcel number is 4!   | 53-254-10 The legal descri     | ription 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.

☐ District ☐ Element of District P4. Resources present: A Building ☐ Structure □ Object ☐ Site P6. Date Constructed/Age: Prehistoric ☑ Historic ☐ Both Rectory 1919 F St Patrick's Church, 1929 F P.O. Box 80428. San Diego, Ca 92138 Dr. Ray Brandes San Diego, Ca 92101 P9. Date Recorded: 1994

|     |       |     |          | 8 |  |  |
|-----|-------|-----|----------|---|--|--|
| P7. | Owner | and | Address: |   |  |  |

The Roman Catholic Bishop of San Diego

Recorded by (Name. affiliation. and address) 230 West Laurel Street, Suite 406

P10. Type of Survey: ☐ Intensive ☑ Reconnaissance Other

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

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

| Attachments: DNONE      | ☐ Map Sheet     | ☐ Continuation Sheet     | 🛮 Building, Structure, an | d Object Record   | ☐ Linear Resource Record |
|-------------------------|-----------------|--------------------------|---------------------------|-------------------|--------------------------|
| ☐ Archaeological Record | District Record | ☐ Milling Station Record | Rock Art Record           | ☐ Artifact Record | Photograph Record        |
| Other (List):           |                 |                          |                           |                   |                          |

DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD HRI # . Page 2 of 2 Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area Historic Name: St. Patrick's Roman Catholic Church and the Rectory B2 B3 Common Name: St. Patrick's Roman Catholic Church and the Rectory 3585-3593 Thirtieth Street Address: \_\_\_ County: San Diego City: San Diego Zip: 92104 B5. Zoning: CL5 \_\_\_ B6. Threats: None known Architectural Style: Rectory & St. Patricks Church Moderne and Victorian Craftsman. Alterations and Date(s): None that can be detected 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 includest the playground. The property was sold by the City of San Diego to Philip Crosthwaite in 1869 for the first time. By deed book 174, page 239 dated May 23, 1912, George E. and Alfretta Rice mortgaged the property to Charles O'Neall for lots 1, 2, 11 and 12. At that time the Victorian 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. 3855-3953 30TH 5T. B14. References: Office of San Diego County Assessor Office of San Diego County Recorder City of San Diego Directories B15. Evaluator: Ray Brandes, Ph.D. Date of Evaluation:1994 (This space reserved for official comments.)

State of California - The Resources Agency

| DEPARTMENT OF PARKS AND RECREATION                                       |                | Primary #  |                                   |  |  |
|--|----------------|--|-----------------------------------|--|--|
| PRIMARY RECORD   |                | HR! #  |                                   |  |  |
|  |                |  |                                   |  |  |
|  |                | NRHP Status Code 5S1   |                                   |  |  |
| Page 1 of 2  | Other Listings |  |                                   |  |  |
|  | Review Code    | Reviewer   | Date                              |  |  |
| P1. Resource Identifier: The North Par P2. Location: a. County San Diego |                | opment Project Study Areaand (Address and/or UTM Coordinates.  | Attach Location Map as required.) |  |  |
| b. Address 3617 Thirtieth Street   |                | and the second s |                                   |  |  |
| City San Diego   |                |  | ***                               |  |  |
| c. UTM: USGS Quad The La Jolla   | Quad (7.5'/1   | 5) Date 1953 ; Zone 11 , 487220  | 05 mE/3622200 mN                  |  |  |
|  |                | ctions to resource, additional UTMs, etc. when<br>escription is West End. Block 20, Lot 9.   | appropriate):                     |  |  |

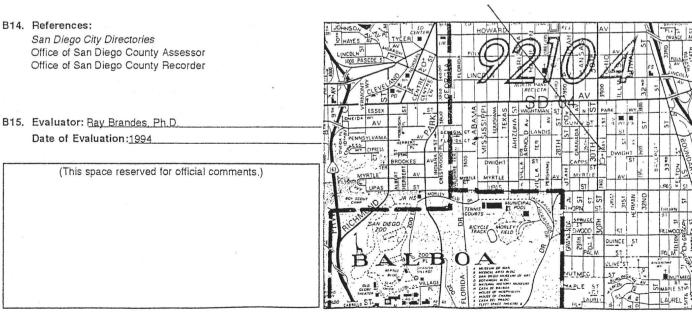
P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):

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 stucce 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...

|  | 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:   |
|  | ☐ Reconnaissance ☐ Other   |
|  | Describe: A Project Survey for the                               |
|  | Economic Development   |
|  | Department, San Diego, Ca.                                       |
| P11. Report Citiation (Provide full citation or enter "none."):None                      |  |
| Attachments: DNONE DMap Sheet D Continuation Sheet Building, Structure,                  | , and Object Record  |
| Archaeological Record District Record Diffilling Station Record Discontinuous Art Record | ord Artifact Record Photograph Record                            |
| Other (List):  |  |
| DPR 523A-Test (12/93)  |  |

|       | State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION Primary #  |  |  |  |  |  |  |  |
|-------|--|--|--|--|--|--|--|--|
| BU    | ILDING, 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 W.J. Cowich Apartments  |  |  |  |  |  |  |  |
| B3.   | Common Name: The Moyer Apartments  |  |  |  |  |  |  |  |
| B4.   | Address: 3617 Thirtieth Street   |  |  |  |  |  |  |  |
|       | City: 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  |  |  |  |  |  |  |  |
| F-6.6 | Related Features:  |  |  |  |  |  |  |  |
| D10.  | 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 constlructed on the property which she sold some eight years later. On February 24, 1928 per book 85, page 264 W. J. Cowhich 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 and 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.  |  |  |  |  |  |  |  |
|       |  |  |  |  |  |  |  |  |
|       |  |  |  |  |  |  |  |  |

3617 Thirtieth Street





## P

| PRIMARY RECORD                          |                            |   |                 |
|---|----------------------------|---|-----------------|
| THIMATTI TIEGOTO                        |                            |   |                 |
|   |                            |   |                 |
| Page 1 of 2                             | Other Listings             |   |                 |
|   | Review Code                | Reviewer  | Date            |
|   |                            | opment Project Study Areaand (Address and/or UTM Coordinates. |                 |
| b. Address 3630 Thirtieth               | Street                     |   |                 |
| City_San Diego                          |                            |   |                 |
|   |                            | 15) Date 1953 ; Zone 11 , 48720                               | 5 mE/3622200 mN |
| d, Other Locational Dala (e.g. parcel a | f, legal description, dire | ctions to resource, additional UTMs, etc. when                | n appropriate): |
| The Assessor's parcel number is 4       | 3-252-11. The legal de     | escription 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               | D District   | □ Eleme                  | nt of Distri                         | ct   |                  |
|---------------------------|--------------------|--|--------------------------------|----------------------|--|--------------------------|--------------------------------------|--|------------------|
|                           |                    |  |                                |                      |  | 1 <u>19</u>              | □ Prehi<br>921 F                     | and Address  | oric D Both      |
|                           |                    | 100000000000000000000000000000000000000  |                                |                      |  | 36                       | 38 Thirties                          | th Street  |                  |
|                           |                    | 070 00   |                                | A Complete Programme | nerger i Reads   | Se                       | an Diego. (                          | Ca 92104   |                  |
|                           |                    |  |                                |                      |  | Dr<br>  23<br>  <u>S</u> | . Ray Brar<br>0 West La<br>an Diego, | ed by (Name, al<br>notes<br>ture! Street, St<br>California 921 | 01               |
|                           |                    |  |                                |                      |  | P1                       | 0. Type o                            | f Survey:  | ☐ Intensive      |
|                           | 4                  |  |                                | e.<br>Na             | ang distribution   |                          |                                      | nnaissance   | ☐ Other          |
| 6                         |                    |  | a-wangarangaran                | A Secretary          | contestablement.   | management De            | -                                    |  |                  |
| (                         |                    | Organization de la companya de la c | soupor <b>esiden</b> e preside | <b>网络树木香树</b> (新疆)   | ing productive state of the second state of th |                          |                                      |  | for the Economic |
|                           |                    |  | eren i                         |                      | to deal of the dea | <u>De</u>                | evelopmen                            | i Department   | San Diego, Ca.   |
| P11. Report Citiation (Pr | ovide full citatio | on or enter "non   | e."): <u>None</u>              |                      |  |                          |                                      |  |                  |
| Attachments: DNOVE        | ☐ Map Sheet        | ☐ Continua   | tion Sheet                     | ☑ Building           | , Structure, a   | nd Object I              | Record                               | ☐ Linear Re  | esource Record   |
| Archaeological Record     | District Rec       | ord [] Milling   | Station Reco                   | d DRo                | ock Art Record   | ☐ Artifac                | at Record                            | ☑ Pho  | tograph Record   |
| Other (List):             |                    |  |                                |                      |  |                          |                                      |  |                  |
| DPR 523A-Test (12/93)     |                    |  |                                |                      |  |                          |                                      |  |                  |

| DEDA | of California – The Resources Agency  RTMENT OF PARKS AND RECREATION  Primary #  |
|------|--|
| BU   | ILDING, STRUCTURE, AND OBJECT RECORD HRI#  |
| Page | 2 of 2   |
| B1.  | Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area.  |
| R2   | Historic Name: Fila and Nat Sebastian Residence  |
| B3.  | Common Name: The Park Bu Soon Residence  |
| B4.  | Address: 3630 Thirtieth Street   |
|      | City: 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.  |
|      |  |
|      |  |
|      | Moved? ♥No □Yes □Unknown Date: N/A Original Location N/A   |
| B9.  |  |
| B10. | Related Features: Landscaping with palm strees, grass and bushes appreciate appearance of the house.   |
|      | Landscaping with paint strees, grass and sacross approximating   |
|      |  |
|      |  |
| R11  | Architect: Unknown Builder: Unknown  |
| B11. | 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: 551  |
|      | (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 astrideThirtieth 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 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 home is an excellent example of the California Craftsman with very   |
|      |  |
|      | few changes or alterations. Over the years the house was a single family home, but in 1900-1980 a beauty shop and a studio photographer. Between at least 1980-1985 it was a Geisha House Massage Parlor.  |
|      |  |
|      |  |
|      |  |
|      |  |
|      | 3630 Thirtieth Street  |
|      | <b>\</b>   |
|      | Poforonces:  |
| B14  | Office of San Diego County Assessor  |
|      | Office of San Diego County Recorder  |
|      | City of San Diego Directories  |
|      | LINCOLD AV   |
|      | 13 TOO PASCOS ST TO ST T |
| R15  | Evaluator: Ray Brandes, Ph.D.  |
| 5.0  | Date of Evaluation: 1994   |



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(This space reserved for official comments.)

## PRIMARY RECORD

| State of Camorna - The Resources Ag   | ency                            |   |  |  |
|---------------------------------------|---------------------------------|---|--|--|
| DEPARTMENT OF PARKS AND RECREATION    |                                 | Primary #                               |  |  |
| PRIMARY RECORD                        |                                 |   |  |  |
| I IIIIIIAIII IIEOOIIB                 |                                 | Trinomial                               |  |  |
|                                       |                                 |   |  |  |
| Page_1 of_2_                          | Other Listings                  |   |  |  |
|                                       |                                 | Reviewer                                |  |  |
| The Newton                            | out (Con Dings) Badavalana      | ant Project Study Area                  | ,                                      |  |
| P1. Resource Identifier: The North P. |                                 |   |  |  |
| P2. Location: a. County San Diego     |                                 | and (Address and/or UTM Coordina        | tes. Attach Location Map as required.) |  |
| b. Address 3702-3708 Thirtieth        | Street                          |   |  |  |
| City San Diego                        |                                 |   |  |  |
| c. UTM: USGS Quad The La Joll         | Quad (7.5'/15')                 | Date 1953 ; Zone 11 , 48                | 7220 mE/3622240 mN                     |  |
| d. Other Locational Data (e.g. parce  | #, legal description, direction | is to resource, additional UTMs, etc. i | when appropriate):                     |  |

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

The Assessor's parcel number is 453-135-08. The legal description is West End Block 12, Lot 6

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 omaments. 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.

| P7. Owner and Address: Donald Jand 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 30. 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  11. Report Citiation (Provide full citation or enter "none."): None    Reconnaissance   Other   Describe: A Project Study for the Economic Development Department, San Diego, Ca   Archaeological Record   District Record   Milling Station Record   Rock Art Record   Artifact Record   Photograph Phot |                           |                       |                      |                      |                  | P6. Date Cons   |                 | e:<br>ic 🛘 Both |
|--|---------------------------|-----------------------|----------------------|----------------------|------------------|-----------------|-----------------|-----------------|
| P8. Recorded by (Name. affiliation and address) Dr. Ray Brandes 230 West Laurel Street, Suite 405 San Diego, Ca 92101  P9. Date Recorded: 1994  P10. Type of Survey:   Intensive   Reconnaissance   Other   Describe: A Project Study for the Economic   Development Department, San Diego, Ca  11. Report Citiation (Provide full citation or enter "none."):None  Ittachments:   NONE   Map Sheet   Continuation Sheet   Building, Structure, and Object Record   Linear Resource Record   |                           |                       | 4                    |                      |                  | Donald J and Th |                 | Brian D. and    |
| 230 West Laurel Street, Suite 406 San Diego, Ca 92101  P9. Date Recorded:1994  P10. Type of Survey: Intensive  |                           |                       |                      |                      |                  | P8. Recorded b  | y (Name, aflili |                 |
| P9. Date Recorded:   |                           |                       |                      |                      | 77.              |                 |                 | e 406           |
| P10. Type of Survey:   Intensive   Reconnaissance   Other   Describe: A Project Study for the Economic   Development Department, San Diego, Ca   The Citiation (Provide full citation or enter "none."): None   Map Sheet   Continuation Sheet   Building, Structure, and Object Record   Linear Resource Record   |                           |                       |                      |                      |                  | San Diego, Ca 9 | 2101            |                 |
| Describe: A Project Study for the Economic Development Department, San Diego, Ca.  11. Report Citiation (Provide full citation or enter "none."): None  ttachments:   NONE   Map Sheet   Continuation Sheet   Building, Structure, and Object Record   Linear Resource Record  | 7.4                       |                       |                      |                      |                  | P9. Date Reco   | rded: 199       | 4               |
| Describe: A Project Study for the Economic Development Department, San Diego, Ca.  11. Report Citiation (Provide full citation or enter "none."):None  ttachments:   NONE   Map Sheet   Continuation Sheet   Building, Structure, and Object Record   Linear Resource Record   | <u> </u>                  | <u> </u>              |                      | e e lega yezhoù eusk | M the Bis        | P10. Type of Su | ırvey:          | ☐ Intensive     |
| Development Department, San Diego, Ca.  11. Report Citiation (Provide full citation or enter "none."): None  ttachments:   NONE  |                           |                       |                      |                      |                  | ☑ Reconna       | issance         | ☐ Other         |
| 11. Report Citiation (Provide full citation or enter "none."):None  tachments:   NONE  |                           |                       |                      |                      |                  | Describe: A Pro | oject Study fo  | or the Economic |
| ttachments: ☐NONE ☐ Map Sheet ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Linear Resource Record   |                           |                       |                      |                      | ***              | Development De  | epartment, S    | an Diego, Ca.   |
| <b>-</b>   | 11. Report Citiation (Pro | vide full citation or | enter "none."):None  |                      |                  | <u> </u>        |                 |                 |
| Archaeological Record District Record Milling Station Record DRock Art Record Artifact Record Photograph Record  |                           | □ Man Sheet           | ☐ Continuation Sheet | Building             | Structure, and O | bject Record D  | Linear Res      | ource Record    |
|  | ttachments: DNONE         | L Map of Rec          |                      |                      |                  |                 |                 |                 |

|      | e of California – The Resources Agency ARTMENT OF PARKS AND RECREATION Primary #   |
|------|--|
| BU   | IILDING, 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 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  |
|      | Related Features:  |
|      | None   |
|      |  |
|      |  |
|      |  |
| B11. | Architect: Unknown Builder: Unknown  |
| B12. | Historic Attributes (List attributes and codes): HP 3 Multiple family home   |
|      | The condor on Thirtieth Street was largely single family homes in the 1920s to the   |
| B13. | Significance: Theme: 1950s; this structure offered opportunities for rentals to individuals living in the area who lived in the downlown 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 Juns 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 Thiretieth  |
|      | Street during the period of signifiance 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 Sep Diego County Recorder  |
|      | Office of San Diego County Recorder Office of San Diego County Assessor  |
|      | City of San Diego Directories  |
|      | TO I JUNSON TO THE PROPERTY OF |



HERMAN 32ND

B15. Evaluator: <u>Ray Brandes, Ph.D.</u>
Date of Evaluation: 1994

(This space reserved for official comments.)

The

Other (List): \_ DPR 523A-Test (12/93)

Attachments: DNONE

Archaeological Record

Map Sheet

District Record

Continuation Sheet

Milling Station Record

| PRIMARY RECORD   |                    | HRI #  Trinomial  NRHP Status Code 5S1 |             |                         |  |  |
|--|--------------------|--|-------------|-------------------------|--|--|
| age 1 of 2   | Review Code        | Reviewer                               |             | Date                    |  |  |
| <ol> <li>Resource Identifier: The (San Die</li> <li>Location: a. County San Diego</li> </ol>                     |                    |  |             |                         |  |  |
| b. Address 3711 Thirtieth: City San Diego c. UTM: USGS Quad The La Jolla d. Other Locational Data (e.g. parcel d | Street Quad (7.5'/ | 5) Date_1953; Zon                      | e_11,_48774 | 2mE/ <u>3622240</u> _mN |  |  |
| The Assessor's Parcel Number is 4  |                    |  |             |                         |  |  |

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: La Bullding           | Li Structure Li Object Li Site Li L  | DISTRICT LI Element of District  |
|--|--|--|
| P4. Resources present: & Building            | Structure U Object U Site U L  | 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, atfiliation, and address) Dr. Ray Brandes. 230 West Laurel St., Suite 406 San Diego, Ca 92101   |
|  |  | P10. Type of Survey: Intensive   |
|  |  | P10. Type of Survey: Intensive   |
|  | en terretario de la composició de la com | Committee of the commit |
|  | wenesterkline "  | Describe: A Project Study for the Economic  Development Department, San Diego, Ca.   |
|  |  | povolopinotit poparitifotit. Sail produ, Qz.   |
| P11. Report Citiation (Provide full citation | or enter "none."):None   |  |

Building, Structure, and Object Record

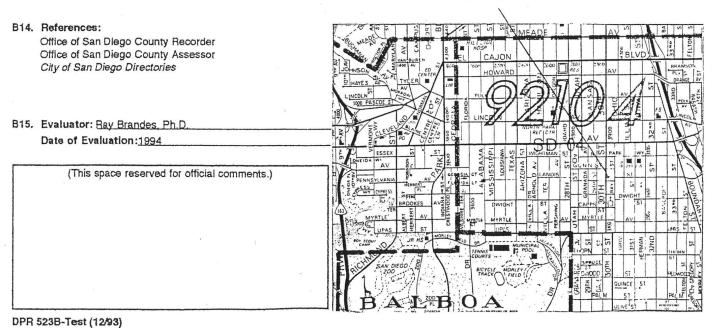
☐ Rock Art Record ☐ Artifact Record

☐ Linear Resource Record

Photograph Record

| State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION Primary #   |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|
| ILDING, STRUCTURE, AND OBJECT RECORD HRI#   |  |  |  |  |  |  |  |
| 2 of 2  |  |  |  |  |  |  |  |
| Resource Identifier: The North Park (San Diego) Redevelopment Project Area Study  Historic Name: The John Haller Residence  Common Name: The St Luke's Parish Residence  Address: 3711 Thirtieth Street   |  |  |  |  |  |  |  |
| City: San Diego Zip: 92104  |  |  |  |  |  |  |  |
| Zoning: CL5 B6. Threats: None known   |  |  |  |  |  |  |  |
| Architectural Style: California Craftsman Bungalow  |  |  |  |  |  |  |  |
| Alterations and Date(s): None noted on the exterior   |  |  |  |  |  |  |  |
|   |  |  |  |  |  |  |  |
| Moved? No Dyes Dunknown Date: N/A Original Location N/A   |  |  |  |  |  |  |  |
| Related Features: Garage at south rear of property.   |  |  |  |  |  |  |  |
|   |  |  |  |  |  |  |  |
| Architect: Unknown Builder: Unknown   |  |  |  |  |  |  |  |
| 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  Significance: Theme:surround the core business district on the Thirtleth Street confidor  |  |  |  |  |  |  |  |
| 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. Thirtleth 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 Thirtleth Street which appears to be in a good condition and should be included as a contributing structure to any rehabilitated area. |  |  |  |  |  |  |  |
|   |  |  |  |  |  |  |  |
|   |  |  |  |  |  |  |  |
|   |  |  |  |  |  |  |  |

3711 Thirtieth Street



| PRIMARY RECORD   |   | Primary #   |  |  |  |
|--|---|---|--|--|--|
| rage_1of_2_  | Review Code   | Reviswer  | Date                                   |  |  |
|  |   | opment Project Study Area.  |  |  |  |
| b. Address 3712 Th   | irtieth Street  | and (Address and/or UTM Coordina  | tes. Attach Location Map as required.) |  |  |
| c. UTM: USGS Quad The La<br>d. Other Locational Data (e.g. p | a Jolla Quard (7.51/<br>parcel #, legal description, dire | 15') Date 1953; Zone 11, 48 ctions to resource, additional UTMs, etc. ription 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 D Object   | D Site   | District   | D Eleme  | nt of Distr             | ict   |                         |
|--|--|--|--|--|--|-------------------------|---|-------------------------|
| Sour American (1968)   |  | garangara pagajaja   |  |  | P  | 6. Date                 | Constructed/A   | lge:                    |
|  |  |  |  |  | 1  | ☐ Pret<br>937 E         | nistoric 🛮 His  | toric D Both            |
|  | n de di  | + +<br>2000-200-200-200-200-200-200-200-200-20   | i de la constitución de la const |  | (a) 3  | ames P. a<br>712 30th S | r and Address<br>nd Wila C. Kno<br>Street<br>Ca 92104 |                         |
| DENTIS   | TRX  |  |  | ing en   | D P  | r. Ray Bra              | led by (Name, a<br>Indes<br>aurel St., Suite          | filliation, and address |
|  |  | PARTIES.   |  | l in   | 220  |                         | Ca 92101  |                         |
|  |  |  |  |  | P  | 9, Date F               | lecorded:1  | 994                     |
|  |  |  |  |  | P  |                         | of Survey:  | ☐ Intensive             |
| The state of the s | etemperaturate de la competition de la Marine de la competition de la competition de la competition de la comp | and the state of t | endrointhicenscripteuricespecies   | and a few and an extension of the few of the | estration of the second of the |                         | onnaissance   | ☐ Other                 |
|  |  |  |  |  | ۵  | escribe: /              | A Project Study                                       | for the Economic        |
|  |  |  |  |  | D  | evelopme                | nt Corporation  | San Diego, Ca.          |
| P11. Report Citiation (Pro   | ovide full citation o  | r enter "none."):None  |  |  |  |                         |   |                         |
| Attachments: UNONE   | ☐ Map Sheet  | ☐ Continuation Sheet   | 🗵 Building,  | Structure, a   | nd Object  | Record                  | ☐ Linear R  | esource Record          |
| Archaeological Record  | District Record  | Milling Station Recor  | d Box  | k Art Record   | ☐ Antife   | ad Record               | ₽ Pho   | ntograph Record         |
| Other (List):  |  |  |  |  |  |                         |   | scs *                   |
| DPR 523A-Test (12/93)  |  | ©  |  |  |  |                         |   |                         |

| DEPA                     | of California – The Resources Agency RTMENT OF PARKS AND RECREATION Primary #  |
|--------------------------|--|
| BU                       | LDING, STRUCTURE, AND OBJECT RECORD HRI #  |
| Page                     | 2 of 2   |
| B1.<br>B2.<br>B3.<br>B4. | Resource Identifier: The North Park (San Diego) Redevelopment Project Area Study  Historic Name: Not determined  Common Name: The J.P. and W.C. Knott building  Address: 3712 Thirtieth Street  City: San Diego  County: San Diego  Zip: 92104  Zoning: CL5  B6. Threats: None known |
| B7.<br>B8.               | Architectural Style: Art Deco Alterations and Date(s): None noted.   |
| B9.<br>B10.              | Moved? INO 미Yes 미Unknown Date: N/A Original Location N/A Related Features: None  |
|                          | Architect: Unknown  Builder: Unknown  Historic Attributes (List attributes and codes): HP 6 commercial building  |
| B13.                     | Along Thritleth Street corridor, this was one of the line residences along the trolley.  Significance: Theme:part of the business dicting.  Period of Significance:1920-1950   |
|                          | 3712 Thirtieth Street  |

| B14.  | References:                                  | TO SO THE STATE OF SOME ADE TO THE STATE OF SOME ADDRESS O |
|-------|--|--|
|       | Office of San Diego County Recorder          | 8 5 N 8 1 NOSP 1 8 1 NOSP 1  |
|       | Office of San Diego County Assessor          | EVANBUREN FELL CAJON SAND IND BRANSON  |
|       | San Diego City Directories.                  | TO THE PINTER HOWARD AND THE PINTER  |
|       |  | LINGUA PERFORE STATES  |
|       |  | 1000 PASCOE ST   |
| P15   | Evaluator: Bay Brandes, Ph.D.                | LINCON THE LINCON  |
| D 13. |  | POUR PART OF POUR  |
|       | Date of Evaluation: 1994                     | 5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0  |
|       | ,  | CONCIDATION OF MISS A CONTRACT OF THE PROPERTY |
|       | (This space reserved for official comments.) | AV GEORGIA CT A S 9 D LANDIS 5 5 5 5 5 5   |
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|       | **   | BROOKES AVE DWIGHT 4 ST & CAPPS DO ST 2 10   |
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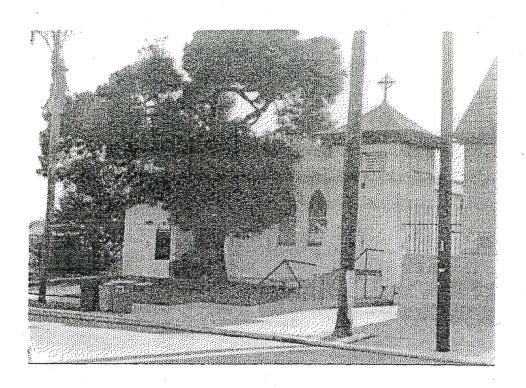
| DEPARTMENT OF PARKS AND RECRE    | ATION          | Primary #   |                            |  |  |  |  |
|----------------------------------|----------------|---|----------------------------|--|--|--|--|
| PRIMARY RECORD                   |                | HRI #   |                            |  |  |  |  |
| THIN THE THEODIE                 |                | Trinomial   |                            |  |  |  |  |
|                                  |                | NRHP Status Code 5S 1   |                            |  |  |  |  |
| Page 1 of 2                      | Other Listings | · · · · · · · · · · · · · · · · · · ·   |                            |  |  |  |  |
|                                  |                | Reviewer  |                            |  |  |  |  |
| 2. Location: a. County San Diego |                | ppment Project Area Study  and (Address and/or UTM Coordinates. Attach                                    | Location Map as required.) |  |  |  |  |
| City San Diego                   |                |   |                            |  |  |  |  |
| c. UTM: USGS Quad The La Jolla   | Quad (7,5'/    | 15') Date 1953 ; Zone 11 , 487220   | mE/3622250 mN              |  |  |  |  |
|                                  |                | ctions to resource, additional UTMs, etc. when appro<br>escription West End, Block II, lots 9 through 12. | priate):                   |  |  |  |  |

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: A Building            | □ Structure □ Object □ Site □ District □ E | lement of District   |
|  |  | P6. Date Constructed/Age:  |
|  | 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  |
|  |  | Pa. Recorded by (Name, affiliation, and address):<br>Dr. Ray Brandes           |
|  |  | 230 West Laurel St., Sulte 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 Citiation (Provide full citation | on or enter "none."):None                  |  |
| Attachments: DNONE DMap Sheet                | ☐ Continuation Sheet                       | oject Record   |
| ☐ Archaeological Record ☐ District Reco      | 122  |  |
| Other (List):                                |  | · · · · · · · · · · · · · · · · · · ·  |
| DPR 523A-Test (12/93)                        |  |  |

3725 Thirtieth Rectory of St Lukes



| DEP  | of California – The Resources Agency<br>ARTMENT OF PARKS AND RECREATION<br>ILDING, STRUCTURE, AND OBJECT RECORD |           | #         |            |
|------|---|-----------|-----------|------------|
| Page | 2 of 2  |           |           |            |
| B1.  | Resource Identifier: The North Park (San Diego) Redevelopment Project Study Are                                 | 98        |           |            |
| 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                              |           |           |            |

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 grovess 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.

Original Location N/A

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.

## 3725 Thirtieth Street

| D. | 14. References:   |         | 1  |
|----|---|---------|--|
| Ь  | Office of San Diego County Recorder Office of San Diego County Assessor | 1       | P S D S MANAGE AV S D S BLVD S |
|    | San Diego City Directories  | 110" SA | HAVES NO TYLER WILE TO THOWARD THE THOUGHT OF THE THE THOUGHT OF THE THOUGHT OF THE THOUGHT OF THE   |
|    |   | 188     | INCOLAN AVAILABLE INCOLAN AVAI |
| B. | 15. Evaluator: Ray Brandes, Ph.D.                                       | 12      | RICHER S S S S S S S S S S S S S S S S S S S   |
|    | Date of Evaluation: 1994  | 1       | AV SI  |
| ,  |   | H163/   | ESSEX IN ST Q S IN WORTHAM ST T T T T T T T T T T T T T T T T T T  |
|    | (This space reserved for official comments.)                            | a V     | FENNSYLVANIA ALABEM OF STATES OF STA |
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Alterations and Date(s):

☐Yes ☐Unknown

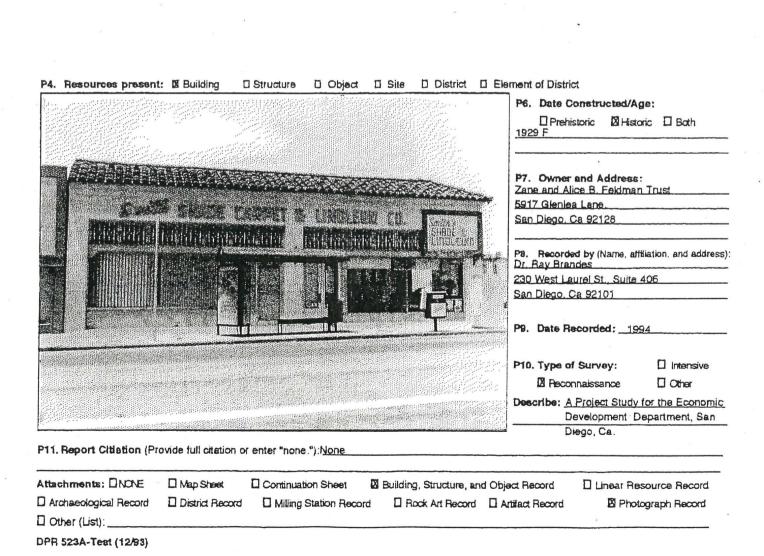
Date: N/A

None noted

B9. Moved? No

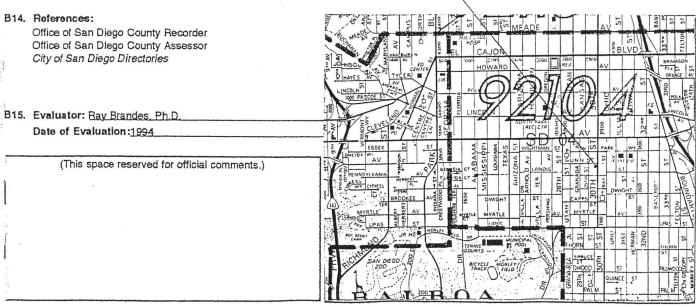
| PRIMARY RECORD  | Primary #      |                     |                  |  |  |
|---|----------------|---------------------|------------------|--|--|
| Phillippe The Cond  |                | Trinomial           | ~                |  |  |
|   |                | NHHP Status         | Code_551         | ***************************************            |  |
| Page 1 of 2   | Other Listings |                     |                  |  |  |
|   | Review Code    | Reviewer            |                  | Date   |  |
| P1. Resource Identifier: The North Park P2. Location: a. County San Diego b. Address 3794 Thirtieth St City San Diego c. UTM: USGS Quad The La JollaCe d. Other Locational Data (e.g. parcel #, The Assessor's Parcel number is 450 | reet           | and (Address and/or | UTM Coordinates. | . Attach Location Map as required.)  mE/3623010_mN |  |

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.



| DEP  | ARTMENT OF PARKS AND RECREATION   | Primary #  |  |
|------|---|--|--|
| BU   | IILDING, STRUCTURE, AND OBJECT RECORD   | HRI#   |  |
| age  | 2 of 2  |  |  |
| 31.  | Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area  | a  |  |
| 32.  | Historic Name: The A. Williams Jr. Bullding   |  |  |
| 33.  | Common Name: The Smith Shade Carpet & Lineoleum Co.   |  |  |
| 34.  | Address: 3794 Thirtieth Street  |  | Marine Survey And Alberta Survey Surv |
|      | City: San Diego   | County: San Diego  | 7in: 92014   |
| 35.  | Zoning: CL 5 B6. Threats: None noted  |  |  |
| 37.  | Architectural Style: Spanish Colonial business building   |  |  |
| 38.  | Alterations and Date(s):  |  |  |
|      | None noted  |  |  |
|      |   |  |  |
|      |   |  |  |
|      |   | *  |  |
| 39.  | Moved? No DYes DUnknown Date: N/A Original Location N/A   |  |  |
| 310. | Related Features:   |  |  |
|      | None  |  |  |
|      |   |  |  |
|      |   |  |  |
|      |   |  |  |
| 311. | Architect: Unknown Builder: Unknown   |  | 2  |
|      | Historic Attributes (List attributes and codes): HP6. One to three story commercial   |  |  |
|      |   |  |  |
| 313. | Significance: Theme: The commercial development of Thirtieth Street Corridor  | Area: North Park, San Diego  |  |
|      | Period of Significance: 1920-1950 Property Type: retail business  | Applicable Crite   | ria: N/A   |
|      | (Discuss importance in terms of historical or architectural context as defined by theme, period, and  | geographic scope. Also address integr                                      | rity.)   |
|      | The corridor of Thirtieth Street was in the early part of the century a residential area SpreckelsCompany. As that system took hold and people moved farther out into the sun in the 1920s to the 1950s, a number of the residences were purchased by companies for buildings such as this one were built on locations of former residences. It will make a fine or an historic district. | burbs, the need for commercial retar<br>ruse as stores and small businesse | all businesses grew.<br>es. In addition small  |
|      |   |  | 3  |
|      |   |  |  |

3794 Thirtieth Street



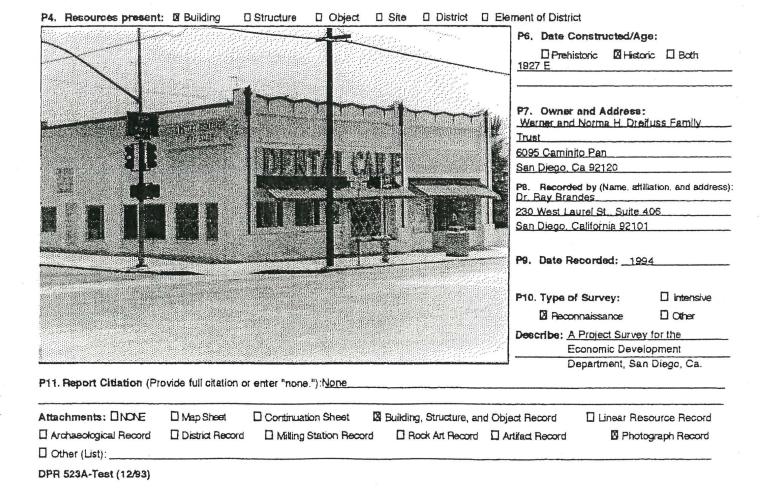


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| EPARIMENT OF PARKS AND RECREAT  | ION                      | Primary #                       |                |               |  |  |  |
|---|--------------------------|---------------------------------|----------------|---------------|--|--|--|
| PRIMARY RECORD  | HRI #                    |                                 |                |               |  |  |  |
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|   |                          |                                 |                |               |  |  |  |
| age_1of_2_  | Other Listings           |                                 |                |               |  |  |  |
| э   | Review Code              | Reviewer                        |                | Date          |  |  |  |
| 1. Resource Identifier: The North Park 2. Location: a. County San Diego b. Address 3795 Thirtieth |                          | and (Address and/or UT)         | Coordinates.   |               |  |  |  |
| City San Diego  |                          |                                 |                |               |  |  |  |
| c. UTM: USGS Quad The La Jolla On   | uad (7.5'/1              | 5) Date 1953 ; Zone 6           | ,_48722        | mE/3623010_mN |  |  |  |
| d. Other Locational Data (e.g. parcel #,<br>The Assessor's Parcel Number is 453                   | legal description, direc | tions to resource, additional U | TMs, etc. when | appropriate): |  |  |  |

PS. 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



| State | of ( | Califo | rnia | _ | The | Res | our | ces | Agen | су   |
|-------|------|--------|------|---|-----|-----|-----|-----|------|------|
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|      | ARTMENT OF PARKS AND RECREATION   |
|------|---|
| BU   | IILDING, STRUCTURE, AND OBJECT RECORD HRI#  |
| Page | 2_01_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 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 DYes DUnknown 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 corrider 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.

3795 Thirtieth Street

|      |   |  |  | •   |
|------|---|--|--|---|
| B14. | References: Office of San Diego County Recorder                   | 27 E 2 2 E 2 E 2 E 2 E 2 E 2 E 2 E 2 E 2   | 5 MEADE  | ST ST ST                                      |
|      | Office of San Diego County Assessor City of San Diego Directories | PILLE NOS  | CAJON CAJON  | BLVD ST                                       |
|      | City of Sain Diego Directories                                    | O HAYES AV TYCER -   | HOWARD 4 2600 D 550  | BRAMSON PL 50 ORANGE AV                       |
|      |   | LINCOLN STORMON  |  | S S S S S S S S S S S S S S S S S S S         |
| B15. | Evaluator: Ray Brandes Ph D                                       | E LIN  | CA TE  | JA SE SINCOLE                                 |
|      | Date of Evaluation:1994   | The case of the ca | NORTH PARK OF SECOND   | 33.00   |
|      |   | ESSEX IN ST  | D WIGHTMAN ST  | N W PARK WY                                   |
|      | (This space reserved for official comments.)                      | AV SE DE SE  | S D LANDIS -   | SI SI S                                       |
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DPR 523B-Test (12/93)



| PRIMARY RECORD |  | HRI#        |                       |  |          |
|----------------|--|-------------|-----------------------|--|----------|
| Pag            | ge_1of_2_  |             | Reviewer              |  |          |
|                | Resource Identifier: The North Park<br>Location: a. County San Diego<br>b. Address 3934 Thirtieth Street |             | and (Address and/or U |  | quired.) |
|                | c. UTM: USGS Quad The La Jolia Q<br>d. Other Locational Data (e.g. parcel #,<br>The                      | uad (7.5715 | 5') Date 1953 ; Zone  |  | mN       |

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

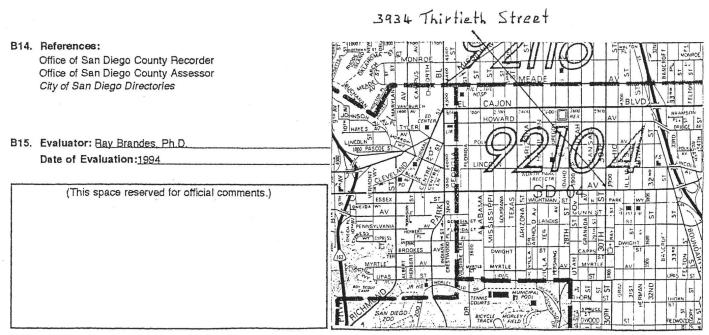
The two story Art Deco store and apartments has at the lower level several stores including the "Farmer's Market. The Deco is rectangular, has few rounded corners, but other elements of the typical Deco. The street level facade has been covered with materials which were carried out to preclude breakage 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.

| Hesources present:    | u Building !                         | li Structure Li Object  | LI Site LI District   | D Element of District   |
|-----------------------|--------------------------------------|---|---|---|
|                       |                                      |   |   | P6. Date Constructed/Age:  ☐ Prehistoric ☐ Historic ☐ Both 1935 E   |
|                       |                                      |   | <b>77</b> FT  | P7. Owner and Address: The  |
|                       |                                      |   |   | P8. Recorded by (Name, affiliation, and address Dr. Bay Brandas 230 West Laurel Street, Suite 408 San Diego, Ca 92101   |
| Espekis and           |                                      | L"E   | A SH  | P9. Date Recorded: 1004   |
| . Animal Control      | <b>`</b>                             |   |   | P10. Type of Survey: Intensive  |
|                       |                                      |   |   | Describe: A Project Study for the Economic Development Department, San Diego, Ca.   |
| Report Citiation (Pro | vide full citation o                 | r enter "none."):None   |   |   |
| hments: DNONE         | ☐ Map Sheet                          | Continuation Sheet  | Building, Structure, an   | d Object Record   |
|                       | District Record                      |   | 10 <del></del> 10   | 3397  |
| 523A-Test (12/93)     |                                      |   |   |   |
|                       | Report Citiation (Provenuents: DNONE | Report Citiation (Provide full citation of character: DNONE District Record District Record | Report Citiation (Provide full citation or enter "none."):None  chmants:   NONE  Map Sheet  Chaeological Record  Milling Station Record | Report Citiation (Provide full citation or enter "none."): None  chments: □NONE □ Map Sheet □ Continuation Sheet ☑ Building, Structure, an chaeological Record □ District Record □ Milling Station Record □ Rock Art Record |

| State of | Califor      | nia - | The | Resou | rces | Agency  |   |
|----------|--------------|-------|-----|-------|------|---------|---|
| DEPART   | <b>IMENT</b> | OF F  | ARK | SAND  | REC  | CREATIC | N |

|       | of California – The Hesources Agency ARTMENT OF PARKS AND RECREATION  | Primary # 000                             |                    |  |  |  |  |  |
|-------|---|---|--------------------|--|--|--|--|--|
| BU    | BUILDING, STRUCTURE, AND OBJECT RECORD HRI # _000   |   |                    |  |  |  |  |  |
| Page, | 2 of 2  |   |                    |  |  |  |  |  |
| 31.   | Resource Identifier: TheNPark (San Diego) Redevelopment Project Study Area  |   |                    |  |  |  |  |  |
| 32.   | Historic Name: The John Properties  |   |                    |  |  |  |  |  |
| 33.   | Common Name: _The Farmers Market  |   |                    |  |  |  |  |  |
| 34.   | Address: 3934 Thirtieth Street,   |   |                    |  |  |  |  |  |
|       | City: San Diego   |   | Zip: 92104         |  |  |  |  |  |
| B5.   | Zoning: CN B6. Threats: None known  |   |                    |  |  |  |  |  |
| B7.   | Architectural Style: Art Deco   |   | (6)                |  |  |  |  |  |
| 38.   | Alterations and Date(s):  |   |                    |  |  |  |  |  |
|       | None noted  |   |                    |  |  |  |  |  |
|       |   |   |                    |  |  |  |  |  |
|       |   |   |                    |  |  |  |  |  |
|       |   |   |                    |  |  |  |  |  |
| B9.   | Moved? ≅No ☐Yes ☐Unknown Date; N/A Original Location N/A  |   |                    |  |  |  |  |  |
|       | Related Features:   | * *                                       |                    |  |  |  |  |  |
|       | The Neon sign at the second floor level.  |   |                    |  |  |  |  |  |
|       |   |   |                    |  |  |  |  |  |
|       |   |   |                    |  |  |  |  |  |
|       |   |   |                    |  |  |  |  |  |
| B11.  | Architect: Unknown Builder: Unknown   |   |                    |  |  |  |  |  |
|       | 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                       | a: <u>5</u> \$1    |  |  |  |  |  |
|       | (Discuss importance in terms of historical or architectural context as defined by theme, period, at   |   | y.)                |  |  |  |  |  |
|       | The Thirtieth Street corridor was once an integral part of a suburban area, enhanced by This was an area to which individuals who lived in downtown San Diego began to move Mr. Hamilton and other realtors and business people began to open tract housing. Just | to in order to be out in "the country." T | he Hartley Family, |  |  |  |  |  |

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, pharmacys 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.





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

| PRIMARY RECORD |  |   | Primary #           |   |           |              |                       |
|----------------|--|---|---------------------|---|-----------|--------------|-----------------------|
|                |  |   | HRI#                |   |           |              |                       |
|                |  |   |                     |   |           |              |                       |
|                |  |   |                     |   |           |              |                       |
| Pag            | je_1 of_2_   | Other Listings  |                     | *************************************** |           |              |                       |
|                |  | Review Code   | _ Reviewet          |   |           |              | Date                  |
|                | Resource Identifier: The North Park<br>Location: a. County San Diego<br>b. Address 4045 Thirtieth Street<br>City San Diego |   | and (Address and    |   |           | Attach Locat | ion Map as required.) |
|                | c. UTM: USGS Quad The La Jolla Q<br>d. Other Locational Data (e.g. parcel #,<br>The Assessor's Parcel Number               | legal description, direction is 446-364-09. The legal | ns to resource, add | itional UTMs,                           | etc. when | appropriate) | ;                     |
|                |  |   |                     |   |           |              |                       |

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

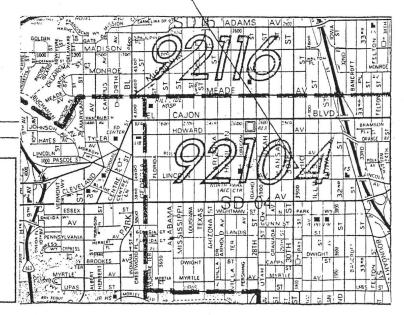
The Deco commercial structure has a superb second story which has not been altered, is a rectangula structure with a row of six windows with small blocked panes. A neon sign is above the Deco style sidewalk overhang. The street level facade is covered with false wood fronts, therefore the original facade is not visible.

| P4. Resources present     | : Di Building I       | ☐ Structure ☐ Object   | ☐ Site ☐ District ☐      | Element of District  |
|---------------------------|-----------------------|------------------------|--------------------------|--|
|                           | Ir dia                |                        |                          | P6. Date Constructed/Age: ☐ Prehistoric ☑ Historic ☐ Both 1938 E |
|                           |                       |                        |                          | F7. Owner and Address:<br>Gessien E. Toren                       |
| 7.5                       | 1 200                 |                        |                          | P.O. Box 444   |
|                           |                       |                        |                          | La Jolia. Ca 92038   |
|                           |                       |                        |                          | Pa. Recorded by (Name, affiliation, and addre<br>Dr. Ray Brandes |
|                           |                       |                        |                          | 230 West Laurel Street, Suite 406                                |
|                           |                       |                        |                          | San Diego. Ca 92101  |
|                           | ,                     |                        |                          | P9. Date Recorded: 000   |
|                           |                       |                        |                          | P10. Type of Survey: Intensive                                   |
|                           | . W                   |                        |                          | ☐ Reconnaissance ☐ Other   |
|                           | 200                   | 196                    |                          | Describe: Project Study for the Economic                         |
|                           |                       | ent<br>Marie           |                          | Development Department, San Diego, Ca                            |
| P11. Report Citiation (Pr | ovide full citation o | or enter "none."):None |                          |  |
| Attachments: NONE         | ☐ Map Sheet           | Continuation Sheet     | Building, Structure, and | Object Record  |
| Archaeological Record     | District Record       | ☐ Milling Station Reco | rd D Rock Art Record     | ☐ Artifact Record ☐ Photograph Record                            |
| Other (List):             |                       | •                      |                          | - '  |
| DPR 523A-Test (12/93)     |                       |                        |                          |  |

| DEP  | ARTMENT OF PARKS AND RECREATION Primary # 000  |                   |  |  |  |  |  |  |
|------|--|-------------------|--|--|--|--|--|--|
| BU   | BUILDING, STRUCTURE, AND OBJECT RECORD HRI # _000  |                   |  |  |  |  |  |  |
|      | 9 2 of 2   |                   |  |  |  |  |  |  |
|      |  |                   |  |  |  |  |  |  |
| B1.  |  |                   |  |  |  |  |  |  |
| B2.  | Historic Name: The McDowell Building   |                   |  |  |  |  |  |  |
| B3.  | Common Name: The Farmers Market  |                   |  |  |  |  |  |  |
| B4.  | Address: 4045 Thirtieth Street   |                   |  |  |  |  |  |  |
|      | City: San Diego Zip: 921   | 16                |  |  |  |  |  |  |
| 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 Dyes Dunknown Date: N/A Original Location N/A  |                   |  |  |  |  |  |  |
| B10. | Related Features:  |                   |  |  |  |  |  |  |
|      | None noted   |                   |  |  |  |  |  |  |
|      |  |                   |  |  |  |  |  |  |
|      |  |                   |  |  |  |  |  |  |
|      |  |                   |  |  |  |  |  |  |
| B11. | Architect: Unknown Builder: Unknown  |                   |  |  |  |  |  |  |
| B12. | Historic Attributes (List attributes and codes): 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 independ 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, The historical record, however, indicates that the structure was functioning as both a business and apartment house with as many as ten in the 1980s. The structure is a nice Deco building on a very busy Thirtieth Avenue corridor. It is complementary to other buildings and in the event of a revitalized or local historic district this building should be an integral part of that area. | 496,35<br>tenants |  |  |  |  |  |  |
|      |  |                   |  |  |  |  |  |  |

4045 Thirtieth Street

|      | Office of San Diego County Assessor Office of San Diego County Recorder City of San Diego Directorles. |  |
|------|--|--|
|      |  |  |
| B15. | Evaluator: Ray Brandes, Ph.D.  |  |
|      | Date of Evaluation: 1994   |  |
|      | (This space reserved for official comments.)   |  |
|      |  |  |
|      |  |  |





B14. References:

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

| E. All Medit of Million Management   |                | Primary #          |            |                 |                   |
|--|----------------|--------------------|------------|-----------------|-------------------|
| PRIMARY RECORD   |                | HRI #              |            |                 |                   |
|  |                |                    |            |                 |                   |
|  |                | NRHP Status        |            |                 |                   |
| age_1 of_2_  | Other Listings |                    |            |                 |                   |
|  | Review Code    | Reviewer           |            |                 | Date              |
| Resource Identifier: The North Park     Location: a. County San Diego     b. Address 4057-4063 Thirt |                |                    |            | Attach Location | Map as required.) |
| City San Diego   |                |                    |            |                 |                   |
| c. UTM: USGS Quad The La Jolia (   | Quad (7.51/1   | 5") Date 1953; Zon | e_6 , 4872 | 20 m            | E/3623140 mN      |
| d, Other Locational Data (e.g. parcel #,<br>TheAssessor's Parcel Number is 444<br>Lots 9 and 10.     |                |                    |            |                 | Block 164,        |

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

☐ District P4. Resources present: A Building ☐ Element of District ☐ Structure ☐ Object D Site P6. Date Constructed/Age: Mistoric D Both ☐ Prehistoric 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 ☑ Reconnaissanœ □ Other Describe: A Project Study for the Economic Development Corporation, San Diego, Ca. P11. Report Citiation (Provide full citation or enter "none."): None Attachments: DNONE Map Sheet ☐ Continuation Sheet Building, Structure, and Object Record ☐ Linear Resource Record ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record Photograph Record Other (List): DPR 523A-Test (12/93)

|             | of California – The Resources Agency<br>ARTMENT OF PARKS AND RECREATION  | Diamet.   | ×   |
|-------------|--|---|---|
| BU          | IILDING, STRUCTURE, AND OBJECT RECORI  | Primary #  D HRI #  |   |
|             | 2 of 2   |   |   |
| B1.         | Resource Identifier: The North Park (San Diego) Redevelopment Project Study A  | Area.   |   |
| B2.         | Historic Name: The Edward C. Brunk Residence   |   |   |
| B3.         | Common Name: The Brunk Duplex  |   |   |
| B4.         |  |   |   |
|             | City: San Diego  |   | Zip: 92014  |
| B5.         | Zoning: CN3 B6. Threats: None noted  |   |   |
| B7.         |  |   |   |
| B8.         | 1-7  |   |   |
|             | Probably altered to serve as duplex  |   |   |
|             |  |   |   |
|             |  |   |   |
| B9.<br>B10. | Moved? No Dyes Dunknown Date: N/A Original Location N/A Related Features:  Very nicely landscaped; Iron grillwork at street level to preclude trespassing.   |   |   |
|             | 0.00   |   |   |
|             |  |   |   |
|             |  |   |   |
| B11.        | Architect: Unknown Builder: Unknown  |   | *   |
| B12.        | Historic Attributes (List attributes and codes): HP 3 Multiple Family Property   | ·   |   |
|             |  |   | 5-7-7-7-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-                  |
| B13,        | Significance: Theme: The evolution of a commercial corridor in a residential distriction   |   |   |
|             | Period of Significance: 1920-1950 Property Type: Residential   |   |   |
|             | (Discuss importance in terms of historical or architectural context as defined by theme, period, a   | and geographic scope. Also address                                      | integrity.)   |
|             | North Park was originally developed with citrus groves and when prospective suburb Streetcar Company inserted trolley lines along Thirtieth Street among other corrido suburbs. In the 1920s and 1930s the need for commercial and retail businesses logical and traceable element in the development of an area that has since fallen on hard time to a rehabilitated or historic district. | rs as a convenience to individua<br>ally grew along the corridors. This | als desiring to live in the s is a significant historical |
|             |  |   |   |
|             |  |   |   |
|             |  |   |   |
|             |  |   |   |
|             |  |   |   |
|             |  |   | and the second  |

4057 - 4063 Thirtieth Street

| D. 4 |   |  | _        |
|------|---|--|----------|
|      | References: Office of San Diego County Recorder Office of San Diego County Assessor City of San Diego Directories | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1  | ROE      |
|      | ony di Cari Diego Directories   | THE CAJON THE SHOOT STATE CONTROL TO THE SHOT STATE CONTROL TO THE SHOOT STATE CONTROL TO THE SHOT STATE CONTROL TO THE SHOOT STA |          |
|      |   | DOWARD AND AND AND AND AND AND AND AND AND AN  |          |
| B15. | Evaluator: Ray Brandes, Ph.D.   | LINCOLN'S ST. SO. SPORTS POLICY ST. SPORTS POLIC | 34TH     |
|      | Date of Evaluation: 1994  | LINCO I STATE OF THE STATE OF T | No.      |
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|      | (This space reserved for official comments.)  | ESSEX IS ST OF THE PROPERTY OF |          |
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|      |   | BROOKES AVEIGN THE ST  | Ser.     |
|      |   | SAN DEGO 8 SECUL MORLEY  | 1 715    |



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

| DEL ATTIMETY OF FATRICE AND FILED FLOW   |   | Primary #                   |  |                         |
|--|---|-----------------------------|--|-------------------------|
| PRIMARY RECORD   |   | HRI #                       |  |                         |
|  |   | Trinomial                   |  |                         |
|  |   | NRHP Status Code_           | 581  |                         |
| Page 1 of 2  | Other Listings  |                             |  | ~~~                     |
|  | Review Code   | Reviewer                    | ,  | Date                    |
| P1. Resource Identifier: The Nor P2. Location: a. County San D b. Address 4962-40 City San Diego |   | _and (Address and/or UTM Co | pordinates. Attach L   | ocation Map as required |
| c. UTM: USGS Quad The La   | Jolia Quad (7.51/15)  | Date 1953 ; Zone 6          | , 487220   | mE/3623150 mN           |
| d. Other Locational Data (e.g. p<br>The Assessor's Parcel Numl<br>Lots 40 to 42.                 | arcel #, legal description, direction arcel #, legal description direction arcel #, legal description arcel #, legal #, |                             | the second of th | S                       |

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 allowes 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 pr      | resent: 🛛 Building                      | □ Structure □ Object   | n □ Site | □ District     | ☐ Element of District   |
|-----------------------|---|------------------------|----------|----------------|---|
|                       |   | •                      |          |                | P6. Date Constructed/Age:   |
|                       |   |                        |          |                | ☐ Prehistoric ☑ Historic ☐ Both<br>1943 F   |
|                       |   |                        |          |                | P7. Owner and Address:_   |
| S.                    | 4                                       |                        |          | 3              | John K, and Mary L. Foley Trustees 1516 Santa Sabina Court,   |
| <b>(4)</b>            |   |                        |          | 4              | Solana Beach, Ca. 92075   |
|                       |   |                        |          | Section 1997   | P8. Recorded by (Name. atfiliation. 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 Development Department, San Diego. |
| P11. Report Citiation | on (Provide full citation of            | or enter "none."):None | 4        |                | Ca.   |
|                       | *************************************** |                        | m        |                |   |
| Attachments: DNC      |   | Continuation Sheet     |          |                | and Object Record   |
| Archaeological Re     | ∞rd □ District Record                   | ☐ Milling Station Red  | cord LIR | ook Art Hecord | d 🛘 Antifact Record 🖾 Photograph Record   |
| Other (List):         |   |                        |          |                |   |
| DPR 523A-Test (12     | /93)                                    |                        |          |                |   |

|                          | State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION Primary #   |  |  |  |  |  |  |  |  |
|--------------------------|---|--|--|--|--|--|--|--|--|
| BU                       | ILDING, STRUCTURE, AND OBJECT RECORD HRI #  |  |  |  |  |  |  |  |  |
| Page                     | 2 of 2  |  |  |  |  |  |  |  |  |
| B1.<br>B2.<br>B3.<br>B4. | Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area.  Historic Name: Howard P, and Roxie Foley.  Common Name: Foley Apartments  Address: 4062-4072 Thirtieth Street  |  |  |  |  |  |  |  |  |
| D1.                      | 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   |  |  |  |  |  |  |  |  |
|                          | Historic Attributes (List attributes and codes): HP 6 Multiple Family Residence   |  |  |  |  |  |  |  |  |
|                          |   |  |  |  |  |  |  |  |  |
| B13.                     | Significance: Theme:  |  |  |  |  |  |  |  |  |
|                          | 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 conveted to businesses, other buildings were taken down and a different style of building such as the Deco in the 1920s became a factorin 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

| City of San Diego Directories    City of San Diego Directories   City of San Directories   City of |           |
|--|-----------|
| Office of the San Diego County Assessor Office of the San Diego County Recorder City of San Diego Directories  B15. Evaluator: Bay Brandes, Ph.D.  Date of Evaluation: 1994  | 阿哥哥       |
| Office of the San Diego County Recorder City of San Diego Directories  B15. Evaluator: Bay Brandes, Ph.D.  Date of Evaluation: 1994  |           |
| City of San Diego Directories    City of San Diego Directories   | MONRGE    |
| B15. Evaluator: Bay Brandes, Ph.D.  Date of Evaluation: 1994   | Z _ LV    |
| B15. Evaluator: Bay Brandes, Ph.D.  Date of Evaluation: 1994  Date of Evaluation 1994  | ינו נו    |
| B15. Evaluator: Bay Brandes, Ph.D.  Date of Evaluation: 1994  Date of Evaluation 1994  | Town      |
| B15. Evaluator: Bay Brandes, Ph.D.  Date of Evaluation: 1994  Date of Evaluation 1994  | E E       |
| Date of Evaluation: 1994   | BRAMSON   |
| Date of Evaluation: 1994   | DRANGE AV |
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| EF             | PARTMENT OF PARKS AND RECRI   | EATION                      | Primary #                   |                                 |                           |
|----------------|---|-----------------------------|-----------------------------|---------------------------------|---------------------------|
| PRIMARY RECORD |   | HRI #                       |                             |                                 |                           |
|                | 11,11,111   |                             | Trinomial                   |                                 |                           |
|                |   |                             | NRHP Status Co              | ode_5S1                         |                           |
| ag             | e_1_ of_2_  | Other Listings              | 2                           |                                 |                           |
|                |   | Review Code                 | Reviewer                    |                                 | Date                      |
|                |   |                             |                             |                                 |                           |
| 1.             | Resource Identifier: The North P  | rk (San Diego) Redevelopr   | ment Project Area Study     |                                 |                           |
| 2.             | Location: a. County San Diego   |                             | and (Address and/or U       | TM Coordinates. Attach Le       | ocation Map as required.) |
|                | b. Address 4166-4172 Thirtieth  | Street                      |                             |                                 |                           |
|                | City San Diego  |                             |                             |                                 |                           |
|                | c. UTM: USGS Quad The La Joll   | Quad (7.5'/15               | 5) Date 1953 ; Zone         | 6 , 487230                      | mE/3623200 mN             |
|                | d. Other Locational Data (e.g. parce<br>The Assessor's Parcel Number is<br>41 and 42. |                             |                             |                                 |                           |
|                |   | 3                           |                             |                                 |                           |
|                |   |                             |                             | 8 11                            |                           |
| 3.             | Description (Description resource   | and its major elements. Inc | dude design, material, cond | ition, alterations, size, setti | ing, 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: M Building ☐ Structure ☐ Object ☐ Site ☐ District D Element of District P6. Date Constructed/Age: ☐ Prehistoric ☐ Both P7. Owner and Address: Eugene B. and Rhela I. Kar. 817 Coirnish 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 Ps. Date Recorded: 1994 P10. Type of Survey: ☐ Intensive Reconnaissance Other Describe: A Project Study for the Economic Development Department, San

Building, Structure, and Object Record

☐ Rock Art Record ☐ Artifact Record

Diego, Ca.

☐ Linear Resource Record

Photograph Record

DPR 523A-Test (12/93)

Other (List): \_

Attachments: DNONE

☐ Archaeological Record

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

☐ Map Sheet

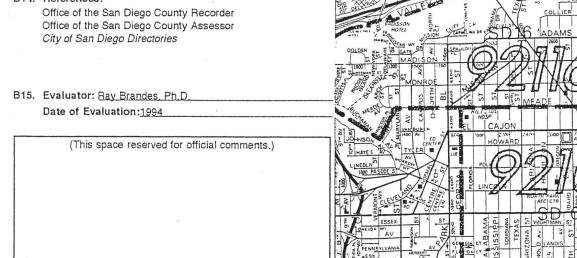
☐ District Record

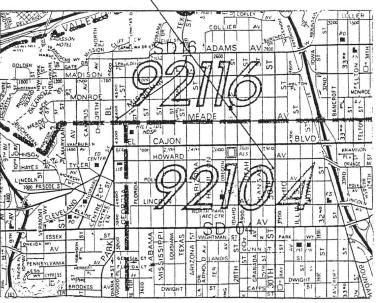
☐ Continuation Sheet

☐ Milling Station Record

|       | of California – The Resources Agency<br>ARTMENT OF PARKS AND RECREATION                              | Primary      | #                            |                     |
|-------|--|--------------|------------------------------|---------------------|
| BU    | ILDING, STRUCTURE, AND OBJECT RECORD   | HRI#_        |                              |                     |
| Page. | 2 of 2   |              |                              |                     |
| B1.   | Resource Identifier: The North Park (San Diego) Redevelopment Project Study Are                      | ea           |                              |                     |
| 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):   |              |                              |                     |
|       |  |              |                              |                     |
|       |  |              |                              |                     |
|       |  |              |                              |                     |
|       |  | <b>1174</b>  |                              |                     |
| B9.   | Moved? ⊠No □Yes □Unknown Date: N/A Original Location   | N/A          |                              |                     |
| B10.  | Related Features:  |              |                              |                     |
|       | None noted   |              |                              |                     |
|       |  |              |                              | 8                   |
|       |  |              |                              |                     |
| Data  | Assistant Halmann  |              |                              |                     |
|       | Architect: Unknown Builder: Unknown  |              |                              |                     |
| B12.  | Historic Attributes (List attributes and codes): HP 3 Multiple property                              |              |                              | (1)                 |
| D12   | Significance: Theme: Unknown   |              | Unknown                      |                     |
| D13.  | Period of Significance: 1920-1950 Property Type: multiple family property                            |              |                              |                     |
|       | (Discuss importance in terms of historical or architectural context as defined by theme, period, and |              |                              |                     |
|       | This property was first sold by A.G. Nason to the College Hill Land Association in 1888              |              |                              |                     |
|       | about 1917-1918. As late as 1927, F. A. Young signed a building contract and anothe                  |              |                              |                     |
|       | At that time Harriet A. Young signed a notice of completion on April 15, 1937. From that             | t point on t | here were at least five tena | nts listed by name  |
|       | in the directories. The belief is that an older building on the site perhaps as early as 191         |              |                              | t apartments built. |
|       | It is an appropriate structure which should be considered as contributing to an rehabili             | itated or h  | istoric districtr.           |                     |
|       |  |              |                              |                     |
|       |  |              |                              |                     |
|       |  |              |                              |                     |
|       |  |              |                              |                     |
|       | •  |              |                              |                     |

4166-4172 Thirtieth Street







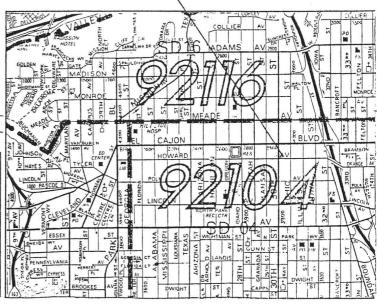
B14. References:

| Stat | te of California - The Resources Agend   | су   |   |                     |  |   |  |
|------|--|--|---|---------------------|--|---|--|
| DEF  | PARTMENT OF PARKS AND RECREAT  | TON  |   | Prima               | ry #   |   |  |
| pp   | RIMARY RECORD  |  | HRI #   |                     |  |   |  |
| 5 1  | IIIIAITI NEGGIID   |  | Trinomial   |                     |  |   |  |
|      |  |  |   |                     |  |   |  |
| Pan  | e_1of_2_   | Other Listings   |   |                     |  |   |  |
| 9    | <u></u>  |  |   |                     |  |   | Date   |
| P1.  | Resource Identifier: The North Park  | (San Diego) Rec  | ievelopment Pr  | oject St            | udy Area   |   |  |
| P2.  | Location: a. County San Diego  |  | and (   | Addres              | s and/or UTM   | Coordinates. Attach L   | ocation Map as required.)                                    |
|      | b. Address 4201-4211 Thirtie   | eth Street   |   |                     |  | *   |  |
|      | City San Diego   |  |   |                     |  |   |  |
|      | c. UTM: USGS Quad The La Jolla Q   | uad (  | 7.51/15") Date_   | 1953                | ; Zone_6   | , 487220  | mE/3623240 mN  |
| P3.  | Description (Description resource and The Thee Pigs Market is an early 1920s on, perhaps in the 1940s at which time ving around Howard Street, it contains a Boulevard in the 1980s. It occupies one | s brick building si<br>window shapes a<br>bout 6 different s | imilar to the one<br>and deco stream<br>stores resembli | across<br>nline str | the street Thipes and other arly mall not u  | irtieth Street. It was so<br>amenities of that style<br>nlike those being built a   | mewhat restyled later<br>were added. Wrap-<br>along El Cajon |
|      | be an important addition to a historic or i  | ehabilitated distr   | rict.   |                     |  | TO STANDED SERVICE DESCRIPTION DESCRIPTION OF THE PROPERTY OF |  |
|      |  |  |   |                     |  |   |  |
|      |  |  |   |                     |  | .55   |  |
|      |  |  |   |                     |  |   |  |
|      |  |  |   |                     |  |   |  |
|      |  |  |   |                     |  |   | *  |
|      |  |  |   |                     |  |   |  |
| ÞΔ   | Resources present: A Building  | Structure 🗆  | Object   Sit  | е П                 | District D F   | lement of District  |  |
|      |  | Discoule B   | C B C II  |                     | Didnier L L  | P6. Date Construc   | atad/A ma  |
|      |  |  |   |                     |  |   | ☑ Historic ☐ Both  |
|      |  |  |   | E*                  | No. of Lot of the Colonial Col |   |  |

| The second second second                               | rananan Majakin di Moseff  | Alega pe (ASER) a paga ilika     | <b>†</b> 1   |             | ]                              |                    |                     |
|--|--|----------------------------------|--|-------------|--------------------------------|--------------------|---------------------|
|  |  |                                  |  |             | P6. Date Con                   | -                  |                     |
|  |  |                                  |  |             | ☐ Prehisto<br>1922 F: 1940 F   |                    | ic D Both           |
|  |  |                                  |  |             | 1                              |                    |                     |
|  |  |                                  | 24466  |             |                                |                    |                     |
|  |  |                                  |  | 1           | P7. Owner an<br>Genevieve We   |                    |                     |
| 4.2  |  |                                  |  |             | 339 West Wasi                  | nington Stree      | et                  |
|  |  | 22 22 22 24 24 CONTROL (\$2.5.5) | STATES THE PERSON AND  |             | El Cajon, Ca 9                 | 2020               |                     |
|  | PROPERTY OF THE PROPERTY OF TH |                                  |  | 1112        |                                |                    |                     |
| 7 155 150<br>600 150 150 150 150 150 150 150 150 150 1 |  |                                  | MATERIA CONTROL CONTRO | j           | P8. Recorded<br>Dr. Ray Brande | by (Name. affiles. | lation, and address |
|  |  | Sintesenhair 5                   |  |             | 230 West Laure                 | el St. Suite 4     | 106                 |
| Engineering Lance                                      |  |                                  |  |             | San Diego, Ca                  | 92101              |                     |
|  |  |                                  |  |             | , *                            |                    |                     |
| Contagona anagenta                                     |  |                                  |  | en (        | P9. Date Reco                  | orded: 199         | 4                   |
|  | and the second   |                                  |  |             |                                |                    |                     |
|  | AND STREET   | rinios su destruire              |  |             |                                |                    |                     |
|  |  |                                  |  |             | P10. Type of S                 | urvey:             | ☐ Intensive         |
|  |  |                                  |  |             | ☑ Reconna                      | aissance           | ☐ Other             |
|  |  |                                  |  |             | Describe: A P                  | oject Study f      | or the Economic     |
|  |  |                                  |  |             | Dev                            | elopment De        | partment,           |
|  |  |                                  |  |             |                                | San D              | iego, Ca            |
| P11. Report Citiation (Pr                              | ovide full citation or   | enter "none."):None              |  |             |                                |                    | *                   |
| , , , , , , , , , , , , , , , , , , ,                  |  | emantema surre una fa            |  |             |                                |                    |                     |
| Attachments: DNONE                                     | ☐ Map Sheet  | ☐ Continuation Sheet             | ☑ Building, Structure  | e, and Obje | ect Record                     | Linear Res         | source Record       |
| Archaeological Record                                  | District Record  | ☐ Milling Station Recor          | d Rock Art Rea   | A D bto     | rtifact Record                 | 2 Photo            | graph Record        |
| Other (List):  |  |                                  | end is a manufacturately to the second   |             |                                |                    | J                   |
|  |  |                                  |  |             |                                |                    |                     |
| DPR 523A-Test (12/93)                                  |  |                                  |  |             |                                |                    |                     |

| BUILDING, STRUCTURE, AND OBJECT RECORD HRI #  Page 2 of 2  B1. Resource Identifier: Norrth Park (San Diego) Redevelopment Project Study Area.  B2. Historic Name: The George and Blanche May Building  B3. Common Name: The Geneviewe 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.   |                   | of California – The Resources Agency ARTMENT OF PARKS AND RECREATION   |                                      |   |
|--|-------------------|--|--------------------------------------|---|
| 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):  |                   |  | Primary #                            |   |
| 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):   |                   |  | nni#                                 |   |
| 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):  | Page <sub>.</sub> | _2 of2_  |                                      |   |
| 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):  | B1.               | Resource Identifier: Norrth Park (San Diego) Redevelopment Project Study Area.   |                                      |   |
| 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):   | B2.               |  |                                      |   |
| 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):  | B3.               |  |                                      |   |
| B5. Zoning: CN 1 B6. Threats: None known  B7. Architectural Style: One story brick commercial structure  B8. Alterations and Date(s):  | B4.               |  |                                      |   |
| B7. Architectural Style: One story brick commercial structure  B8. Alterations and Date(s):  |                   | City: San Diego  | County: San Diego                    | Zip: 92104                              |
| B8. Alterations and Date(s):   | B5.               | Zoning: CN 1 B6. Threats: None known   |                                      |   |
|  | B7.               | Architectural Style: One story brick commercial structure  |                                      | -                                       |
| None on the exterior other than the signage, although the original brick building has a number of touches of Art Deco design.  | 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 Dyes Dunknown Date: N/A Original Location N/A  | B9.               | Moved?™No □Yes □Unknown Date: N/A Original Location N/A  |                                      |   |
| B10. Related Features: None  | B10.              |  |                                      |   |
|  |                   |  |                                      |   |
|  |                   |  |                                      |   |
|  |                   |  |                                      |   |
|  |                   |  |                                      |   |
| B11. Architect: Unknown Builder: Unknown   | B11.              | Architect: Unknown Builder: Unknown  |                                      |   |
| B12. Historic Attributes (List attributes and codes): HP 6 one to three story commercial building  |                   |  |                                      |   |
| Value of the state |                   | THE STILL THE ST | - Table 1                            |   |
| B13. Significance: Theme: The evolution of Thirtieth Street from a residential area to a commercial area.  Area: North Park, San Diego   | 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  |                   |  |                                      | 5 , ,                                   |
| 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   |                   | 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.   |                   | landscape company. This is a very unique structure which would contribute much to ar   | ny rehabilitated corridor or histori | c district.                             |
|  |                   |  |                                      |   |
|  |                   | e e  |                                      |   |
|  |                   |  |                                      |   |
| 4201-4211 Thirtieth Street   |                   |  | 1                                    | 1 C) +                                  |
| 4201-4211 Thirlieth Street   |                   |  | 4201 - 4211 Thirliet                 | h Street                                |
| B14 References:  | D14               | Deferences   |                                      | , |

| 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.)  | * |





| EPARIMENT OF PARKS AND RECREAT   | IUN            | Primary #  |   |                              |
|--|----------------|--|---|------------------------------|
| PRIMARY RECORD   |                |  |   |                              |
|  |                | Trinomial  |   |                              |
|  |                |  | de_5S1  |                              |
| age_1of_2_   | Other Listings |  |   |                              |
|  |                | Reviewer   |   |                              |
| P1. Resource Identifier: The North Park (12)  Location: a. County San Diego b. Address 4347-4367 Thirtieth Stree City San Diego c. UTM: USGS Quad The Point Loma d. Other Locational Data (e.g. parcel #, 1 The sessor's Parcel Number is 446-16 and 9 and 10 and N 12 feet of lot 11. | Quad (7.5'/18  | and (Address and/or UTM<br>5') Date 1953 ; Zone 6<br>tions to resource, additional L | M Coordinates. Attach Loca  . 487220  JTMs, etc. when appropriate | mE/ <u>3624010</u> _mN<br>): |

The Spanish Bungalow Courts are an exquisite example o fboth the architectural style and the court apartments. That 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.

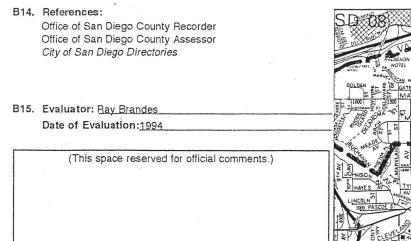
P3. Description (Description resource and its major elements. Include design, material, condition, afterations, size, setting, and boundaries.):

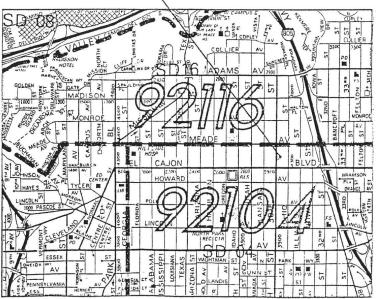
|                                |                        |  | *  |  |                                     |                            |
|--------------------------------|------------------------|--|--|--|-------------------------------------|----------------------------|
|                                | * :                    |  |  |  |                                     |                            |
|                                |                        |  |  |  |                                     |                            |
| P4. Resources present:         | ☑ Building □           | Structure D Object   | ☐ Site ☐ District [  | D Element of   | District                            |                            |
|                                |                        |  |  | P6. D  | ate Constructed                     | 'Age:                      |
|                                |                        |  | *  | 1938 F   |                                     | stonc D Both               |
|                                |                        |  |  |  |                                     |                            |
|                                |                        |  |  |  | wner and Addres<br>G. and Sandra L. |                            |
|                                |                        |  | <b>T</b>   |  | ox 754.                             |                            |
| 1                              |                        |  |  | Alpine   | Ca 91963                            |                            |
|                                |                        |  | i de la companya de l | P8. Re   | ecorded by (Name.<br>y Brandes      | affiliation, and address); |
|                                |                        | The state of the s |  | 230 W  | est Lauel Street, S                 | Suite 460                  |
|                                |                        |  |  | San Di   | ego, Ca 92101                       |                            |
|                                |                        |  |  | P9. D  | ate Recorded:                       | 1994                       |
|                                |                        |  |  | P10. T   | pe of Survey:                       | ☐ Intensive                |
|                                |                        |  | The second secon | OSSESSES AND ADDRESS OF THE PARTY OF THE PAR | Reconnaissance                      | ☐ Other                    |
|                                |                        |  |  | Descri   | be: A Project Stud                  | dy for the Economic        |
| y na namero su sassili se<br>L | g see it               |  |  | Develo   | pment Departmen                     | nt, San Diego, Ca          |
| P11. Report Citiation (Pro     | ovide full citation of | enter "none."):None  |  |  | V                                   |                            |
| Attachments: DNONE             | ☐ Map Sheet            | ☐ Continuation Sheet   | Building, Structure, an  | d Object Reco  | rd 🛮 Linear F                       | Resource Record            |
| ☐ Archaeological Record        | ☐ District Record      | ☐ Milling Station Record   | Rock Art Record  | Artifact Re  | ∞rd 🛛 Pt                            | notograph Record           |
| Other (List):                  |                        | VP00   |  |  |                                     |                            |
| DPR 523A-Test (12/93)          |                        |  |  |  | ×I                                  |                            |

| DEP  | ARTIMENT OF PARKS AND RECREATION   | Primary #  |  |
|------|--|--|--|
| BU   | IILDING, STRUCTURE, AND OBJECT RECOP   | RD HRI #   |  |
| age  | 2 of 2   |  |  |
| 31.  | Resource Identifier: The North Park (San Diego) Redevelopment Project Study  | Area   |  |
| 32.  | Historic Name: The Casa Bella Court  | * 9  |  |
| 33.  | Common Name: The Heimlich Courts   |  |  |
| 34.  | Address: 4347-4367 Thirtieth Street  |  |  |
|      | City: San Diego  | County: San Diego  | Zip: 92104   |
| 35.  | Zoning:B6. Threats: None known   |  |  |
| 37.  | Architectural Style: Spanish Colonial/Deco   |  |  |
| 38.  | Alterations and Date(s):   |  |  |
|      | one noted  |  |  |
| 39.  | Moved?⊠No □Yes □Unknown Date: N/A Original Location N/A  |  |  |
| 310. | Related Features: None   |  |  |
|      | Notice   |  |  |
|      |  | *  | •  |
|      |  |  |  |
|      | Analytic at University   |  |  |
|      |  | The second section of the second section secti |  |
| 312. | Historic Attributes (List attributes and codes): HP 3 Multiple Family Property   |  |  |
| 313. | 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  |  |  |
|      | (Discuss importance in terms of historical or architectural context as defined by theme, period,   |  |  |
|      | The property was first sold from Daniel Choate to R.A. Thomas et al in 1888, and the and Hattie Lombard mortgaged the described lots through Union Title Insurance | and the second   | and the second s |

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







## PRIMA

P4. Resources present: A Building

DPR 523A-Test (12/93)

D Structure

□ Object

| DEPARTMENT OF PARKS AND RECRE   | Primary #   |  |   |                                    |  |
|---|---|--|---|------------------------------------|--|
| PRIMARY RECORD  |   | HRI #  |   |                                    |  |
|   |   |  |   |                                    |  |
| -   |   | NRHP Status Code_5S1   |   |                                    |  |
| Page 1 of 2   | Other Listings  |  |   |                                    |  |
|   | Review Code   | Reviewer   |   | Date                               |  |
| P1. Resource Identifier: The North Pa P2. Location: a. County San Diego b. Address 4421-4433 Th   |   | _and (Address and/or UT  | M Coordinates. Attac                        | h Location Map as required.)       |  |
| 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<br>The IAssessor's Parcel Number is<br>Lots 15 through 118. | #, legal description, directit<br>446-163-07. The legal des | ons to resource, additional (<br>scription is University Herig | UTMs, etc. when appr<br>hts D'Hemecourt Map | opriate):<br>, Amended. Block 111, |  |

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

The Church is of Mission architecture, , a red tile roof, a facade which has a large rose window above , double front doors and and a series of six arched panels below. A cross mounts the peak of the building. The roof slants medium, and boxed end beams or cornice follow the roof line at the front facade. On the main facade on either side are a pair of long narrow windows. The north and south sides each have panels between the church windows. It is a beautiful church with a small building to the south which is believed to be the rectory.

D Site

☐ District

D Element of District

P6. Date Constructed/Age: ☐ Prehistoric ☑Historic ☐ Both P7. Owner and Address: Metropolitan Community Church of San Diego 4333 30th Street San Diego, Ca 92104 PB. 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 Other Aeconnaissance Describe: A Project Study for the Economic Development Department, San Diego, Ca P11, Report Citiation (Provide full citation or enter "none."): None ☐ Map Sheet ☐ Continuation Sheet 🛮 Building, Structure, and Object Record ☐ Linear Resource Record Attachments: DNONE ☐ Rock Art Record ☐ Artifact Record Photograph Record ☐ Archaeological Record District Record ☐ Milling Station Record Other (List):

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION 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: Four Square Gospel Church Common Name: The Metropolitan Community Church of San Diego B4. Address: 4333 Thirtieth Street \_\_\_\_County: San Diego City: 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: <u>Unknown</u> 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 traffice route running south and north. By 1944-1945 the Mission style /Romandesque modernebuilding 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 lwhich is surrounded by many residences. B14. References: Office of San Diego County Assessor Office of San Diego County Recorder City of San Diego Directories 8 B15. Evaluator: Ray Brandes, Ph.D. Date of Evaluation: 1994 (This space reserved for official comments.)

DPR 523B-Test (12/93)

| PEPARTMENT OF PARKS AND RECRE  | АПОМ   | HRI #<br>Trinor | nial           |                |               |      |
|--|--|-----------------|----------------|----------------|---------------|------|
| Page_ 1 of 2   | Other Listings<br>Review Code                  | Reviewer        |                |                |               | Date |
| P1. Resource Identifier: The North Pa<br>P2. Location: a. County San Diego<br>b. Address 4422-4426 Thirtieth St                          |  | and (Address    |                |                |               |      |
| city San Diego c. UTM: USGS Quad The Point Lo d. Other Locational Data (e.g. parcel The Assessor's Parcel Number is San Diego, Ca 92120. | ma Quad (7.51/1<br>#, legal description, direc | 5') Date 1953   | additional UTA | vis, etc. wher | appropriate): |      |

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.

☐ Site □ District ☐ Element of District P4. Resources present: A Building □ Structure ☐ Object P6. Date Constructed/Age: ☐ Prehistoric ☑ Historic ☐ Both P7. Owner and Address: Edith and Gert Koppel Koppel Inter Vivors Trust 06-16-93 6345 Rockhurst Dr San Diego, Ca 92120 PB. Recorded by (Name, affiliation, and address): Dr. Ray Brandes 230 West Laurel Street Suite 406 Diego, Ca 92101 P9. Date Recorded: 1994 ☐ Intensive P10. Type of Survey: ☑ Reconnaissance ☐ Other Describe: A Project Study for the Economic Development Department, San Diego, Ca P11. Report Citiation (Provide full citation or enter "none."): None Attachments: | NONE Building, Structure, and Object Record ☐ Linear Resource Record ☐ Map Sheet ☐ Continuation Sheet ☐ Rock Art Record ☐ Artifact Record Photograph Record ☐ Archaeological Record ☐ District Record ☐ Milling Station Record Other (List):\_ DPR 523A-Test (12/93)

| DEPA  | ARTMENT OF PARKS AND RECREATION Primary #  |
|-------|--|
| BU    | ILDING, STRUCTURE, AND OBJECT RECORD HRI#  |
|       | 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.   |
|       |  |
|       |  |
|       |  |
|       | 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 areaArea: North Park, San Diego   |
| D 10. | 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.   |
|       |  |
|       |  |
|       |  |
|       | 4426 Thirtieth Street  |
|       |  |
|       | References:  |
|       | Office of San Diego County Recorder Office of San Diego County Assessor  |
|       | City of San Diego Directories  |
|       | TO COLLIER AV E E TO POPO VAC  |
|       | MOTEL SON TEMENT OF THE ADAMS AVEOUR   |



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

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### State of California - The Resources Agency DEPARTMENT OF PARKS AND F

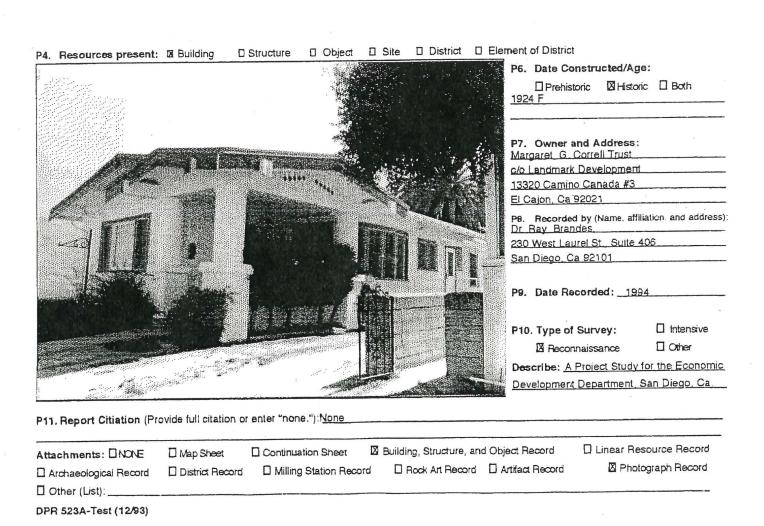
## PRIMARY RECORD

and north 20 feet of Lot 16.

| PRIMARY RECORD                   |  | Primary #<br>HRI #<br>Trinomial<br>NRHP Status Code 5S1  |                                   |  |  |
|----------------------------------|--|--|-----------------------------------|--|--|
| Page 1 of 2                      |  | Reviewer   |                                   |  |  |
| P1. Resource Identifier: The No. | nth Park (San Diego) Redevelopr<br>Diego | ment Project Study Area _and (Address and/or UTM Coordinates.  | Attach Location Map as required.) |  |  |
| b. Address 4437 Thirtieth Stre   | eet                                      |  |                                   |  |  |
| c. UTM: USGS Quad The F          | oint Loma Quad (7.5715)                  | n) Date 1953; Zone 6, 487220<br>ons to resource, additional UTMs, etc. when<br>onion is University Heights D'Hemencourt Ma | appropriate):                     |  |  |

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

The original building was a California Craftsman very likely with clapboard siding. Without the residential building record one cannot be certain, but all appearances reflect that as the original style. It has a low hipped roof on a long or elongated home, which may or may not have had an addition to the back. The overhang on the south side has a series of 1 x 4 beams supporting the roof end. The windows on the street or main facade consist of one large single pane with false shutters. On the south side a row of bay windows (very slightly bayed may wrap around the corner of the house onto the front porch. Other small windows and doors appear toward he back of the house. The front porch is open, however the south side is "boxed in" with some short neatly trimmed trees and the main entry is from Thirtieth Street. The porch iroot which has a slightly medium hip is supported by three rectangular bases and on top three rounded stuccoed pillars.



|      | State of California – The Resources Agency  |  |  |  |  |  |  |
|------|---|--|--|--|--|--|--|
| DEP  | PARTMENT OF PARKS AND RECREATION Primary #  |  |  |  |  |  |  |
| BU   | ILDING, STRUCTURE, AND OBJECT RECORD 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  |  |  |  |  |  |  |
| ВЗ.  | Common Name: The C.N., and Mary F. Allison Residence  |  |  |  |  |  |  |
| B4.  | Address:4437 Thirtieth Street   |  |  |  |  |  |  |
|      | City: San Diego Zip: 92116  |  |  |  |  |  |  |
| B5.  | Zoning: CL 2 B6. Threats: None known  |  |  |  |  |  |  |
| B7.  | Architectural Style: The  |  |  |  |  |  |  |
| B8.  | Alterations and Date(s):  |  |  |  |  |  |  |
|      | Tit 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                   |  |  |  |  |  |  |
|      | iinfluence masked the Craftsman. The length of the house, without going onto the property also suggests that it may have been extended.             |  |  |  |  |  |  |
|      |   |  |  |  |  |  |  |
| B9.  | Moved? No Dyes Dunknown 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.               |  |  |  |  |  |  |

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.

4437 Thirtieth Street

| B14. | References:  |  |
|------|--|--|
|      | Office of San Diego County Assessor  |  |
|      | Office of San Diego County Recorder  | TO THE PARTY OF TH |
|      | City of San Diego Directories  | Soon To Collier  |
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|      |  | HARVE, COLUMN SON TO 12600 A V 7900 TO 12600 TO  |
| B15. | Evaluator: Ray Brandes, Ph.D.  | GOLDEN SE TE GATE ON A SPECIAL PROPERTY OF THE SECOND SECO |
|      | Date of Evaluation: 1994   | TO THE WORK OF THE |
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DPR 523B-Test (12/93)



| State of California - The Resource   | es Agency  |  |                      |                                    | œ   |                               |
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| DEPARTMENT OF PARKS AND F  |  |  |                      |                                    |   |                               |
| PRIMARY RECORD   | PRIMARY RECORD                                     |  |                      |                                    |   |                               |
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|  |  |  | MACIF                | Jiaius Coue_                       |   |                               |
| Page 1 of 2  | Other Li   | stings   |                      |                                    |   |                               |
|  | Review (   | CodeRev  | /iewer_              |                                    |   | Date                          |
| The M  | Inth (Dark) Badayala                               | nment Project Study  | Area                 |                                    |   |                               |
| P1. Resource Identifier: The N   |  | opinent Project Study  | Addres               | s and/or UTM C                     | coordinates Attach                            | Location Map as require       |
| P2. Location: a. County San<br>b. Address 4438-4444 Thi  |  |  |                      | S and/or S in C                    | ootamatos. Amaon i                            |                               |
|  | nieth Street                                       |  |                      |                                    |   |                               |
| City San Diego  c. UTM: USGS Quad The l  | la Jolla Ouad                                      | /7 51/15") Date  | 1953                 | : 7one 6                           | . 487220                                      | mE/3624040 m                  |
| 1 Other Leasting   Date (6 G   | parcel # legal desc                                | crintian directions to   | resource             | . additional UTA                   | As, etc. when approp                          | oriate):                      |
| d. Other Locational Data (e.g.<br>The sor's Parcel Number is<br>and 35.  | : 446-103-21. The k                                | egal description is Ur   | niversity            | Heights D'Heme                     | encourt Map, Amende                           | ed. Block 65, lots 34         |
| and co.  |  |  |                      | *                                  |   |                               |
|  |  |  |                      |                                    |   |                               |
| P3. Description (Description res   | ource and its major                                | elements. Include de   | sign, ma             | terial, condition                  | , alterations, size, se                       | tting, and boundaries.):      |
| The property is deceptive from   | outce and its major                                | less appear a single   | iamily Sr            | anish Colonial "                   | " shaped structure                            | with a cross gabled roof,     |
| a chimney at the north side flus<br>whis the short end of the "L" is<br>on frame wood is in original<br>addresses, however, one lear   | sh with the house. One salarge view window white h | On the long part of the with the east with a re  | se windo             | ow above. The first side of the hi | front entry is an archeoue likely to a rear d | ed entryway The stucco        |
|  |  |  |                      |                                    |   |                               |
|  |  |  |                      |                                    |   |                               |
|  |  |  |                      |                                    |   |                               |
|  |  |  |                      |                                    |   |                               |
|  |  |  |                      |                                    |   |                               |
| · ·  |  |  |                      |                                    |   |                               |
| P4. Resources present: A Build   | dina 🛘 Structure                                   | e 🛮 Object 🗓 S   | Site D               | District D El                      | ement of District                             |                               |
| F4. Resources present: 2 5   | 4.11g  |  |                      |                                    | P6. Date Constr                               | ucted/Age:                    |
| <b>N</b>   |  |  |                      |                                    | ☐ Prehistoric                                 | ☑ Historic ☐ Both             |
|  |  |  |                      |                                    | 1925 F  |                               |
|  |  | ***  |                      |                                    |   |                               |
|  |  |  |                      |                                    |   |                               |
| Commence of the commence of th |  |  |                      | 50                                 | P7. Owner and                                 |                               |
| _  |  | و پ  | ٠                    |                                    | · 1   | iving Trust                   |
|  |  |  |                      |                                    |   | 116                           |
|  | (Control of Control                                |  |                      |                                    | Sall Diego, Ca Sc                             | 117                           |
|  |  |  | Democratical Control | E.                                 | Do Barredad bir                               | (Name, affiliation, and addre |
| THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TW | THE PERSON   | The state of the s |                      |                                    | PB. Recorded by                               | mane annation and addre       |

230 West Laurel Street San Diego, Ca 92101 P9. Date Recorded: 1994 ☐ Intensive P10. Type of Survey: Other ☑ Reconnaissanœ Describe: A Project Study for the Economic Development Department, San Diego, Ca. P11. Report Citiation (Provide full citation or enter "none."): None ☐ Linear Resource Record ☑ Building, Structure, and Object Record ☐ Continuation Sheet Attachments: DNDNE ☐ Map Sheet Photograph Record ☐ Rock Art Record ☐ Artifact Record ☐ Archaeological Record ☐ District Record ☐ Milling Station Record

DPR 523A-Test (12/93)

Other (List): \_

|            | e of California – The Resources Agency ARTMENT OF PARKS AND RECREATION Primary #   |
|------------|--|
| BU         | ILDING, STRUCTURE, AND OBJECT RECORD HRI#  |
| Page       | 2 of 2   |
| B1.<br>B2. | Resource Identifier: The North Park (San Diego) Redevelopment Project Area Study  Historic Name: The Gertrude Rhodes Residence   |
| B3.        | Common Name: The Elva Conviller Residence  |
| B4.        | Address: 4438-4444Thirtieth Street   |
|            | City: San Diego Zip: 92116   |
| B5.        | Zoning: B6. Threats: None known  |
| B7.        | Architectural Style: Spanish Colonial  |
| B8.        | Alterations and Date(s): None  |
|            |  |
|            |  |
|            |  |
| B9.        | Moved? No Dyes Dunknown Date: N/A Original Location N/A  |
| B10.       | Related Features:  |
|            | Property built on the back part of the lot for rental purposes.  |
|            |  |
|            |  |
|            |  |
|            | Architect: Unknown Builder: Unknown  |
| B12.       | Historic Attributes (List attributes and codes): HP 2 Single family property   |
| D 4 6      | The Similar of The conduction of a registeration to commercial contrider.  |
| 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.)  |
| ٠          | 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. |
|            |  |
|            |  |
|            |  |
|            |  |

4438-4444 Trirtieth Street

| B14. | References: Office of San Diego County Assessor Office of San Diego County Recorder City of San Diego Directories | COLLIER AND SON HOTEL SON  |
|------|---|--|
| B15. | Evaluator: Ray Brandes, Ph.D.   | GOLDEN TO SEE THE GATE OF SEE  |
|      | Date of Evaluation: 1994  | TOWNOR OF THE PROPERTY OF THE  |
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## P

| PRIMARY RECORD   |                              | Primary #<br>HRI #<br>Trinomial<br>NRHP Status Code 5S1 |                        |                           |
|--|------------------------------|---|------------------------|---------------------------|
| Page 1 of 2  | -                            | Reviewer  | 3                      |                           |
| P1. Resource Identifier: The North Park P2. Location: a. County San Diego b. Address 4454 30th Street City San Diego             |                              | _and (Address and/or UTM                                | Coordinates. Attach Lo | ocation Map as required.) |
| c. UTM: USGS Quad The La Jolla C<br>d. Other Locational Data (e.g. parcel #,<br>The Assessor's Parcel Number is 44<br>36 and 37. | legal description, direction | ms to resource, additional UT                           | Ms, etc. when appropri | ate):                     |

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

| roof, and supported b                   | by two cylindrical c   | or of a law office. The port<br>olumns and fronted by a<br>culately honed with hedge | wooden balustrade. Wi     | ont side of the house, open but covered by the ndows are all double sash, long and vertical                          | e main<br>al, with |
|---|------------------------|--|---------------------------|--|--------------------|
|   |                        |  |                           |  |                    |
| P4. Resources present:                  | ⊠ Building □           | Structure     Object   | □ Site □ District         | D Element of District P6. Date Constructed/Age:  |                    |
|   |                        |  | 88.                       | □ Prehistoric □ Historic □ Bo  | oth                |
|   |                        |  |                           | P7. Owner and Address: E. Bruce and Luann Menzies and Grand Berlinda J. Bubis. 4454 30th Street. San Diego, Ca 92116 |                    |
|   |                        | LAW<br>OVFICE  |                           | PB. Recorded by (Name. affiliation. and Dr. Ray Brandes. 230 West Laurel Street. Suite 460 San Diego, Ca 92101       | d address          |
| P11. Report Citiation (Pro              | avide full citation of | venter "none "):None   |                           | P9. Date Recorded:   | c∞nomic            |
| Attachments: DNONE                      | □ MapSheet             | ☐ Continuation Sheet   | ☑ Building, Structure, as | nd Object Record   | ecord              |
| ☐ Archaeological Record ☐ Other (List): | District Record        | ☐ Milling Station Recor  | Bock Art Record           | ☐ Artifact Record ☐ Photograph Re  | ∍cord              |
| DPR 523A-Test (12/93)                   |                        | ٠  |                           |  |                    |

|        | of California - The Resources Agency  |
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|        | RTMENT OF PARKS AND RECREATION Primary #  |
| BU     | ILDING, STRUCTURE, AND OBJECT RECORD HRI #  |
|        | 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   |
|        |   |
|        |   |
|        |   |
|        | 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, transportion 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.   |
|        | initi, has been maintained as a periect of preservation for use.  |
|        |   |
|        |   |
|        |   |
|        |   |
|        | 4448-4454 Thirtieth Street  |
|        | TTTD TTTT INITIAL LINE IN   |
| B14    | References:   |
| - 1 11 | MAIL A CAMPUS C   |

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

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

(This space reserved for official comments.)



| Stat            | e of California – The Resources<br>ARTMENT OF PARKS AND REC  | Agency<br>REATION  |                                       | Primary #  |                         |   |                               |
|-----------------|--|--|---------------------------------------|--|-------------------------|---|-------------------------------|
| -               | RIMARY RECORD  |  |                                       |  |                         |   |                               |
| rr              | MINARY RECORD  |  |                                       |  |                         |   |                               |
|                 |  |  | (4)                                   | To the contract of the contrac |                         |   |                               |
|                 |  | Miles I kelin  |                                       |  |                         |   |                               |
| Pag             | e_1of_2_   | Other Listin   | B -                                   |  |                         |   |                               |
|                 |  | THOUSEN COU  |                                       |  |                         |   |                               |
| P1.             | Resource Identifier: The North   | Park (San Diego) F   | Redevelopment                         | Project Study Are  | a                       | .3  |                               |
| P2.             | Location: a. County San Die  | qo   | and                                   | (Address and/or  | TUTM Co                 | ordinates. Attach Loc                             | ation Map as required.        |
|                 | b. Address   | 4473 Thirtieth Strest  |                                       |  |                         |   |                               |
|                 | City San Diego   |  |                                       |  |                         |   |                               |
|                 | c. UTM: USGS Quad The Poir   | nt Loma Quad   | (7.5715") Dat                         | e 1953 ; Zo  | ne_6                    | ,487220   | mE/3624050_mN                 |
|                 | d. Other Locational Data (e.g. pa) The Assessor's Parcel Number  | rcel #, legal descripti<br>r is 446-123-03 . Ti  | on, directions to<br>ne legal descrip | tion is University i   | Height D'H              | emecourt Map, Amen                                | ey.<br>ded Block, Lots 5-8.   |
|                 |  |  |                                       |  |                         |   |                               |
| D-2             | Description (Description resour  | ce and its major eler  | nents, Include o                      | lesign, material, o  | ondition, a             | Iterations, size, setting                         | g, and boundaries.):          |
|                 | This edifice is St. Johns Armenian<br>search this was the home of anoth<br>was not entered, but from the app<br>the few centers in this part of Nor  | er religious congrega<br>earance of the main   | tion before 1980<br>facade is of latt | <ul> <li>). It has a large fall er day construction</li> </ul>   | cade consi<br>n perhaps | tructed, it would appear<br>as late as the 1970s. | r of brick. The church        |
|                 |  |  |                                       |  |                         |   |                               |
|                 |  |  |                                       |  |                         |   |                               |
|                 |  |  |                                       |  |                         |   |                               |
|                 |  |  |                                       |  |                         |   |                               |
|                 |  |  |                                       |  |                         |   |                               |
|                 |  |  |                                       |  |                         |   |                               |
| P4.             | Resources present: 2 Building  | ☐ Structure  | □ Object □                            | Site D District  | ☐ Elen                  | nent of District                                  |                               |
|                 |  |  |                                       |  | ĺ                       | P6. Date Construct                                | ed/Age:                       |
|                 |  |  |                                       |  |                         | Prehistoric 1949 F                                | Historic D Both               |
| 1               |  |  |                                       |  |                         |   |                               |
| -               |  |  |                                       |  |                         | P7. Owner and Add<br>Western Diocese of A         | fress:<br>Armenian Churc h of |
|                 |  | derskip om viktori skr<br>Han volks  |                                       |  |                         | North America                                     |                               |
|                 | <b>3</b> -   |  |                                       |  |                         | 4473 30th Street.                                 |                               |
| ì               | 4  |  | T INDIAN                              |  | -                       | San Diego, Ca 92116                               | <u> </u>                      |
|                 |  |  | L'ALLES CHY<br>L'ALLES CHY            |  |                         | Ps. Recorded by (Nar<br>Dr. Ray Brandes,          | me, affiliation, and address  |
|                 |  |  |                                       |  | <b>1.</b>               | 230 West Laurel St.                               | Suite 406                     |
|                 |  | Manager and  |                                       |  | 1                       | San Diego, Ca 92101                               |                               |
|                 |  |  |                                       |  |                         |   |                               |
|                 |  |  |                                       |  | Same                    | Pg. Date Recorded                                 | : _1994                       |
|                 |  | Commission of the Commission o |                                       |  | ***********             |   |                               |
| \$1.50<br>60 61 | eding in Medical Process data of Monthly and State of the<br>Medical Control of the |  |                                       |  | Action to the last      | P10. Type of Survey                               | : Intensive                   |
|                 |  |  |                                       |  |                         | ☑ Reconnaissan                                    |                               |
|                 |  |  |                                       |  |                         | Describe: A pproject                              |                               |
|                 |  |  |                                       |  | İ                       |   | ment, San Diego, Ca.          |
|                 |  |  |                                       |  |                         | Develobing in Dabaur                              | mont, our progo, ou.          |
|                 |  |  |                                       |  |                         |   |                               |

P11. Report Citiation (Provide full citation or enter "none."): None 🗵 Building, Structure, and Object Record ☐ Linear Resource Record ☐ Continuation Sheet Attachments: DNONE Map Sheet

Archaeological Record District Record Other (List): \_

☐ Milling Station Record

☐ Rock Art Record ☐ Artifact Record

2 Photograph Record

DPR 523A-Test (12/93)

|                          | of California – The Resources Agency  RTMENT OF PARKS AND RECREATION  Primary #   |
|--------------------------|---|
| BU                       | ILDING, STRUCTURE, AND OBJECT RECORD HRI#   |
| Page.                    | 2 of 2  |
| B1.<br>B2.<br>B3.<br>B4. | Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area  Historic Name: The Jacob Congregational Center  Common Name: The St. Johns Armenian Apostolic Church of San Diego  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:  |  | \$ 15 C |
|------|--|--|---------|
|      | TOffice of the San Diego Assessor Office of the San Diego Recorder |  | 21.5    |
|      | City of San Diego Directories                                      | S TOTAL CAMPUS TO THE CAMPUS T | 4       |
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| B15. | Evaluator: Ray Brandes, Ph.D.                                      | 18 HOTEL 215 CENTURE DE SON CENTUR DE SON CENTURE DE SON CENTURE DE SON CENTURE DE SON CENTURE D | HIM     |
|      | Date of Evaluation:1994  | GOLDEN EL EL EL GATE ON 2 SECTION OF THE SECTION OF | 2 5     |
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|      | (This space reserved for official comments.)                       |  | LV L    |
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|      |  | EVANBUREN FEL CAJON BLVD   | FELT    |
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DPR 523B-Test (12/93)



## F

P4. Resources present: A Building

| DEPARTMENT OF PARKS AND RECREAT PRIMARY RECORD   | HRI#                   |                             |
|--|------------------------|-----------------------------|
| Page_1 of_2_   | Other ListingsReviewer |                             |
| P2. Location: a. County San Diego b. Address 4545 Thirtieth Street City San Diego c. UTM: USGS Quad The Point Lore |                        | mE/3624115 mN appropriate): |

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.

☐ Site

☐ Object

☐ Structure

☐ District ☐ Element of District

|  | P6. Date Constructed/Age:  |
|--|--|
|  | P7. Owner and Address: Lawrence J. Fitzgerald Trustee. 4645 30th Street. San Diego, Ca 92116  P8. Recorded by (Name, attiliation, and address) |
|  | Dr. Ray Brandes  230 West Laurel Street, Suite 406  San Diego, Ca 92116  |
| 个们可能清醒。  | P9. Date Recorded: 1994  |
|  | P10. Type of Survey: Intensive   |
|  | ☑ Reconnaissance ☐ Other   |
|  | Describe: A Project Study for the Economic<br>Development Department, San Diego, Ca.   |
| P11. Report Citiation (Provide full citation or enter "none."):None                    |  |
| Attachments: INONE   Map Sheet   Continuation Sheet   Building, Structure, and Ot      | oject Record   |
| ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ | Artifact Record   Photograph Record  |
| Other (List):  |  |
| DDD 523A-Teet (12/03)  |  |

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION Primary # 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 Common Name: The Lawrence J. Fitgerald Residence B3. Address: 4645 30th Street County: San Diego Zip: 92116 City: San Diego B5. Zoning: CL2 B6. Threats: None noted B7. Architectural Style: California bungalow Alterations and Date(s): It does appear that the bungalow has had some upgrading and some alterations, especially around the front porch area. 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. Builder: Unknown B11. Architect: 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 \_Applicable Criteria: \_\_5S1 Period of Significance: 1920-1950 Property Type: single family residence (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.

4645 Thirtieth Street

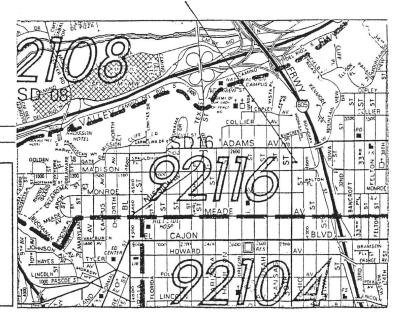
| B15. | Evaluator: Ray Brandes, Ph.D. |
|------|-------------------------------|

Date of Evaluation: 1994

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

B14. References:

(This space reserved for official comments.)





| Page 1 of 2 Other Listings Reviewer Date   D | DEPARTMENT OF PARKS AND RECREATION   | Primary #  |
|--|--|--|
| Trinomial   NRHP Status Code   SST   | PRIMARY RECORD   | HRI #  |
| Page 1 of 2 Other Listings Review Code Reviewer  | THE THE STATE OF T |  |
| Pri. Recourse Identifier: The North Park (San Diego) Redevelopment in Project Study Area Pri. Location: a. Country, San Diego  |  | NRHP Status Code 5S1   |
| P1. Resource Identifier. The North Part (San Dego) Redevelopment in Project Study Area P2. Location: a. County_San Disco   | Page 1 of 2 Other Listings   |  |
| P2. Location: a. CourtySan Disso   | Review Code Re   | viewerDate   |
| P2. Location: a. CourtySan_Disco   |  | A Desirat Chief. Area  |
| b. Address 4674-4680. Thirlish Street.  City San Dego: c. UTM: USGS Quad The La Jola Quad (7.5/15) Date 1953 ; Zone, 6 , 45720 mE/3624160_mN d. Other Locational Data (e.g. parcel it   legal description, directions to resource, additional UTMs, etc. when appropriate): The sor's Parcel Number is 446-024-26. The logal 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 "Staris Antiques" is just around the southwest corner of 30th and Adams Avenue with the entry on Thirlish Street. It is an Art. Deco structure, one story with windows medium between the roof and the patrixing level of the street. A high board fance encloses the building to the alley or appointantly 125 feet, in order to see the complete number of structure is a necessary to go in the alley and more from that direction in which a two-story structure and other Deco apartments may be seen. They are in fair condition but expectedly degree in explanation for their arrangement on the parent of and. "Stars" is not sime perhaps was the office, or poshaps this was a model. It fits a strong possibility for inclusion in an Adams Avenue historic district, however.  P4. Resources present: Q Building   Structure   Object   Site   District   Element of District   P7. Owner and Address: Pasquale F, and District   Both 1940 F. P7. Owner and Address: Pasquale F, and District   Both 1940 F. P8. Date Constructed/Age:   P7. Owner and Address: Pasquale F, and District   Both 1940 F. P9. Date Recorded: 1934   P9. Dat | P1. Resource Identifier: The North Park (San Diego) Redevelopment n  | Attach Location Man as required  |
| City_San Disgo c. UTM: USGS Quad_The La_Jolla Quad   | P2. Location: a. County San Diego and  | (Address and/or of the Cooldinates. Attach Location Map as required.)  |
| d. Other Locational Data (e.g., parce) if, legal description, directions to resource, additional Office, etc. when appropriate): The sor's Parcei 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 Antiquee" 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 perfung level of the street. A high board fance encicles the building to the alley or approximately 125 best. In order to see the comptler number of structures its 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 dely an explanation of their arrangement on the parcel of and. "Stant's at one time perhaps was the office, or perhaps this was a model. It fits a strong possibility for inclusion in an Adams Avenue historic district, however.  P4. Resources present: 0t Building □ Structure □ Object □ Site □ District □ Element of District  P6. Data Constructed/Age: □ Prehistoric □ Both 1949 F  P7. Owner and Address: P8. Becorded: 1924  P9. Date Recorded: 1924  P10. Type of Survey: □ Intensive □ Dissortible Africation or enter "none") None  P11. Report Citation (Provide full citation or enter "none") None  Attachments: □ N.N.E □ May Steet □ Continuation Sheet □ Building, Structure, and Object Record □ Linear Resource Record  |  |  |
| d. Other Locational Data (e.g., parcel \$, legal description, directions to resource, additional UTMs, etc. When appropriate):  The sor's Parcel Number is 446-024-25. 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 Thirlish 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 fance encircies the building to the alley of approximately 125 feet. In order to see the compiler number of structures is it necessary to the alley and move from that direction in which a two-clary structure and other Dece apastments may be seen. They are in fair condition but expectedly defy an explanation for their arrangement on the parcel of and." Stant's "direction that arrangement on the parcel of and." Stant's "direction in the parking to the alley and move possibility for inclusion in an Adams Avenue historic district, however.  P4. Resources present: 38 Building Structure Object Site District Element of District P6. Date Constructed/Age:    P7. Owner and Address:   Pasquale F, and District Blanding  | City San Diego   | 1953 : Zone 6 . 487220 mE/3624160_mN   |
| The business known as "Stan's Antiques" is just around the southwest corner of 30th and Adams Avenue with the entry on Thritieth Street. It is an Art Deco structure, one story with windows medium between the roof and the parking level of the street he publing 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 deely an explanation for their arrangement on the parts" 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: Ø Building   | d. Other Locational Data (e.g. parcel #, legal description, directions to<br>The sor's Parcel Number is 446-024-26. The legal description is Ur  | resource, additional UTMs, etc. when appropriate):   |
| The business known as "Stan's Antiques" is just around the southwest corner of 30th and Adams Avenue with the entry on Thritieth Street. It is an Art Deco structure, one story with windows medium between the roof and the parking level of the strone enclicies 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 deely an explanation for their arrangement on the parter of of and. "Stars" at one time perhaps was the office, or perhaps this was a motel. It firs a strong possibility for inclusion in an Adams Avenue historic district, however.  P4. Resources present: Ø Building  |  |  |
| The business known as "Stan's Antiques" is just around the southwest corner of 30th and Adams Avenue with the entry on Thritieth Street. It is an Art Deco structure, one story with windows medium between the roof and the parking level of the street he publing 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 deely an explanation for their arrangement on the parts" 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: Ø Building   | ps. Description (Description resource and its major elements. Include de   | esion, material, condition, alterations, size, setting, and boundaries.):  |
| P6. Date Constructed/Age:    Prehistoric   Prehistoric   Both  | the building to the alley or approximately 125 feet. In order to see the co<br>from that direction in which a two-story structure and other Deco aparti<br>explanation for their arrangement on the parcel of land. " Stan's " at one t  | omplete number of structures it is necessary to go to the alley and move ments may be seen. They are in fair condition but expectedly defy an time perhaps was the office, or perhaps this was a motel. It fits a strong   |
| P6. Date Constructed/Age:    Prehistoric   Medical   Both  |  |  |
| P6. Date Constructed/Age:    Prehistoric   Medical   Both  |  |  |
| P6. Date Constructed/Age:    Prehistoric   Medical   Both  |  |  |
| P6. Date Constructed/Age:    Prehistoric   Prehistoric   Both  |  |  |
| P6. Date Constructed/Age:    Prehistoric   Medical   Both  |  |  |
| Privistoric Historic Both    Privistoric Historic Both   Privistoric Historic Both   Privistoric Historic Both   Privistoric Historic Both   Privistoric Historic Both   Privistoric Historic Both   Privistoric Historic Both   Privistoric Historic Both   Privistoric Both   Privistoric Historic Both   Privistoric Both  | P4. Resources present: E Building  | Site District Delement of District   |
| 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 San Diego, Ca 92101  P9. Date Recorded: _1994  P10. Type of Survey:   Intensive   P10. Type of Survey:   Intensive     P10. Type of Survey:   Intensive     P10. Type of Survey:   Describe: A Project Study for the Economic     Development Department, San     Diego, Ca.     P11. Report Citiation (Provide full citation or enter "none."):None  Attachments:   NONE   Map Sheet   Diego Continuation Sheet   Building, Structure, and Object Record   Linear Resource Record  |  | P6. Date Constructed/Age:  |
| Pasquale F. and Dorothy Vetere. 4675 Adams Avenue San Diego. Ca 92115  P8. Recorded by (Name. alfiliation. and address) DDr. Ray Brandes. 230 West Laurel St. Suite 406 San Diego. Ca 92101  P9. Date Recorded: 1994  P10. Type of Survey:   Intensive   Recorded: 1994  P11. Report Citiation (Provide full citation or enter "none."): None  Attachments:   NONE   Map Sheet   Continuation Sheet   Building, Structure, and Object Record   Linear Resource Record  |  |  |
| Pasquale F. and Dorothy Vetere. 4675 Adams Avenue San Diego. Ca 92115  P8. Recorded by (Name. alfiliation. and address) DDr. Ray Brandes. 230 West Laurel St. Suite 406 San Diego. Ca 92101  P9. Date Recorded: 1994  P10. Type of Survey:   Intensive   Recorded: 1994  P11. Report Citiation (Provide full citation or enter "none."): None  Attachments:   NONE   Map Sheet   Continuation Sheet   Building, Structure, and Object Record   Linear Resource Record  |  |  |
| 4675 Adams Avenue San Diego, Ca 92115  P8. Recorded by (Name, affiliation, and address) hDr. Ray Brandas. 230 West Laurel St., Suite 406 San Diego, Ca 92101  P9. Date Recorded: _1994  P10. Type of Survey:   |  |  |
| P6. 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   |  |  |
| PS. Recorded:1994  P9. Date Recorded:1994  P10. Type of Survey: Intensive  |  | San Diego. Ca 92115  |
| San Diego, Ca 92101  P9. Date Recorded:1994  P10. Type of Survey: Intensive  | STANS AND THE PROPERTY OF THE  | hDr. Ray Brandes   |
| P9. Date Recorded:1994  P10. Type of Survey:   Intensive   |  |  |
| P10. Type of Survey:   Intensive   P10. Type of Sur | -4.5. Ball (3.5)   | San Diego, Ca 92101  |
| P11. Report Citiation (Provide full citation or enter "none."): None  Attachments:     NONE     Map Sheet     Continuation Sheet   | 460 30°51  | P9. Date Recorded: 1994  |
| P11. Report Citiation (Provide full citation or enter "none."): None  Attachments:     NONE     Map Sheet     Continuation Sheet   |  |  |
| Describe: A Project Study for the Economic Development Department, San Diego, Ca.  P11. Report Citiation (Provide full citation or enter "none."):None  Attachments: DNNE D Map Sheet D Continuation Sheet Building, Structure, and Object Record Linear Resource Record   |  |  |
| Development Department, San Diego, Ca.  P11. Report Citiation (Provide full citation or enter "none."): None  Attachments:     NONE     Map Sheet     Continuation Sheet     Building, Structure, and Object Record     Linear Resource Record   |  |  |
| P11. Report Citiation (Provide full citation or enter "none."): None  Attachments: DNDNE D Map Sheet D Continuation Sheet Building, Structure, and Object Record D Linear Resource Record  |  | Development Department, San  |
| Attachments: DNDNE D Map Sheet D Continuation Sheet Building, Structure, and Object Record D Linear Resource Record  |  | Diego, Ca.   |
| Auguments. Live Diversity of the Control of the Con | P11. Report Citiation (Provide full citation or enter "none."): None   |  |
| Auguments. Live Director Distriction Distriction   | Maria Maria Maria  | Diliting Charles and China Beauty and Ch |
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DPR 523A-Test (12/93)

Other (List): \_\_\_

|       | of California – The Resources Agency  RTMENT OF PARKS AND RECREATION  Primary #  |
|-------|--|
| BU    | ILDING, 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 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.   |
|       |  |
|       |  |
|       | Moved? No UYes Uunknown Date: N/A Original Location N/A  |
| B10.  | Related Features: The high board fence which surrounds the complex for privacy and for protection.   |
|       | The high board to lice which carroan as the complex to private |
|       |  |
|       |  |
| 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 five 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.   |
|       | TOWNS OF THE PROPERTY OF THE P |
|       | TOULER TOULER  |
| R15   | Evaluator: Ray Brandes, Ph.D.  |
| D 10. | Date of Evaluation: 1994   |
|       | GOLDEN EL E BOATE DA 2 STEPLED A 2 STEPLED |
|       | I I I I I I I I I I I I I I I I I I I  |
|       | (This space reserved for official comments.)   |
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## PRIN

| DEPARTMENT OF PARKS AND RECREAT  | ION   | Primary #          |   |  |  |  |
|--|---|--------------------|---|--|--|--|
| PRIMARY RECORD   | HRI#  |                    |   |  |  |  |
| THINATTI TIEGGTIE  |   |                    |   |  |  |  |
|  |   | NRHP Statu         | Code 5S1  |  |  |  |
| Page 1 of 2  | Other Listings                                  |                    |   |  |  |  |
|  | Review Code                                     | Reviewer           |   | Date   |  |  |
| P1. Resource Identifier: The North Park  P2. Location: a. County San Diego b. Address 2111 University A  City San Diego c. UTM: USGS Quad The Point Lome d. Other Locational Data (e.g. parcel #, i  The Assessor's Parcel number is 453 of lots 33 to 36. | Venue  Cruad (7.51/15 egal description, directi | and (Address and/o | r UTM Coordinates.  ne_6 , _486170  nal UTMs, etc. wher | Attach Location Map as required.)  mE/3623050 mN appropriate): |  |  |

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 D Object     | ☐ Site ☐ Distri  | ict D Eler   | ment of District               |                   |                     |
|--|------------------------|------------------------|--|--------------|--------------------------------|-------------------|---------------------|
|  |                        |                        | ×  |              | P6. Date Con                   | structed/Ag       | e:                  |
|  |                        |                        |  |              | DPrehisto<br>1922 E            | oric 🛭 Histor     | ic 🛮 Both           |
|  |                        |                        |  |              | 5 9                            |                   |                     |
|  |                        | e.e.e.e.e.e.e.eeeeeeee | Marian et .  |              | P7. Owner ar<br>OEH Trust 89-  |                   | in .                |
| Secretaria de la composición dela composición de la composición dela composición dela composición dela composición de la composición de la composición de la composición de la composición dela composición de la composición dela composición dela composición dela composición dela composición dela composición dela compos | · .                    |                        |  | Selection.   | 7050 Friars Ro                 | ad #C             |                     |
|  |                        |                        |  |              | San Diego.Ca                   | 92108             |                     |
|  |                        |                        |  |              | P8, Recorded<br>Dr. Ray Brands | by (Name, alfill  | iation, and address |
| MARY 20 COLUMN   |                        |                        |  |              | 230 West Laur                  | el St. Suite 4    | 06                  |
|  |                        | : :                    |  |              | San Diego, Ca                  | 92101             |                     |
| is solutions.  |                        |                        |  | <b>-</b>     | P9. Date Reco                  | orded: <u>189</u> | 4                   |
|  |                        |                        |  |              | P10. Type of S                 | Survey:           | ☐ Intensive         |
|  |                        | and the second second  |  |              | ☑ Reconna                      | aissance          | ☐ Other             |
| 1000 m m m   | Lington Company        |                        |  |              | Describe: A pr                 | roject study fo   | or the Economic     |
|  |                        |                        | White the state of |              |                                |                   | San Diego, Ca.      |
| P11. Report Citiation (Pr  | ovide full citation of | r enter "none."):None  |  |              |                                |                   |                     |
| Attachments: DNONE   | ☐ Map Sheet            | Continuation Sheet     | Building, Structur   | re, and Obje | ct Record                      | D Linear Res      | source Record       |
| Archaeological Record  | District Record        | Milling Station Record |  |              |                                | 2 Photo           | graph Record        |
| Other (List):  |                        |                        | 200 0 00000 0 0 0 0 0 0 0 0 0 0 0 0 0 0  |              |                                |                   |                     |
|  |                        |                        |  |              |                                |                   |                     |
| DPR 523A-Test (12/93)  |                        |                        |  |              |                                |                   |                     |

| State | of | Califor | nia · | _ | The | Re | iuose | ces | Agenc | y  |
|-------|----|---------|-------|---|-----|----|-------|-----|-------|----|
| DEPA  | R  | MENT    | OF    | P | ARK | S  | AND   | REC | REATI | ON |

|      | of California – The Resources Agency<br>ARTMENT OF PARKS AND RECREATION   |                                       |                         |
|------|---|---------------------------------------|-------------------------|
|      |   | Primary #                             |                         |
| BU   | ILDING, STRUCTURE, AND OBJECT RECORD  | HRI #                                 |                         |
| Page | 2 of 2  |                                       |                         |
| B1.  | Resource Identifier: The North Park (San Diego) Redevelopment Project Study Are   | a                                     |                         |
|      | Historic Name: The Esco amd 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 Dyes Dunknown Date: N/A Original Location N/A   |                                       |                         |
| B10. | Related Features:   | 9                                     |                         |
|      | N/A   |                                       |                         |
|      |   |                                       |                         |
|      |   |                                       |                         |
|      |   |                                       |                         |
| B11. | Architect: Unknown Builder: Unknown   |                                       |                         |
|      | Historic Attributes (List attributes and codes): HP2 Single family residence  |                                       |                         |
|      |   |                                       |                         |
| B13. | Significance: Theme:One of few mint Craftsman homes on former residential stre  | et Area: North Park, San Diego        | E 8                     |
|      | Period of Significance: 1920-1950 Property Type: Single family residence  |                                       |                         |
|      | (Discuss importance in terms of historical or architectural context as defined by theme, period, and  |                                       |                         |
|      | University Avenue was one of the first streets graded to begin the outward push to creat  | te suburbs east of downtown San I     | Diego. Along this lane  |
|      | soon came tract housing and suburbanites followed by the John D. Spreckels trolley line   | es. The area was intended as resident | dential, with probably  |
|      | very little forethought to business and retail stores. In time, however, with the exten   |                                       |                         |
|      | automobile, University Avenue became a main thoroughfare and eventually an obvious rubuildings replaced houses; then houses were obtained for offices; then houses were determined for offices. |                                       |                         |
|      | Such areas are unexplored areas of study for the evolution or transformation of residenti   |                                       |                         |
|      | surrounded by residential tracts. This land was first sold in 1873 to A. Pauly who by 19  | 921 had sold it to Esco Ives, the ev  | ventual builder of the  |
|      | house in 12922. It has had a succession of renters since that time and yet remained in  |                                       | would fit well into any |
|      | potential rehabilitation or historic district near the opening from the Georgia Street brid   | ge to the east.                       |                         |
|      |   |                                       |                         |
|      |   |                                       |                         |
|      | 2111 1  | University Avenue                     |                         |

| B14.  | References:                                  | p                       | 1                                       |                 |                 |                                |   |
|-------|--|-------------------------|---|-----------------|-----------------|--------------------------------|---|
| D 14. | Office of the San Diego County Recorder      | Contract of the second  | A FILL CAJON                            |                 |                 | BLVD                           | 33"°                                      |
|       | Office of the San Diego County Assessor      | JOHNSON WAY             | Acres Iron 12:00                        | 74.4 NOC 177 // | es no           | v i                            | BRAMSON PL. IS                            |
|       | City of San Diego Assessor                   | HAYES AV TYLER          |   | 1601            |                 | AV 55                          | DRANGE AV                                 |
|       |  | 18 1000 PASCOE ST       | LINC                                    | 11              |                 |                                | FS ANCOL                                  |
| B15.  | Evaluator: Ray Brandes, Ph.D.                | NO CLEVE DE MAN ANCES   |   | HEC CIR STORY   | ODE AV          | 11. 14. 32."                   | 5 1                                       |
|       | Date of Evaluation: 1994                     | ESSEX IN                | ST S W Id                               | WIGHTMAN ST     | ST A            |                                | TI KI                                     |
|       |  | AV Sa                   | A B A B A B A B A B A B A B A B A B A B | ST ANDIS        | CONN ST 5       | 51 77 50                       | 5   |
|       | (This space reserved for official comments.) | PENNSYLVANIA HERRENT    | VI S SI                                 | ARMOL TEG       | GRANAD<br>STH S | DWIGHT SE                      | BOUN<br>BOUN                              |
|       |  | BROOKES  TER  MYRTLE  A | AVERTICE MYRTLE                         | 1 < 2           | CAPPS OF        | ST ST                          | 33.00<br>33.00<br>15.00<br>15.00<br>14.00 |
|       |  | UPAS F ST               | MORIE                                   | ( ) E           | 2 St €          |                                | UHAS 2 51                                 |
|       |  | SON SCOUT OF JR HS      | TENNIS TENNIS                           | MUNICIPAL POOL  | 1 5 5.55        | SRIN:<br>315.1<br>RMAN<br>32ND | THORN /                                   |
|       |  | SAN DIEGO               | BICYCLE AND TRACK                       | RLEY            | SPRUCE E        | Sī !                           | 51 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5    |
|       |  | H LUST                  | 200                                     | 5               | W Par W         | OUINCE ST                      | S COA CR                                  |
| 1     |  | HAN                     | POUA                                    | / 1             |                 | our Ich                        | ALIEUSIANI &                              |



appear to have had any major rehabilitation.

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

Map Sheet

District Record

☐ Continuation Sheet

Milling Station Record

Attachments: DNONE

☐ Archaeological Record

DPR 523A-Test (12/93)

Other (List):\_

| DEPARTMENT OF PARKS AND RECREAT   | TON               | Primary #                   |   |
|---|-------------------|-----------------------------|---|
| PRIMARY RECORD  |                   |                             |   |
|   |                   | Trinomial                   |   |
| •   |                   | NRHP Status Code_           | -5S1  |
| Page 1 of 2   | Other Listings    |                             |   |
|   | Review Code       | Reviewer                    | Date  |
| P1. Resource identifier: The North Park P2. Location: a. County San Diego b. Address              | rsity Avenue      | _and (Address and/or UTM Co | pordinates. Attach Location Map as required.)                             |
| c. UTM: USGS Quad The Point Lom   | a Quad (7.5'/15') | Date 1953 ; Zone 6          | , 487050 mE/3623050 mN  |
| d. Other Locational Data (e.g. parcel #,<br>TheAr's Parcel Number is 453-071-36<br>39 through 42. |                   |                             | s, etc. when appropriate):<br>Lot 1126, 1127 and all 1349; Block 77, lots |
|   |                   |                             |   |
|   |                   |                             |   |

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 fiat 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

| P4. Resources present: M Building  | ement of District  |
|--|--|
|  | P6. Date Constructed/Age:  |
|  | ☐ Prehistoric ☑ Historic ☐ Both<br>1926 F                        |
|  |  |
|  | P7. Owner and Address: Paul and Vigor J and Karen Maidhoft       |
|  | 2053 Garnet Avenue   |
|  | San Diego, Ca 92109  |
|  |  |
|  | P8. Recorded by (Name, altiliation, and address) Dr. Ray Brandes |
| EXPRESS MARKET EXPRESS MARKET  | 230 West Laurel St., Suite 406                                   |
| THE RESERVE THE PARTY OF THE PA | 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.                           |
|  | Detelophent Department, San Disco, Oa.                           |

Building, Structure, and Object Record

☐ Rook Art Record ☐ Artifact Record

☐ Linear Resource Record

Photograph Record

|      | e of California – The Resources Agency   |
|------|--|
|      | ARTMENT OF PARKS AND RECREATION Primary #  |
| BU   | IILDING, 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 Theron McDaniel Building  |
| ВЗ.  | Common Name: _The Maidhoff Business Block  |
| B4.  | Address: 2525-2543 University Avenue   |
|      | City: 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   |
|      |  |
|      |  |
|      |  |
|      | 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 trtact 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. This property had been sold in 1870 from Chjarles 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, ann Oriental Market and more recently the "Express Market." |
|      | 2525-2543 University Avenue  |

2525-2543 University Avenue

| B14. | References:                                  | F. S. SMA THOURSE TO SKILL THE STATE OF THE  | MONROE    |
|------|--|--|-----------|
|      | Office of San Diego County Assessor          |  | 51.7      |
|      | Office of San Diego County Recorder          | O A AV   | 8         |
|      | City of San Diego Directories.               | S S S S S S S S S S S S S S S S S S S  | FELT      |
|      |  | JOHNSON HOWARD AV PL   | MSON      |
|      |  | 9 HAVES AV TYLER IN THE PROPERTY OF THE PROPER | NGE AV    |
| B15. | Evaluator: Ray Brandes, Ph.D.                | LINCOLN AY POL   | ACOM.     |
|      | Date of Evaluation:1994                      | LINCON TENTON  | COL       |
|      | bute of Evaldation.                          |  | 1         |
|      | (This appear received for official comments) | ESSEX 5 ST O S Q S WOGHTMAN ST T N WY S  | M         |
|      | (This space reserved for official comments.) | ONEIDA WAY SEE E SEE SEE SEE SEE SEE SEE SEE SEE   | 1         |
|      |  | Q C S S S S S S S S S S S S S S S S S S  | 1         |
|      |  |  | SUN BOUNT |
|      |  |  | NO 5 H    |
|      |  | MYRTLE 5 AV SU STORM AV SU STORM AV STO | ± 51      |
|      |  | OF EGUI AR HS MORES TO BE MUNICIPAL TO STORY THE STORY T | 12        |
|      |  | COURTS   | 5 5 5     |
|      |  | SAN DIEGO NO BICYCLE MORLEY PEDINOON OF ST FELING  | ාගම් ස    |
|      |  | S S S OUINCE S1  | F1 TON    |



| PRIMARY RECORD  | TION                 | Primary #  |                                   |  |  |  |  |
|---|----------------------|--|-----------------------------------|--|--|--|--|
| Page 1 of 2   | Other Lietings       |  |                                   |  |  |  |  |
|   | Review Code          | Reviewer   | Date                              |  |  |  |  |
|   |                      |  |                                   |  |  |  |  |
| 1. Resource Identifier: The North Park  | (San Diego) Redevelo | pment Project Study Area                               |                                   |  |  |  |  |
| 2. Location: a. County San Diego  |                      | and (Address and/or UTM Coordinates. /                 | Attach Location Map as required.) |  |  |  |  |
| b. Address 2532-2548 University A   | Avenue               |  |                                   |  |  |  |  |
| City San Diego  |                      |  |                                   |  |  |  |  |
| c. UTM: USGS Quad The Point Lon   | na Quad (7.5'/1      | 5") Date 1953 ; Zone 6 , 487040                        | mE/3623050_mN                     |  |  |  |  |
| <ul> <li>d. Other Locational Data (e.g. parcel #<br/>The legal description is Park Villas,</li> </ul> |                      | ations to resource, additional UTMs, etc. when<br>h 42 | appropriate):                     |  |  |  |  |
|   |                      |  |                                   |  |  |  |  |
|   |                      |  |                                   |  |  |  |  |

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 Hamilto nStreet is rectangular in shape, constructed for a retail store, with either apartments or professional offices on the secondf floor. On the first floor, main facade the store windows and doors are flish 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:     | M Building  | ☐ Structure   | D Object   | ☐ Site  | ☐ District  | □ Elem                               | ent of Di          | strict     |                 |                             |
|----------------------------|---|---|--|---------|---|--------------------------------------|--------------------|------------|-----------------|-----------------------------|
|                            |   |   |  |         |   | 1                                    | P6. Date           | Constru    | cted/Age        | e:                          |
|                            |   |   |  |         |   | 1                                    | □ Pr<br>1926 F     | ehistoric  | ☑ Historia      | c 🛘 Both                    |
|                            |   | 4.5   | ik mengelisasa   |         |   | 1 -                                  | 7. Owr<br>Indeterm | er and A   | ddress:         |                             |
|                            |   |   |  |         |   |                                      |                    |            |                 |                             |
|                            |   | 18.40<br>18.40<br>18.40   |  |         |   |                                      | Dr. Ray E          | randes     |                 | ation. and address)         |
|                            |   |   |  |         | 1   | STATE OF THE LOCATION AND ADDRESS OF |                    | Laurel St  |                 | e 406                       |
|                            | ALC: THE STATE OF |   | · .  | 2       |   | S .                                  | an Diego           | Ca 9210    | 01              |                             |
|                            |   |   | · · · · · · · · · · · · · · · · · · ·  |         |   |                                      | 9. Date            | Recorde    | d: <u>19</u> 94 | 4                           |
|                            | A CONTRACTOR  |   |  |         | A CONTRACTOR OF THE PERSON OF | p                                    | 10. Type           | of Surve   | ey:             | ☐ Intensive                 |
| -                          |   | PRODUCTION OF THE PROPERTY OF |  |         |   |                                      | -                  | connaissa  |                 | ☐ Other                     |
|                            |   | A11,51  |  | mar M.  |   |                                      | Describe           | : A Projec | a Study fo      | or the Economic             |
| 8<br>3                     | 1   |   |  |         |   | - 1                                  |                    |            |                 | San Di <del>o</del> go, Ca. |
| P11. Report Citiation (Pro | vide full citation  | or enter "none  | ."):None   |         |   |                                      |                    |            |                 |                             |
| Attachments: DNONE         | ☐ Map Sheet   | ☐ Continuat   | ion Sheet  | Buildin | g, Structure, ar  | nd Object                            | Record             | D Lie      | near Reso       | ource Record                |
| Archaeological Record      | District Recon  | d Milling   | Station Recon  |         | ock Art Record  |                                      |                    | d          | ☑ Photos        | graph Record                |
| Other (List):              |   |   | The second secon |         |   |                                      |                    |            |                 |                             |
| DPR 523A-Test (12/93)      |   | 2   |  |         |   |                                      |                    |            |                 |                             |

|            | e of California – The Resources Agency   |
|------------|--|
|            | VILDING, STRUCTURE, AND OBJECT RECORD HRI #  |
|            | _2_ of _2_   |
|            | Resource Identifier: The North Park (San Diego) Redevelopment Project Area Study   |
| B1.        | Historic Name: The Stant Grocery Store   |
| B2.<br>B3. | Common Name: Amando's Repair Shop  |
| В3.<br>В4. | Address: 2532-2548 University Avenue   |
| D4.        | City: San Diego Zip: 92014   |
| B5.        | Zoning: CL1 B6. Threats: None known  |
| B7.        | Architectural Style: Two story commercial  |
| B8.        | Alterations and Date(s):   |
| ъ.         | 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 a individual. Sarah C. Wells sold the property shortly to Theron McDaniel. On May 24, 1926, by book 77, page 54, Theroon McDaniel signed a  |
|            | notice of completion for the building under consideration. Over the years it has served as a grocery story, 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 original   |
|            | 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 comercial and retail stores grew. A corridor such as University Avenualong 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.   |
|            | 3  |
|            |  |
|            | 2532-2548 University Avenue  |
|            | ADJA WITH PTIZISTING ATEN LEEK   |
| D          |  |
| B14.       | References: Office of San Diego County Recorder  |
|            |  |
|            | Office of San Diego County Assessor  City of San Diego Directories   |
|            | RELICATION BUDGET STATE OF THE  |
|            | LIOHNSON SEE TO HARMSON  |
| D          | D HANES AND TYCER TO THE CONTER TO THE THE CONTER TO THE T |
| B15.       | Evaluator: Ray Brandes, Ph.D.  |
|            | Date of Evaluation: 1994   |
|            |  |
|            | (This space reserved for official comments.)   |





### State of California - The Resources Agency DEPARTMENT OF PARKS AND RECRE

## PRIMARY RECORD

P1. Resource Identifier: The North P P2. Location: a. County San Diego

72, west 40 feet of lots 39 to 42.

Page 1 of 2

Archaeological Record

DPR 523A-Test (12/93)

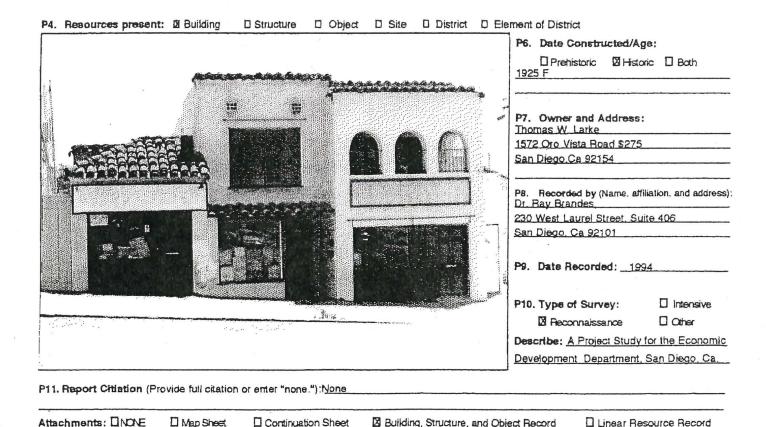
Other (List):\_

District Record

| ARTMENT OF PARKS AND RECRE  | ATION                           | Primary #  |                  |  |  |  |
|---|---------------------------------|--|------------------|--|--|--|
| <u>1</u> of 2   |                                 | Reviewer   |                  |  |  |  |
| Name of the state |                                 | ment Project Study Area _and (Address and/or UTM Coordinates   |                  |  |  |  |
|   | iversity Avemue                 |  |                  |  |  |  |
| d. Other Locational Data (e.g. parcel   | #, legal description, direction | Date 1953; Zone 11, 4870<br>ons to resource, additional UTMs, etc. who<br>otion is Portions of Pueblo Lots 1126, 112 | en appropriate): |  |  |  |

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 stanted toward the street. The middle structure with a recessed front store entry and large plate glass window has a second story with a numer of vertical windows, a series of block canales above and a red tile roof slanted upward. The section farthest west has a very fine front entry with plate glass windows for a store. Above there is an porch area which is seen through three arched opening, serving as an oopen porch. There the roof is more evenly slanted with the red tile roof, perhaps hipped slightly. Unfortunately in an area that needs rehabilitation.



Milling Station Record

☐ Rock Art Record ☐ Artifact Record

Photograph Record

|             | of California – The Resources Agency   |
|-------------|--|
|             | Primary #  |
| BU          | IILDING, STRUCTURE, AND OBJECT RECORD HRI #  |
| 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.         |  |
| B4.         | Address: 2573-2579 University Avenue   |
|             | City: San Diego Zip: 92104   |
| B5.         | Zoning: CL1 B6. Threats: None known  |
| B7.         |  |
| 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.  |
|             |  |
|             | Moved? ⊠No □Yes □Unknown Date: N/A Original Location N/A  Related Features: None   |
|             |  |
|             | · · · · · · · · · · · · · · · · · · ·  |
| <b>B</b> 11 | Architect: Unknown Builder: Unknown  |
|             | Historic Attributes (List attributes and codes): HP 6 one to three story commercial building   |
|             | ( Land Control of the |
| B13.        | Significance: Theme: Evolution of a commercial corridor to a commercial district Area: North Park, San Diego   |
|             | Period of Significance: 1920-1950 Property Type: commercial Applicable Criteria:   |
|             | (Discuss Importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  |
|             | The property was first sold in 1870 from Joseph Nash to Charles S. Hamilton and that included 48 lots in the parcel. Not until 1915 did the lots 39-42 come into the hands of individuals, and the property resolda number of times until it was purchased by George and Salliee Jessee who on May 1, 1925 by Deed Book 1112, page 190 took a trust deed on the West 40 feet of the property for \$8,000.00 which is suggested as the date the building was constructed. For whatever reson 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  |

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:1994

(This space reserved for official comments.)



| PRIMARY RECORD  | ION  | Primary #<br>HRI #<br>Trinomial                   |   |   |  |  |
|---|--|---|---|---|--|--|
|   |  | NHHP Status Code                                  | 551   |   |  |  |
| Page 1 of 2   | Other Listings   |   |   |   |  |  |
|   | Review Code  | _ Reviewer  | ***************************************                     | Date                                    |  |  |
| P1. Resource Identifier: The North Park ( P2. Location: a. County San Diego b. Address 2581-2585 Unive City San Diego c. UTM: USGS Quad The Point Loma d. Other Locational Data (e.g. parcel #, I The Assessor's Parcel Number is 453 | Sity Avenue  Quad (7.5'/15') egal description, direction | Date 1953; Zone 11 ns to resource, additional UTI | Coordinates. Attach Loc , 487060  Ms, etc. when appropriate | mE/ <u>3623060</u> _mN<br>e):           |  |  |
| Block 72, west 40 feet of East 85 feet  |  |   |   | · , - · · · · · · · · · · · · · · · · · |  |  |

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

The building is a wood on frame building, two-story retail, consisting of at least and perhaps four stores. This is a replica of a frontier prefab structure with vertical siding. The construction is somewhat puzzling since there are areas of the building which appear to be additions or changes, but are likely to to the use of lumber not of the correct length. Nonetheless, it is of fairly recent virtage has a flat roof, and perhaps an attic. The first floor has three entrys, 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:    | <b>Building</b>                           | ☐ Structure   | ☐ Object   | ☐ Site                         | ☐ District   | □ Ele          | ment of District  |
|------|-----------------------|---|---|--|--------------------------------|--|----------------|---|
|      |                       |   |   |  |                                |  |                | P6. Date Constructed/Age:                                       |
|      | denate                | TOGGE FOR FOR THE CONTRACTOR AND A STREET |   |  |                                |  |                | Prehistoric Al Historic D Both                                  |
|      | 10                    |   | entre elegan  |  |                                | Partition of the Partit |                |   |
|      |                       | 氲   |   |  |                                |  |                | P7. Owner and Address:<br>Robert T. Chapman                     |
|      |                       |   |   | 00000  | terni broand sipis             |  |                | 17371 Santa Isabel Street                                       |
|      |                       |   | 100   |  | Kiscine des artificie de       |  |                | Fountain Valley, California 92708                               |
|      |                       |   |   | -  | Liacane para esc.              |  |                | P8. Recorded by (Name, affiliation, and address Dr. Ray Brandes |
|      | <b>3</b> 00           |   |   |  |                                |  | <b>/**</b> **  | 230 West Laurel Street, Suite 406                               |
| ¥    |                       |   |   |  |                                |  |                | San Diego, Ca 92101   |
|      |                       |   |   |  |                                |  |                | P9. Date Recorded: 1994   |
|      |                       |   |   |  |                                | 98.4.  |                | P10. Type of Survey:  |
|      |                       |   | 649 F   | -  |                                | *  |                |   |
|      |                       |   |   |  |                                |  |                |   |
| 1    | - 74                  | *   |   | and the state of t | material (III)                 | Section and section of   | 1000 PM Dig 17 | Describe: A Project Study for the Economic                      |
|      |                       |   | والمراوية | Andrew Control of the | whompson promotely-, and fally | Drawa samo   |                | Development Department, San Diego, Ca.                          |
| P11. | Report Citiation (Pro | vide full citation                        | or enter "none  | ."): <u>None</u>   |                                |  |                |   |
| Atta | chments: UNOVE        | ☐ Map Sheet                               | ☐ Continua  | tion Sheet   | Building                       | g, Structure,  | and Obje       | ect Record  |
| ☐ At | chaeological Record   | District Reco                             | rd Milling  | Station Reco   | d DA                           | ook Art Reco   | rd DA          | rtifact Record 🛮 Photograph Record                              |
|      | ther (List):          |   |   |  |                                |  |                |   |
| DPR  | 523A-Test (12/93)     |   |   |  |                                |  |                |   |

| 1000 1000 1000 | of California – The Resources Agency RTMENT OF PARKS AND RECREATION  |
|----------------|--|
| BU             | ILDING, STRUCTURE, AND OBJECT RECORD HRI#  |
|                | 2 of 2   |
|                | Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area   |
| B1.            |  |
| B2.<br>B3.     | Historic Name: The Chapman Building  Common Name: The Chapman Nuilding   |
| B4.            | Address: 2581-2585 University Avenue   |
| 64,            | City: 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.   |
| Bo             | Moved?≅No □Yes □Unknown Date: N/A Original Location N/A  |
| -              | Related Features:  |
| D 10.          | 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 desireable 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 conveted 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.   |
|                |  |
|                |  |
|                | 2581-2585 University Arenue  |
|                | \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \  |
| B14.           | References:  |
|                | Office of San Diego County Assessor Office of San Diego County Recorder  |
|                | City of San Diego Directories  |
|                | EVALUATE NO FIGURE TO THE TOTAL THE  |
|                | ENTER HOVARD TYLER TYLER   |
| <b>n</b>       | LINCOLNES AND STATE OF THE POLICE OF THE POL |
| B15.           | Evaluator: Bay Brandes, Ph.D.  |
|                | Date of Evaluation: 1994   |
|                | (This space reserved for official comments.)   |
|                | THUS SUPERA DESCRIPTION OF CHICAL COMMODIS 1 1 F. M. TESSELL OF T. S. O. |



## P

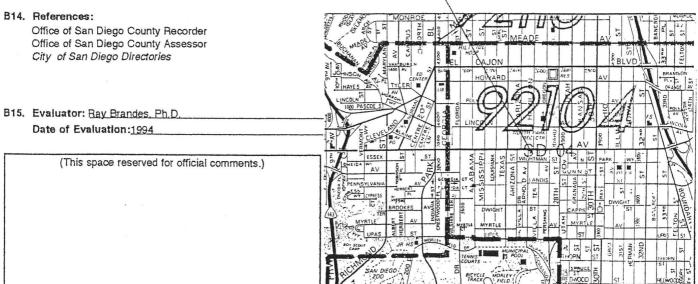
| DEPARTMENT OF PARKS AND RECREAT  | Primary # 000                               |  |                                       |                    |  |  |
|--|---|--|---------------------------------------|--------------------|--|--|
| PRIMARY RECORD   |   | HRI #  |                                       |                    |  |  |
| THIMPART TIEGOTIE  |   |  |                                       |                    |  |  |
|  |   | NRHP Status Code   | 5S1                                   |                    |  |  |
| Page 1 of 2  | Other Listings                              |  |                                       |                    |  |  |
|  | Review Code                                 | Reviewer   |                                       | Date               |  |  |
| P1. Resource Identifier: The North Park ( P2. Location: a. County San Diego b. Address 2587-2591 University Avenuation City San Diego c. UTM: USGS Quad The Point Lone d. Other Locational Data (e.g. parcel #, in The Assessor's Parcel Number is 453 | Quad (7.5'/15') egal description, direction | and (Address and/or UTM Control of Control o | , 487060<br>Ms, etc. when appropriate | mE/3623050 mN      |  |  |
| Block 72, east 45 feet of lots 39 and 4  |   |  | 1120, 1127 BING BING                  | 1045. FAIR VIIIAS, |  |  |

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 discernedfrom the street level.

| P4. Resources present     | t: 🛚 Building                       | ☐ Structure  | □ Object     | ☐ Site        | D District     | D Elei   | ment of Distri    | ict                |                      |
|---------------------------|-------------------------------------|--|--------------|---------------|----------------|----------|-------------------|--------------------|----------------------|
|                           |                                     | Discount   |              |               |                |          | P6. Date C        | Constructed/Ag     | ge:                  |
|                           | and the second second second second | padara and a second  |              |               |                |          | □ Prehi<br>1925 F | istoric A Historic | oric D Both          |
|                           | 1.46                                | 713/5  |              |               |                |          | 13251             |                    |                      |
|                           | angerina managan                    | The second of th |              |               |                |          |                   |                    |                      |
|                           |                                     |  |              |               |                | .        | - Indian          |                    |                      |
|                           |                                     |  | j aka        |               | 6              |          | Pa. Recorde       | ed by (Name, aff   | liation, and address |
|                           |                                     |  |              |               | -              |          | 230 West L        | aurel Street, St   | uite 406             |
|                           |                                     |  |              |               |                |          | San Diego, (      | Ca 92101           |                      |
|                           |                                     | STANDARD IN STANDARD   | C.           |               |                |          | P9. Date R        | ecorded: 19        | 94                   |
|                           |                                     |  |              |               |                |          | P10. Type o       | f Survey:          | ☐ Intensive          |
|                           |                                     |  |              |               |                |          | ☑ Reco            | nnaissance         | ☐ Other              |
|                           | Line 199 Miles                      |  |              |               |                |          | Describe: A       | Project Study      | for the Economic     |
|                           |                                     |  |              |               |                |          |                   |                    | San Diego, Ca.       |
| P11. Report Citiation (Pr | rovide full citation                | n or enter "none   | *):None      | A PARTICIPANT |                |          |                   |                    |                      |
| Attachments: DNONE        | ☐ Map Sheet                         | ☐ Continuati   | on Sheet     | ☑ Building    | , Structure, a | and Obje | d Record          | ☐ Linear Re        | source Record        |
| Archaeological Record     | ☐ District Reco                     | ord Milling 9  | Station Reco | rd DRo        | ck Art Record  | d 🗆 Ar   | tifact Record     | ☑ Phot             | ograph Record        |
| Other (List):             |                                     |  |              |               |                |          |                   |                    |                      |
| OPR 523A-Test (12/93)     |                                     |  |              |               |                |          |                   |                    |                      |

| State | of California – The Resources Agency   |
|-------|--|
|       | ARTMENT OF PARKS AND RECREATION Primary #  |
| BU    | ILDING, 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 Heller Building   |
| B3.   | Common Name: The Hoban Building  |
| B4.   | Address: 2587-2591 University Avenue   |
| 1500  | City: San Diego Zip: 92104   |
| B5.   | Zoning: CL2 B6. Threats: None known  |
| B7.   | Architectural Style: Spanish Colonial  |
| B8.   | Alterations and Date(s): None apparent   |
|       | Note apparett  |
|       |  |
|       |  |
| B9.   | Moved? No Dyes Dunknown Date: N/A Original Location N/A  |
| B10.  | Related Features:  |
|       | None   |
|       |  |
|       |  |
|       |  |
|       | Architect: Unknown Builder: Unknown  |
| B12.  | Historic Attributes (List attributes and codes): HP6 one to three story commercial   |
| D10   | Significance: Themes Evolution of a regidential gree to a commercial corridor.   |
| D13.  | Significance: Theme: Evolution of a residential area to a commercial corridor Area: North Park, San Diego  Period of Significance: 1920-1950 Property Type: Sommercial 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 Chripractor, 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.  |
|       |  |
|       | 2507 2501 Hainayaily Avenue  |
|       | 2587-2591 University Avenue  |
| R1/   | References: MONROE TO AND MONR |
| ₩ 14. | Office of San Diego County Recorder  |
|       | Office of San Diego County Assessor  |
|       | City of San Diego Directories  |
|       | BARMSON BOOK TOOL STORY TOO STORY TO ST |





| DEPARTMENT OF PARKS AND RECRE PRIMARY RECORD   | ,                           | Primary #   |                           |  |  |  |  |
|--|-----------------------------|---|---------------------------|--|--|--|--|
| Page 1 of 2  | Other Listings              | Reviewer  | Date                      |  |  |  |  |
| P1. Resource Identifier: The North Pa P2. Location: a. County San Diego b. Address 2717 University Avenue City San Diego |                             | and (Address and/or UTM Coordinates. Attach L   | ocation Map as required.) |  |  |  |  |
| c. UTM: USGS Quad The La Jolia<br>d. Other Locational Data (e.g. parcel  | , legal description, direct | 5') Date 1953; Zone 6, 487100<br>tions to resource, additional UTMs, etc. when appropr<br>is is Portions of Pueblo Lots 1126, 1127 and all of 134 | riate):                   |  |  |  |  |
| ma manufation (Description resources   | ad ita maiar alamanta Inc   | duda dacing material condition alterations size and   | ting and boundaries \:    |  |  |  |  |

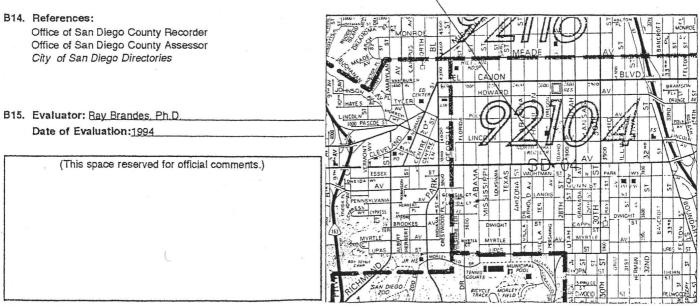
P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):

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 teep roof line with the long narrow cross affixed flush to the north side of the building.

| P4. Resources present:     | ■ Building          | 3 Structure    | ☐ Object  | ☐ Site   | ☐ District                              | □ Ele    | ment of    | District     |                 |                  |
|----------------------------|---------------------|----------------|---|--|---|----------|------------|--------------|-----------------|------------------|
| •                          | İ                   |                | dre i   |  |   |          | P6. D      | ate Constr   | ucted/Age       | :                |
|                            |                     |                | Section of the second section of the second |  | ë<br>ë                                  |          | 1960 E     | Prehistoric  | ⊠ Historic      | □ Both           |
|                            | 547 20              |                |   |  |   |          | -          |              |                 |                  |
| Acres 1                    |                     |                |   | Vig. AV  |   |          |            | wner and A   |                 | urch             |
| 1                          | F. Barrell          |                |   |  |   |          |            | niversity Av |                 |                  |
|                            |                     | ĕa.            | 3.4   |  |   | 1        | San Die    | ego, Ca 921  | 104             |                  |
|                            |                     |                |   |  |   | 9.       |            |              |                 |                  |
|                            |                     |                |   |  |   |          | Pt. Re     | corded by (  | Name, affilia   | lion. and addres |
|                            |                     | R 23           |   | Control of the Contro |   | 1748     | 230 We     | st Laure S   | treet Suite     | 406              |
| (mage the energy set       |                     |                |   |  | 1 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 |          | San Die    | 300, Ca 921  | 01              |                  |
| spiriture because the      |                     |                |   | Oil total  | mari biri (426<br>  Estatoria           |          | P9. De     | ite Record   | ed: <u>1994</u> |                  |
|                            |                     |                |   |  |   |          | P10. Ty    | rpe of Surv  | ey:             | ☐ Intensive      |
|                            | Planta applications |                |   |  |   |          | 128        | Reconnaiss:  | ance            | ☐ Other          |
|                            |                     |                |   |  |   |          | Descri     | e: A Study   | for the Ec      | onomic           |
|                            |                     |                |   |  |   |          |            |              |                 | n Diego, Ca.     |
| P11. Report Citiation (Pro |                     | r enter "none. | "):None   | orivicisis — in particul V   |   |          |            |              |                 |                  |
| Attachments: DNONE         | ☐ Map Sheet         | ☐ Continuati   | on Sheet  | ☑ Building   | , Structure, a                          | and Obje | ct Recor   | d DL         | inear Reso      | urce Record      |
| 2 Archaeological Record    | District Record     | ☐ Milling 9    | Station Recor   | d DRo  | ook Art Record                          | A D A    | tifect Rec | cord         | Photog          | raph Record      |
| Other (List):              |                     |                |   |  |   |          |            |              |                 |                  |
| DPR 523A-Test (12/93)      |                     |                |   |  |   |          |            |              |                 |                  |

| State | of California - The Resources Agency  |  |  |  |  |  |  |  |  |
|-------|---|--|--|--|--|--|--|--|--|
| DEP   | DEPARTMENT OF PARKS AND RECREATION Primary #  |  |  |  |  |  |  |  |  |
| BU    | ILDING, 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 Plymouth Church of San Diego   |  |  |  |  |  |  |  |  |
| B3.   | Common Name: The Plymouth Congregational Church   |  |  |  |  |  |  |  |  |
| B4.   | Address: 2717 University Avenue   |  |  |  |  |  |  |  |  |
|       | City: 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.  |  |  |  |  |  |  |  |  |
|       |   |  |  |  |  |  |  |  |  |
|       |   |  |  |  |  |  |  |  |  |
|       |   |  |  |  |  |  |  |  |  |
|       | Architect: Unknown Builder: Unknown   |  |  |  |  |  |  |  |  |
| B12.  | Historic Attributes (List attributes and codes): HP 16 Religious Building   |  |  |  |  |  |  |  |  |
|       |   |  |  |  |  |  |  |  |  |
| B13.  | Significance: Theme: A community resource within an corridor Iprimarily 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 organized a Congregational Church building society to oversee the Church which apparently deeded the property   |  |  |  |  |  |  |  |  |
|       | to the Southern California Congregational Conference by trust deed in Deed Book 1056 page 4545 dated May 16, 1924. On April 23, 1925,   |  |  |  |  |  |  |  |  |
|       | the Congregational Church Building Society deeded lots 15 to 18 to the Plymouth Congregational Church. This building is located along a very  |  |  |  |  |  |  |  |  |
|       | busy commercial corridor. When the first church building was built probably in 1923-1924 it was an area of largely 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 |  |  |  |  |  |  |  |  |

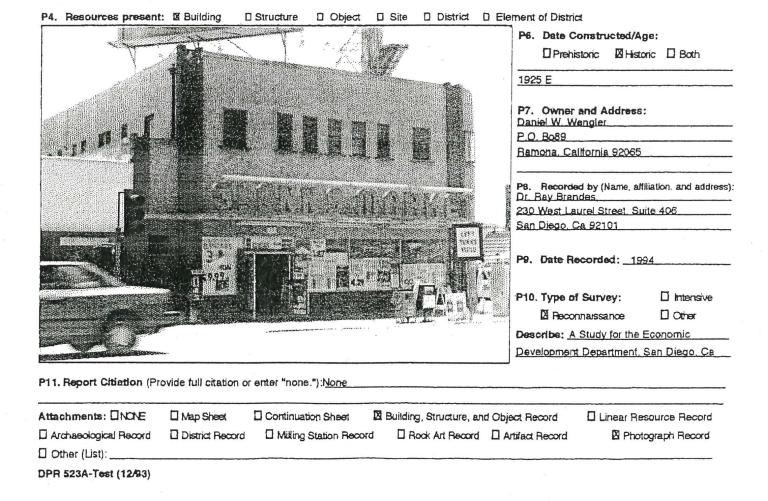
2717 University Avenue



resources for this part of the North Park area.

| PRIMARY RECORD   | HRI#                           | ode_ 5S1                      |             |                 |  |
|--|--------------------------------|-------------------------------|-------------|-----------------|--|
| age_1of_2_   |                                | Reviswer                      |             | Date 000        |  |
| Resource identifier: The North Pa     Location: a. County San Diego                    |                                |                               |             |                 |  |
| b. Address 2835-2837 University Av<br>City San Diego<br>c. UTM: USGS Quad The Point Lo | eune                           |                               |             |                 |  |
| d. Other Locational Data (e.g. parcel  | , legal description, direction | s to resource, additional UTM | s, etc. whe | n appropriate): |  |

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 roow 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.



State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD HRI # \_ Page 2 of 2 Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area Historic Name: Gaul and Cathcart Grocery B2. B3. Common Name: Glenns Market Address: 2835-2837 University Avenue County: San Diego City: San Diego Zip: 92014 B6. Threats: None known Zoning: CN1 Architectural Style: Thommercial two-story structure Alterations and Date(s): None noted Moved? No DYes DUnknown 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 commercial area. University was first a dirt road to the citrus groves around 30th and University. As the Craftsman tract bungalows were built the trolley lines were moved further out to North Park to accommodate the new suburbanites. In time, by the mid 1920s there was a commercial area encircled by the residential areas. In that manner, former rresidences 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 Arenue B14. References: Office of the San Diego County Recorder Office of the San Diego Assessor City of San Diego Directories B15. Evaluator: Bay Brandes, Ph.D. Date of Evaluation: 1994 (This space reserved for official comments.)



P4. Resources present: D Building

□ Structure

□ Object

| DEPARTMENT OF PARKS AND REC  | REATION        | Primary #                          |  |  |  |  |  |
|--|----------------|------------------------------------|--|--|--|--|--|
| PRIMARY RECORD   |                | HRI #                              |  |  |  |  |  |
|  |                |                                    |  |  |  |  |  |
|  |                |                                    | S1   |  |  |  |  |
| Page 1 of 2  | Other Lietings |                                    |  |  |  |  |  |
|  | Review Code    | Reviewer                           | Date                                       |  |  |  |  |
| P1. Resource Identifier: The North P2. Location: a. County San Diec  |                |                                    | ordinates. Attach Location Map as required |  |  |  |  |
| b. Address 2871-2875 University                                      | Avenue         |                                    |  |  |  |  |  |
| City San Diego   |                |                                    |  |  |  |  |  |
| c. UTM: USGS Quad The La Jo  | la Quad (7.51) | 5) Date 1953 ; Zone 6              | , 487150 mE/3623060 ml                     |  |  |  |  |
| d. Other Locational Data (e.g. pard<br>The Assessors Parcel Number i |                | zions to resource, additional UTMs |  |  |  |  |  |

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 Thintieth 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.

☐ Site

☐ District ☐ Element of District

| P8. Recorded by (Name, affiliation, and address Dr. Bay Brandas West Laurel Street. Suite 406 San Diego, Ca 92101  P9. Date Recorded:  |   |                       | NATER AND TO |                          | 1911 F<br>  | and Address:   | ric D Bath                  |
|--|---|-----------------------|--------------|--------------------------|---|--|-----------------------------|
| P10. Type of Survey:   Intensive Record   P10. Type of Survey:   Intensive Record   P11. Report Citiation (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   Photograph Record   Record   Photograph Photograph Photo | JP Sucy                                 |                       |              |                          | P8. Recorded Dr. Ray Brail West Laurel San Diego, C | ed by (Name, affili<br>ndes<br>Street, Suite 4<br>Ca 92101 | liation, and address)<br>06 |
| Attachments: DNONE District Record District Re | P11 Percet Citation /Pr                 | ande full citation of |              |                          | Describe: A   | nnaissance<br>Project for the                              | Other<br>Economic           |
| ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record   |   |                       |              | N Building Structure and | Ohiad Bamrd   | T Linear Res   | COURCE Record               |
| DPR 523A-Test (12/93)  | ☐ Archaeological Record ☐ Other (List): |                       |              |                          |   |  |                             |

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD HRI # . Page 2 of 2 Resource Identifier: The North Park (San Diego) Redevelopment Project Area Study B1. Historic Name: The Hartley Building Common Name: The Granada Building **B3** Address: 2871-2875 University Avenue City: San Diego County: San Diego Zip: 92104 B5. Zoning: CN1 B6. Threats: None Known Architectural Style: Commercial block B7. 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. Moved? No □Yes □Unknown Date: N/A Original Location N/A B10. Related Features: The major advertising sign on top of the building adadvertising horse racing at Hollywood Park. Builder: Unknown B11. Architect: 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. Inb 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.

2871-2875 University Arenue

| B14. | References:   | COLDEN & B BOARD ON S SPENICONING S ST. ST. ST. ST. ST. ST. S.   |
|------|---|--|
|      | Office of San Diego County Recorder                               | to 97 ste IMA'DISON EL VIVIII DISTRIBUTION EL VIVIII DE LA CONTRA  |
|      | Office of San Diego County Assessor City of San Diego Directories | TOWNER OF MONROE TO THE TOWNER OF THE TOWNER |
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| B15. | Evaluator: Ray Brandes, Ph.D.                                     | JOHNSON ED THE FOR THE PROPERTY OF THE PROPERT |
|      | Date of Evaluation:1994   | D HAYES AND TYCER WITH THE TOTAL OF THE TOTA |
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|      | (This space reserved for official comments.)                      | LINCON SE STANCONS   |
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an amount. Pi Duilding

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

☐ Map Sheet

☐ District Record

☐ Continuation Sheet

☐ Milling Station Record

## PRIM

| DEPARTMENT OF PARKS AND RECREATION      | N Primary #   | Primary #               |  |  |  |
|---|---|-------------------------|--|--|--|
| PRIMARY RECORD                          |   |                         |  |  |  |
| 111111111111111111111111111111111111111 |   |                         |  |  |  |
|   |   | S1                      |  |  |  |
| Page_1of_2Ot                            | ther Listings The San Diego Historical Site Board R   | Register.               |  |  |  |
| · Accessor                              | eview Code Reviewer   | Date                    |  |  |  |
| P2. Location: a. County San Diego       | and (Address and/or UTM Coo   |                         |  |  |  |
| Date of CAN                             | University Avenue, San Diego, California, 92104   |                         |  |  |  |
| c. UTM: USGS Quad La Jolla Quadrang     | le (7.5'/15') Date 1953 ; Zone 11   | , 487760 mE/ 3623250 mN |  |  |  |
|   | al description, directions to resource, additional UTMs<br>3-121-03-5. The legal description is West End Subdiv |                         |  |  |  |

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 marques 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 omate 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.

T Cita

| 4. Resources present. & building 11 Structure 11 Object 11 Site 11 District 11 Cell | Herit of District                                 |
|---|---|
|   | P6. Date Constructed/Age:                         |
|   | ☐ Prehistoric ☐ Historic ☐ Both<br>1928 F         |
|   |   |
|   |   |
|   | P7. Owner and Address:<br>The City of San Diego   |
|   | 202 "C" Street                                    |
|   | San Diego, California 92101                       |
|   |   |
| SATURES. NORTH POPUL  | P8. Recorded by (Name, attiliation, 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.            |
|   |   |

Building, Structure, and Object Record

☐ Rock Art Record ☐ Artifact Record

☐ Linear Resource Record

Photograph Record

DPR 523A-Test (12/93)

Other (List): \_\_

Attachments: DNONE

Archaeological Record

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION

| RI  | ILDING, STRUCTURE, AND OBJECT RECORD HRI #  |  |  |  |  |  |  |  |
|---|---|--|--|--|--|--|--|--|
|   | ,   |  |  |  |  |  |  |  |
| 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,   |  |  |  |  |  |  |  |
| D   | City: 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.  |  |  |  |  |  |  |  |
|   | 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   |  |  |  |  |  |  |  |
| lumbors Bernato de fronta Presi and si desig the K in 19 when Color trans | (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 28 George, Emil and Jesse L. Klicka bought four lots at the SW corner of University and 29th Street for \$120,000. As bankers, developers a termen, the Klickas were heavily committed to the development of San Diego. On June 23, 1928 Emil Klicka had signed a building contract word O. Larson to construct a theatre and bank building on the site at an investment of \$50,000. The Quayle brothers Charles and Edward contract sign the plan for a reinforced concrete structure to house a theatre and stores at the University Street level and professional offices above or ge 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 wordent would occupy the corner of the building. The plan called for a Spanish Renaissance facade styled building with horizontal decorative bar paced finials which would grace the roofline. The theatre was completed on December 14, 1928, the first San Diego theatre to be specificated and constructed for showing of sound, synchronized and talking pictures. The Klickas still owned the property in the 1930s. On June 15, 1930 lickas negotiated a 20 year lease with the West Coast Theatres, Inc. In 1952 the Balboa Building Company made changes and improvement? The Mann Theatre Corporation purchased the North Park Theatre for \$206,000. In 1976 the thetare became and remained as such in 1986 it opened for a short time as a legitimate theatre. Originally a residential area, by the 1930s, the area of California Craftsmen bungalows, Spanial and Deco residences had surrounded a small University Avenue and Thirtieth Street commercial area. By 1928 the business and streets contation had brought more and more residents and visitors to the center of North Park which was essentially without an entertainment center. The Park Theatre became that center of the district.   2891 - 2899 Liniversity   |  |  |  |  |  |  |  |
| 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.)    This space reserved for official comments.    This space reserved |  |  |  |  |  |  |  |



## P

Other (List):\_

DPR 523A-Test (12/93)

| DEPARTMENT OF PARKS AND RECREATION  |                           | Primary #                   |                     |                |  |  |  |
|---|---------------------------|-----------------------------|---------------------|----------------|--|--|--|
| PRIMARY RECORD  |                           |                             |                     |                |  |  |  |
|   |                           | Trinomial                   |                     |                |  |  |  |
|   |                           | NRHP Status Code            | 551                 |                |  |  |  |
| Page 1 of 2   | Other Listings Sar        | Diego Historical Site Board | Site #211A          |                |  |  |  |
|   | Review Code               | Reviewer                    |                     | Date           |  |  |  |
| P1. Resource Identifier: The North Park P2. Location: a. County San Diego b. Address 2901-2915 University Aven City San Diego c. UTM: USGS Quad The Point Long d. Other Locational Data (e.g. parcel #, | ue<br>aQuad (7.51/15) [   | oate 1953 ; Zone 6          | ,_487170            | mE/ 3623060 mN |  |  |  |
| The Assessor's Parcel Number is 45  | 3-122-01. The legal descr | iption 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.

| Element of District  |
|--|
| P6. Date Constructed/Age:  |
| ☐ Prehistoric ☐ Historic ☐ Both<br>1928 F  |
|  |
| P7. Owner and Address:   |
| Evelyn H. Ornstein, Tr.<br>c/o City Realty.  |
| 3980 Park Boulevard  |
| San Diego, Ca 92103  |
| P8. Recorded by (Name, attitiation, and address Dr Ray Brandes   |
| 230 West Laurel St. Suite 405  |
| San Diego, Ca 92101  |
| P9. Date Recorded: 1994  |
| P10. Type of Survey: Intensive   |
| ☑ Reconnalssance ☐ Other   |
| Describe: A Project Study for the Economic   |
| Development Department, San Diego, Ca.   |
| Development Department, San Diego, Ca.   |
|  |
| Object Record  |
| ☐ Artifact Record ☐ Photograph Record  |
| The state of the s |

| -     | State of California – The Resources Agency   |  |  |  |  |  |  |  |
|-------|--|--|--|--|--|--|--|--|
|       | DEPARTMENT OF PARKS AND RECREATION Primary #   |  |  |  |  |  |  |  |
| BL    | IILDING, 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 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 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   |  |  |  |  |  |  |  |
| -     | Related Features:  |  |  |  |  |  |  |  |
| D 10. | 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 Crosthwaithe 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 inon lots 10,11 and 12.  |  |  |  |  |  |  |  |
|       | The Bank signed a fnotice of completion by book 90l, 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.  |  |  |  |  |  |  |  |
|       |  |  |  |  |  |  |  |  |
|       | 2901-1915 University Avenue  |  |  |  |  |  |  |  |
|       |  |  |  |  |  |  |  |  |
| B14.  | References:  |  |  |  |  |  |  |  |
|       | Office dail brego county recorder  |  |  |  |  |  |  |  |
|       | City of San Diego Directories  |  |  |  |  |  |  |  |
|       | A S CAJON S CA |  |  |  |  |  |  |  |
|       | BRANSON  ED TO CENTER  EL TO THE CENTER  EL TO T |  |  |  |  |  |  |  |
| D     | DIMATES AT TYPER TIME  |  |  |  |  |  |  |  |
| B15.  | Evaluator: Ray Brandes, Ph.D.  |  |  |  |  |  |  |  |
|       | Date of Evaluation: 1994   |  |  |  |  |  |  |  |
|       | (This space reserved for official comments.)   |  |  |  |  |  |  |  |
|       | TESSEX IN STAN STAN STAN STAN STAN STAN STAN STA   |  |  |  |  |  |  |  |
| i     | [ No. 1  |  |  |  |  |  |  |  |



| DEPARTMENT OF PARKS AND RECRE   | Primary #      |                         |         |                                      |              |
|---|----------------|-------------------------|---------|--------------------------------------|--------------|
| PRIMARY RECORD  |                | HRI#                    |         |                                      |              |
| THUMPHER HEOOTIE  |                | Trinomial               |         |                                      |              |
|   |                | NRHP Status Code        |         |                                      |              |
| Page 1 of 2   | Other Listings |                         |         |                                      |              |
|   |                | Reviewer                |         |                                      | _Date        |
| P1. Resource identifier: The North Pa.<br>P2. Location: a. County San Diego |                |                         |         |                                      |              |
| b. Address 2906-2920 University Av  | enue           |                         |         |                                      |              |
| City San Diego  |                |                         |         | 177 17 - 18 - 18 - 18 - 18 - 18 - 18 |              |
| c. UTM: USGS Quad The Point Lo  | ma Quad (7.5'/ | 15') Date 1953 ; Zone 6 | , 48717 | 0 m                                  | E/3623060 mN |
| d. Other Locational Data (e.g. parcel<br>The Assessor's Parcel Number is 4  |                |                         |         |                                      |              |

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

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.

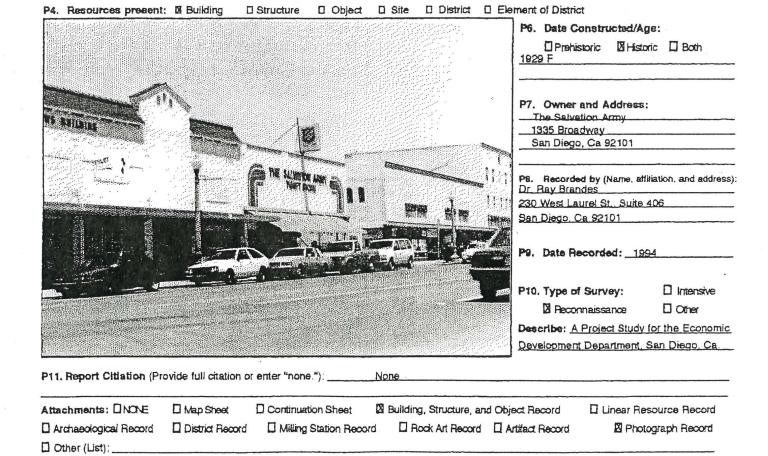
| P4. Resources present      | : 🛭 Building        | ☐ Structure ☐                         | Object  | □ Site   | D District      | D Ele            | ment c                 | of District  |                 |                    |
|----------------------------|---------------------|---------------------------------------|---|--|-----------------|------------------|------------------------|--|-----------------|--------------------|
|                            |                     |                                       |   |  |                 |                  | P6.                    | Date Constr  | ucted/Age:      |                    |
|                            |                     |                                       |   |  |                 |                  | 1921                   | Prehistoric<br>F   | ☑ Historic      | □ Both             |
| 7TLLOWS                    | <b>3</b>            |                                       |   | the class to   |                 |                  | Evely<br>c/o C<br>3980 | Owner and Am Ornstein, Tity Realty.  Deark Bouley Diego, Ca 92 | rard.           |                    |
|                            |                     |                                       |   |  |                 | ge dec           | DLB                    | Recorded by (<br>ay Brandes<br>West Laurel S                   |                 | tion, and address) |
| <b>il</b>                  |                     |                                       | e de la companya de la companya de la companya de la companya de la companya de la companya de la companya de |  | Volumen .       | , and the second | :                      | Diego, Ca 92   |                 |                    |
| Water framework for        |                     |                                       |   |  |                 |                  | P9.                    | Date Record  | ed: <u>1994</u> |                    |
|                            |                     | seagge page and an intercement of the |   | post process and the second se |                 |                  | P10.                   | Type of Surv   | /ey:            | ☐ Intensive        |
|                            |                     |                                       |   |  |                 |                  |                        | Reconnaiss   |                 | ☐ Other            |
| PARAMETERS (FIRE WITH      | a compression       |                                       |   |  |                 |                  | Desc                   | ribe: A Proje  | et Study for    | the Economic       |
|                            |                     |                                       |   |  | f full state of |                  | i i                    | rtment, San I  |                 | THE CONTINUE       |
| P11. Report Citiation (Pro | ovide full citation | or enter "none."):                    |   | <b>⊠</b> Buildin   | g, Structure,   | and Obj          |                        |  |                 | urce Record        |
| Archaeological Record      | District Record     | Milling Sta                           | tion Recor  | d DR   | look Art Reco   | rd 🛮 A           | rtilad F               | Record   | Photog          | raph Record        |
| Other (List):              |                     |                                       |   |  |                 | A-0.01 ES -      |                        |  |                 |                    |
| OPR 523A-Test (12/93)      |                     |                                       |   |  |                 |                  | 9                      |  |                 |                    |
| 11 4FOM-1001 (1500)        |                     |                                       |   |  |                 |                  |                        |  |                 |                    |

|      | State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION  |  |  |  |  |  |  |
|------|--|--|--|--|--|--|--|
| BU   | ILDING. STRUCTURE. AND OBJE  | ECT RECORD HRI #   |  |  |  |  |  |
|      | 2 of 2   | **   |  |  |  |  |  |
| B1.  | Resource Identifier: The orth Park (San Diego) Redevelopm  | ment Project Study Area  |  |  |  |  |  |
| B2.  | Historic Name: The Odd Fellows Halll   |  |  |  |  |  |  |
| B3.  | Common Name: The Odd Fellows Hall  |  |  |  |  |  |  |
| B4.  | Address: 2906-2920 University Avenue   |  |  |  |  |  |  |
|      |  | County: San Diego Zip: 92104 ~   |  |  |  |  |  |
| B5.  |  |  |  |  |  |  |  |
| B7.  |  |  |  |  |  |  |  |
| B8.  | Alterations and Date(s):   | *  |  |  |  |  |  |
|      | None which could be defined  |  |  |  |  |  |  |
|      |  |  |  |  |  |  |  |
|      | a v  |  |  |  |  |  |  |
|      |  |  |  |  |  |  |  |
| B9.  | Moved? MNo Dyes Dunknown Date: N/A Or  | riginal Location N/A   |  |  |  |  |  |
| B10. | Related Features:  |  |  |  |  |  |  |
|      | None   | *,   |  |  |  |  |  |
|      |  |  |  |  |  |  |  |
|      |  |  |  |  |  |  |  |
|      |  |  |  |  |  |  |  |
| B11. | Architect: Unknown E   | Builder: Unknown   |  |  |  |  |  |
| B12. |  | 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   |  |  |  |  |  |
|      |  | efined by theme, period, and geographic scope. Also address integrity.)  |  |  |  |  |  |
|      | trolley line, in the citrus groves where tract housing was being this area, provision was made for a central business district, y business are had begun to change in appearance with the end of City of San Diego has first sold the property to Philip Crosthwa 1912 orward but not until October 10, 1921 does a sizeable of \$11,000.00. On August 28, 1921, Mrs. Watson leased to Max businesses in the property Milam Cleaners, appliance stores, pt | najor business district in North Park. Early, however, it was simply an end of the constructed. As individuals wanted the suburban life and more traffic came to ret the area was without much social activity. By the late 1920s the North Park of many Craftsman homes, the introduction of Deco and moderne buildings. The nite in 1869, there does appear the construction of buildings on the property from mortgage occur from Sarah M. Wastson to the East San Diego State Bank for and Hyman Rabinowitz a lease from 9/1/1921 to 9/1/1970. Among the types of notographers, electrical appliance stores, barber shops, Bab's Bridals, hair styling stinc contributor to any rehabilitated or historic district in this core of North Park.   |  |  |  |  |  |
|      | e e  |  |  |  |  |  |  |
|      |  | 2908-  |  |  |  |  |  |
|      |  | 2908-<br>2920<br>Upiv. AVE.  |  |  |  |  |  |
|      |  |  |  |  |  |  |  |
| B14. | References:  | [S[C]  |  |  |  |  |  |
|      | Office of San Diego County Recorder  | PMONROE 12 1 CON STATE MONROE  |  |  |  |  |  |
|      | Office of San Diego County Assessor City of San Diego Directories  | S S S S S S S S S S S S S S S S S S S  |  |  |  |  |  |
|      | City of Sail Diego Directories   |  |  |  |  |  |  |
|      |  | ELVANBUREN F ELL CAJON   TOBON    |  |  |  |  |
|      |  | TYCER W  |  |  |  |  |  |
| B15. | Evaluator: Ray Brandes, Ph.D.  | TALER NO TO TO TO THE TOTAL TO  |  |  |  |  |  |
|      | Date of Evaluation: 1994   | LINCOLN HE HE HE HE HE HE HE HE HE HE HE HE HE   |  |  |  |  |  |
|      | 3  | NOTTH PARK DO O D D TO TO TO TO TO TO TO TO TO TO TO TO TO   |  |  |  |  |  |
|      | (This space reserved for official comments.)   |  |  |  |  |  |  |
|      |  | ST S S S S S S S S S S S S S S S S S S   |  |  |  |  |  |
|      |  | UL STOP STOP STOP STOP STOP STOP STOP STOP   |  |  |  |  |  |
|      | 6  | Hease A S S S S S S S S S S S S S S S S S S  |  |  |  |  |  |
|      |  | BROOKES AVER DWIGHT A GAPPS OF ST ST ST ST ST ST ST ST ST ST ST ST ST  |  |  |  |  |  |
|      | *  | SE AVERTA MYETTE DE LA LA KANA A RANGE ST  |  |  |  |  |  |
|      |  | UPAS 12 > 1   ST   1  |  |  |  |  |  |
|      |  |  |  |  |  |  |  |
|      |  |  |  |  |  |  |  |

DPR 523A-Test (12/93)

|     | MARY RECORD  | ATION          | Primary # |  |  |                            |  |  |
|-----|--|----------------|-----------|--|--|----------------------------|--|--|
| age | 1 of 2   | Other Listings |           |  |  | v v                        |  |  |
| -8  |  | Review Code    |           |  |  |                            |  |  |
|     | esource Identifier: The North Par  |                |           |  |  | Location Map as required.) |  |  |
| b.  | Address 2920 University Avenue<br>City San Diego   |                |           |  |  |                            |  |  |
|     | UTM: USGS Quad The Point Lo  |                |           |  |  |                            |  |  |
| d.  | Other Locational Data (e.g. parcel & The Assessor's Parcel Number is & 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 Aodd Fellow Sullding 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 strips painted along the facade which faces south.



| DEPA | of California – The Resources Agency ARTMENT OF PARKS AND RECREATION Primary #   |  |  |  |  |  |  |  |
|------|--|--|--|--|--|--|--|--|
| BU   | 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 IOOF Lodge #328   |  |  |  |  |  |  |  |
| B3.  | Common Name: The Salvation Army Thrift Store   |  |  |  |  |  |  |  |
| B4.  | Address: 2920-2922 University Avenue   |  |  |  |  |  |  |  |
| D4.  | City: San Diego Zip: 92014   |  |  |  |  |  |  |  |
| B5.  | Zoning: CN1 B6. Threats: None known  |  |  |  |  |  |  |  |
| B7.  | Architectural Style: Commercial block  |  |  |  |  |  |  |  |
| B8.  | Alterations and Date(s):   |  |  |  |  |  |  |  |
| Б0.  | None -   |  |  |  |  |  |  |  |
|      |  |  |  |  |  |  |  |  |
|      |  |  |  |  |  |  |  |  |
|      |  |  |  |  |  |  |  |  |
| B9.  | Moved?⊠No □Yes □Unknown Date: N/A/ Original Location N/A   |  |  |  |  |  |  |  |
|      | Related Features:  |  |  |  |  |  |  |  |
|      | None   |  |  |  |  |  |  |  |
|      |  |  |  |  |  |  |  |  |
|      |  |  |  |  |  |  |  |  |
|      |  |  |  |  |  |  |  |  |
| B11. | Architect: Unknown Builder: Calland and Eden   |  |  |  |  |  |  |  |
|      | 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 Sunsei  |  |  |  |  |  |  |  |
|      | 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  |  |  |  |  |  |  |  |
| 9    | been researched.   |  |  |  |  |  |  |  |
|      |  |  |  |  |  |  |  |  |
|      |  |  |  |  |  |  |  |  |
|      | 2920-2922 University Avenue  |  |  |  |  |  |  |  |
|      |  |  |  |  |  |  |  |  |
| B14. | References:  |  |  |  |  |  |  |  |
|      | Office of San Diego County Recorder  |  |  |  |  |  |  |  |
|      | Office of San Diego County Assessor  |  |  |  |  |  |  |  |
|      | City of San Diego Directories  |  |  |  |  |  |  |  |
|      | SIST SUMBURE STATE CAJON SBLVDAL A E   |  |  |  |  |  |  |  |
|      | BRANSON  ED CENTER  CENTER  CONTROL  CO |  |  |  |  |  |  |  |
| B15. | Evaluator: Ray Brandes, Ph.D.  |  |  |  |  |  |  |  |
|      | Date of Evaluation: 1994   |  |  |  |  |  |  |  |
|      | San Lincol   |  |  |  |  |  |  |  |



(This space reserved for official comments.)

| EPARTMENT OF PARKS AND REC       | CREATION                      | Primary #   |                                   |
|----------------------------------|-------------------------------|---|-----------------------------------|
| PRIMARY RECORD                   |                               |   |                                   |
| 111100111                        |                               |   |                                   |
|                                  |                               | NRHP Status Code 591  |                                   |
| age_1of_2_                       | Other Listings                |   |                                   |
| 15                               | Review Code                   | Reviewer  | Date                              |
|                                  |                               |   |                                   |
| 1. Resource Identifier: The Nort | h Park (San Diego) Redevelopr | ment Area Study   |                                   |
| 2. Location: a. County San Die   | go                            | _and (Address and/or UTM Coordinates.   | Attach Location Map as required.) |
| b. Address 2926-2948 Universit   | ty Avenue                     |   |                                   |
| City San Diego                   |                               |   |                                   |
| c. UTM: USGS Quad The Poin       | nt Loma Quad (7.5'/15')       | Date 1953 ; Zone 6 , 48717  | 70 mE/3623050 mN                  |
|                                  |                               | ns to resource, additional UTMs, etc. whe cription is University Heights D'Hemecour |                                   |
|                                  |                               |   |                                   |

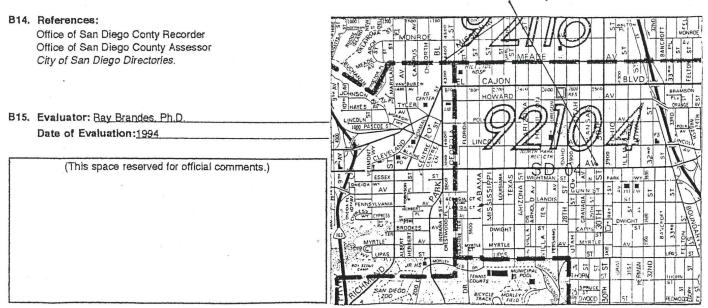
P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):

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                  | □ Ele    | ment c       | of District      |                 |                   |
|----------|-----------------------|-----------------------|-------------------|--------------|---------------|-----------------------------|----------|--------------|------------------|-----------------|-------------------|
|          |                       |                       |                   |              |               |                             |          | P6.          | Date Constr      | ucted/Age:      |                   |
|          |                       |                       |                   |              |               |                             |          | 1913         | Prehistoric<br>E | ☐ Historic      | □ Both            |
|          |                       |                       |                   |              |               |                             |          |              | Owner and A      | Address:        |                   |
| <b>建</b> |                       |                       |                   |              | Total Control |                             |          | 2323         | San Juan Ro      | ad              |                   |
|          |                       |                       |                   |              |               | Č                           | Arrange  | San          | Diego, Ca 92     | 103             |                   |
|          | MARIE INDIA           |                       |                   |              |               |                             | F.       | P8.<br>Dr. B | Recorded by (    | Name, affiliat  | lon, and address) |
|          | military settlet      |                       | Biothistopel      |              |               |                             | E        | 230 \        | West Laurel S    | t. Suite 406    | £                 |
|          | 2005                  |                       | Surancaping [III] | 2            | Ę             | Marie Printer Street        | s in     | San          | Diego, Ca 92     | 101             |                   |
|          |                       | -                     |                   |              |               | <b>u</b> —ist <sub>Ei</sub> |          | P9.          | Date Record      | ed: <u>1994</u> |                   |
|          |                       |                       | Longue a company  |              |               | hall days and a second      |          | P10          | Type of Surv     | ev.             | ☐ Intensive       |
|          |                       |                       |                   |              |               |                             |          |              | A Reconnaiss     | •               | D Other           |
|          |                       |                       |                   |              |               |                             |          |              |                  |                 |                   |
|          |                       |                       |                   |              |               | n en sol                    |          |              |                  | -               | the Economic      |
|          |                       | and the second        |                   |              |               |                             |          | Deve         | lopment Dep      | artment, Sai    | n Diego, Ca.      |
|          |                       |                       | ARTA AGAS         | 4            |               |                             |          |              |                  |                 |                   |
| P11      | Report Citiation (Pro | vide full citation of | r enter "none     | ."):None     |               | -                           |          |              |                  |                 |                   |
| Atta     | chments: DNONE        | ☐ Map Sheet           | ☐ Continuati      | on Sheet     | Buildin       | ng, Structure,              | and Obje | ect Rec      | cord DL          | inear Resou     | urce Record       |
| □ A      | chaeological Record   | District Record       | ☐ Milling         | Station Reco | rd 🛛 F        | Rook Art Recor              | d DA     | rtifact P    | Record           | ☑ Photogr       | aph Record        |
|          | ther (List):          |                       |                   |              |               |                             |          |              |                  |                 |                   |
|          | 523A-Test (12/93)     |                       |                   |              |               |                             |          |              |                  | 77,000          |                   |
| 011      | Grand Inde ( Imag)    |                       |                   |              |               |                             |          |              |                  |                 |                   |

|                | of California – The Resources Agency ARTMENT OF PARKS AND RECREATION  |
|----------------|---|
| BU             | ILDING, STRUCTURE, AND OBJECT RECORD HRI #  |
|                | 2 of 2  |
|                | Resource Identifier: The North Park (San Diego) Redevelopment Project Study Area  |
| <b>B1.</b> B2. | Historic Name: The HJ.C. Hartley Building Western Dental Building   |
| B3.            | Common Name: The Western Dental Building  |
| B4.            | Address: 2926-2948 University Avenue  |
|                | City: 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.  |
|                | in busining records might reveal such changes.  |
|                |   |
|                |   |
|                | Moved? No Dyes Dunknown Date: N/A Original Location N/A   |
| B10.           | Related Features: None noted  |
|                | TABLE FISHER  |
|                |   |
|                |   |
| B11.           | Architect: Unknown Builder: Unknown   |
|                | 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 granter 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 sigmed 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. |
|                | At this point, time did not permit a more detailed search for information.  |
|                |   |
|                |   |
|                |   |

2926-2948 University Avenue





DPR 523A-Test (12/93)

| PRIMARY RECORD |                    |  | HRI#_<br>Trinom        | Primary #    |       |              |                        |  |  |  |
|----------------|--------------------|--|------------------------|--------------|-------|--------------|------------------------|--|--|--|
| ag             | re_1of_2_          |  |                        |              |       |              |                        |  |  |  |
|                |                    | Review Code  | Reviewer_D             | r. Ray Bran  | ndes  |              | Date                   |  |  |  |
| -              |                    | The North Park (San Diego) B                                       |                        |              |       |              |                        |  |  |  |
| 2.             |                    | San Diego  |                        |              |       | Attach Local | tion Map as required.) |  |  |  |
|                |                    | 3018-3020 Univer   | sity Avenue, San Diego | ), Calfornia | 92104 |              |                        |  |  |  |
|                | City San Diego     |  |                        |              |       |              |                        |  |  |  |
|                | c. UTM: USGS Quad_ | La Jolla Quad (7   | .5'/15') Date 1953     | _ ; Zons     | ,     | 488995       | _ mE/000 3623250N      |  |  |  |
|                |                    | (e.g. parcel #, legal description, a Number is 446-413-07. The leg |                        |              |       |              |                        |  |  |  |

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 hollot tile between reinforced concrete posts and girders. The entrance originally was in the center of the building because it was constructed as the first theater in the North Park area. The central front took about one-third of the frontage and had a small shop on either side. There was no extending marquee, only the name "Ramona in lighted letters on the facade. The roof had a ziggurat outline. Three windows of increasing size were over each shop, lending symmetry to an otherwise boring facade. Three layered windows partially concealed by the sign, were in the center of the second-floor level. The 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 exists 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:   | x Building          | Structure  | D Object   | ☐ Site                      | D District      | D Eleme                   | ent of District               |                 |                        |
|--|--|---------------------|--|--|-----------------------------|-----------------|---------------------------|-------------------------------|-----------------|------------------------|
| 25   | The state of the s | ig fig              |  |  |                             |                 |                           | P6. Date Co                   | ne tructed/A    | ge:                    |
| 1  |  |                     |  |  |                             |                 |                           | ☐ Prehist<br>1922             | toric 🛭 Histo   | oric D Both            |
|  |  |                     | <u>a</u>   |  |                             | *               |                           |                               |                 |                        |
|  |  |                     |  |  |                             |                 |                           | P7. Owner a                   |                 |                        |
|  |  |                     | A CONTRACTOR OF THE CONTRACTOR |  | 9.5                         |                 |                           | 4603 Natalie                  | Drive           |                        |
|  |  |                     |  |  |                             |                 |                           | San Diego, C                  | a 92115         |                        |
|  |  | en e escelet        | HE HEAF  |  | 1                           |                 |                           |                               |                 |                        |
|  |  | agail altalas       | THE REAL PROPERTY.   |  |                             | L.A.            |                           | Pa. Recorded<br>Dr. Ray Brand | d by (Name, att | filiation, and address |
|  |  | trasse              | 2000   | <b>X</b> -a.   | SHOOT IN                    | 100             |                           | 230 West Lau                  |                 | uite 4306              |
| 用的   |  |                     |  |  | 14                          |                 | esteration:               | San Diego, C                  | alifornia 9210  | 21                     |
|  |  |                     |  |  |                             |                 |                           |                               |                 |                        |
| 144  |  |                     |  |  | 11                          |                 |                           | P9. Date Re                   | corded: 19      | 90                     |
| TANKE OF THE PARTY | A PROPERTY OF  |                     |  | Mary Marie   |                             |                 | Distriction of the second |                               |                 | gust                   |
|  |  |                     |  |  |                             |                 |                           | P10. Type of                  | 19              | 93<br>Dintensive       |
|  | Taran in the Carlo Carlo Carlo Carlo Carlo Carlo Carlo Carlo Carlo Carlo Carlo Carlo Carlo Carlo Carlo Carlo C   | FARMONIA CONTRACTOR | e Control State  | andres de la compansión de la compansión de la compansión de la compansión de la compansión de la compansión d |                             |                 |                           |                               | naissance       |                        |
|  | Statement and the statement of the state |                     | A CONTRACTOR   | er terretaile de   | delian.                     |                 | merge pare                |                               |                 | ☐ Other                |
|  |  | Property and the    |  |  | organisation (Sec.)<br>Sec. |                 |                           |                               |                 | for the Economic       |
|  |  |                     |  |  |                             |                 | and the                   | Development                   | Department.     | San Diego, Ca.         |
|  | . Report Citiation (Pro  |                     |  | - Univer   | sity of Sa                  | n Diego Dire    | ectory of Ti              | heaters in San                | Diezo 1019      | 1949 (1990)            |
| P11  | . Report Citiation (Pro  | ovide full citation | or enter "no   | ne."):   | Dity or oc                  | Dioge, Dire     | 00,017 01 11              | TOUTOTO HT CATT               | Diogo, 1313     | 1045 (1000)            |
| Atta   | chmente: DNONE   | ☐ Map Sheet         | Contin   | ustion Sheet   | Ø Bui                       | lding, Structur | re, and Obia              | ect Record                    | ☐ Linear Re     | source Record          |
|  | rchaeological Record   | District Reco       | 52657  | ng Station Rec   | -                           | Rock Art Rev    | 200                       |                               | 1000            | tograph Record         |
|  | other (List):  |                     |  |  |                             |                 |                           |                               |                 | g                      |
|  |  |                     |  |  |                             |                 |                           |                               |                 |                        |

| State                                | of California – The Resources Agency  |
|--------------------------------------|---|
| DEPA                                 | ARTMENT OF PARKS AND RECREATION Primary #   |
| BU                                   | ILDING, STRUCTURE, AND OBJECT RECORD HRI #  |
|                                      | 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 Zip: 92104  |
| B5.                                  | Zoning: CN B6. Threats: None known  |
| B7.                                  | Architectural Style: Theatre Eclectic   |
| retail s<br>A seca<br>a new<br>stage | Alterations and Date(s): The building functioned as a theater and two shops until 1957. An alley divided the north side of University Avenue PTPhirtieth 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 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 and 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 an est 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 and screen would be now houses the utilities for the two stores.  Moved? INO IYES SUnknown 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: TheaterArea: The   |
| ž.                                   | 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 buildingtoday were quite surprised to learn of its original use. |
|                                      |   |
|                                      |   |
|                                      |   |
|                                      | 3018-3020 University Avenue   |
| B14                                  | References:   |

| 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 |    | 1000 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1   |
|------|---|----|--|
|      | August 1994.  |    | EL CAJON BUNCH   |
|      |   |    | Simple AV TYCER # 100 Find 100 |
| B15. | Evaluator: Dr. Ray Brandes  | _  | LINCOLN AV AV AV AV  |
|      | Date of Evaluation: 1990, August 1994   | -  | TOO PASCOL ST  |
|      | (This space reserved for official comments.)  | 7  | Secretary Secret |
|      |   |    | ESSEX 5 ST Q S G S G S G S G S G S G S G S G S G S   |
|      |   | 1  | PENNSYLVANIA AV COMEGA CT Q UN S F OLIANDIS IS S IN SI   |
|      |   |    | 1  |
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|      |   | Ш  | CAT UPAS ZE ST LONG E ST D ST Z LONG ST ST   |
|      |   |    | TEMMS 17 POOL 110PN ST 3 7 2 1 110PN ST 10 |
|      |   | 11 | The second of th |



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

## PRIMARY RECORD

| DEPARTMENT OF PARKS AND R      | • ,                                    | Primary #                                  |               |  |  |  |
|--------------------------------|--|--|---------------|--|--|--|
| PRIMARY RECORD                 |  | Primary #                                  |               |  |  |  |
| THIMAITT TIEGOTTE              |  | Trinomial                                  |               |  |  |  |
|                                |  | NRHP Status Code_3S                        |               |  |  |  |
| Page 1 of 2                    | Other Listings                         |  |               |  |  |  |
|                                | Review Code                            | _ Reviewer                                 | Date          |  |  |  |
|                                | Diego                                  | and (Address and/or UTM Coordinates.       |               |  |  |  |
| b. Address 3043-3051 Univer    | sity Avenue                            |  |               |  |  |  |
| City San Diego                 |  |  |               |  |  |  |
| c. UTM: USGS Quad The P        | oint Loma Quad (7.51/15")              | Date 1953 ; Zone 6 , 487210                | mE/3623050 mN |  |  |  |
| d. Other Locational Data (e.g. | parcel #, legal description, direction | ns to resource, additional UTMs, etc. when | appropriate): |  |  |  |

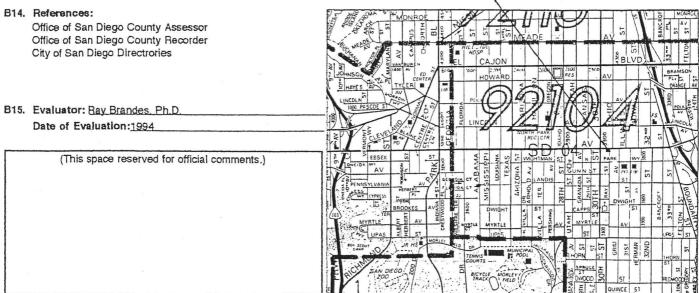
P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):

The sor's Parcel Number is453-151-01. The legal description is Hartley's North Park, Block 1, lots 1,2 and 3.

This is one of two superb buildings in the North Park Redevelopment Project Study area that would qualify for the U.S. National Register on the basis of the architecture, one of the known architects and the history. It is located on University Avenue as a sort of anchor for a future district. its massiveness attests to its longevity and purpose. The brick plastered structure fronts on University as a two story building with ashed tower in the center, and on the side street is three stories in heright. 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 comice 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   | t: 🛭 Building 🖸              | Structure D Obje                         | ct 🛮 Site | ☐ District (                           | O Element  |  |   |
|---|------------------------------|--|-----------|--|--|--|---|
| 9   |                              |  |           |  |  | Date Construct  Prehistoric  7 F; restored 194 | Historic D Both   |
| P11. Report Chietion (Pr  | Tovide full citation o       | r enter "none."):None                    |           |  | Ger<br>Oal<br>Sar<br>P8.<br>D1.<br>230<br>Sar<br>P9. | ks Valley Road<br>Marcos, Californi            | Groth, 1022 N. Twin  Is 92069  The, attilitation, and address  Suite 406  Intensive  Intensive  Intensive  Intensive  Intensive |
| Attachments: DNONE  D Archaeological Record  D Other (List):  DPR 523A-Test (12/93) | ☐ Map Sheet☐ District Record | ☐ Continuation Sheet☐ Milling Station Re |           | ng, Structure, and<br>clock Art Record |  |  | ar Resource Record<br>Photograph Record   |
|   |                              |  |           |  |  |  |   |

| State | of California – The Resources Agency  |  |                          |
|-------|---|--|--------------------------|
|       | ARTMENT OF PARKS AND RECREATION   | Primary #  |                          |
| BU    | ILDING, STRUCTURE, AND OBJECT RECOR   | D HRI #  |                          |
| Page  | 2 of 2  |  |                          |
| B1.   | Resource Identifier: The North Park (San Diego) Redevelopment Project Study A   | 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  |  |                          |
|       |   |  |                          |
|       |   |  |                          |
|       |   |  |                          |
|       | Architect: The restoration: Robert Halley Jr. Builder: Unknown  |  |                          |
| B12.  | Historic Attributes (List attributes and codes): HP 6 one to three story commercial   |  |                          |
| 1212  | Significance: Theme: A major commercial structureof National Register status  | Area: North Bork, Son Diogo  |                          |
| D13.  | Period of Significance: 1920-1950 Property Type: Commercial   |  |                          |
|       | (Discuss importance in terms of historical or architectural context as defined by theme, period, a  |  |                          |
|       | This magnificient building constructed as early as 1927 or 1929 was designed to hou   |  |                          |
|       | The second story as related by William James, property manager, was a ballroom of   |  |                          |
|       | War the USO utilized the entire lower level for their dances and parties. The second fle  | oor was converted to Bachelor Office   | rs Quarters for Naval    |
|       | Officers. Following the war, a variety of stores, Karls Shoe Store, Thirfty Drug Stor   | e, National Dollar Stores occupies t   | he 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 P | ark Business Association - Debort H  | allow in the architect   |
|       | of 1944, worked first with the major building contractors in the Los Angeles area of La   |  |                          |
|       | numbered 605. This is an outstanding building, particularly the exterior facade. The  | e interior has been altered consider   | ably to accommodate      |
|       | varities of retail and apartment needs, however, these appear to be restorable.   |  |                          |
|       |   |  |                          |
|       |   |  |                          |
|       | 3043-3  | 051 University Avenu   | e East                   |
|       | 2013  | The state of the s |                          |

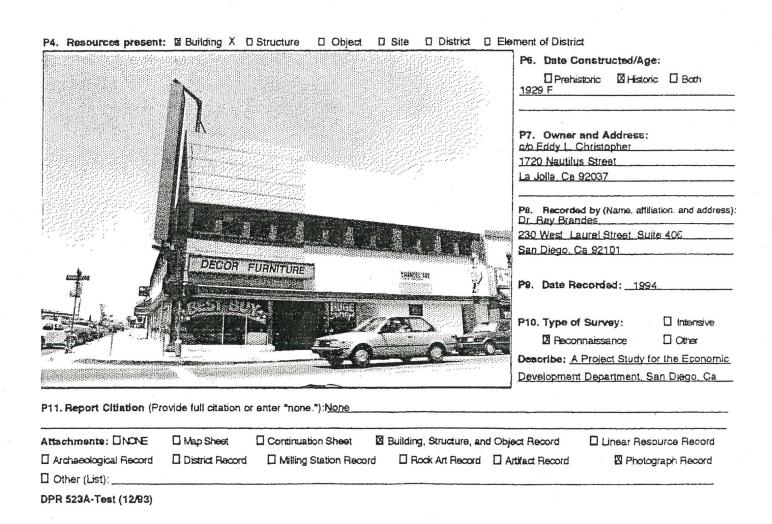




| PRIMARY RECORD  |   | Primary #   |                                       |                       |  |
|---|---|---|---------------------------------------|-----------------------|--|
| -   |   | _ Reviewer  |                                       |                       |  |
| P1. Resource Identifier: The North Park (9) P2. Location: a. County San Diego b. Address 3050-3056 University Avenual City San Diego c. UTM: USGS Quad The Point Loma d. Other Locational Data (e.g. parcel #, identifier for Parcel Number is 446-414-09. of lots 21 through 24. | e  Oued (7.57/15')  gal description, directio | and (Address and/or UTM C  Date 1953 ; Zone 6  ns to resource, additional UTM | coordinates. Attach Loca<br>, 4872108 | mE/ <u>3623050</u> mN |  |

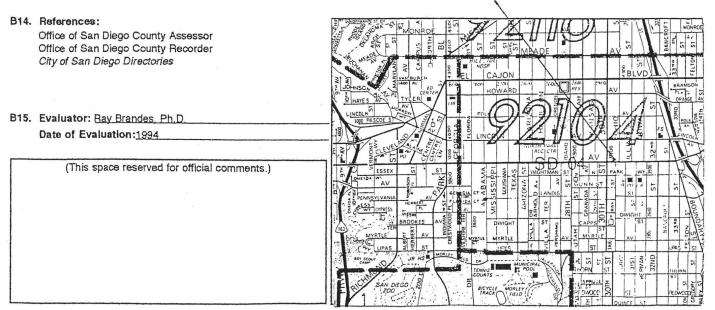
P3. Description (Description resource and its major elements. Include design, material, condition, alterations, size, setting, and boundaries.):

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 comer of University Avenue and Ohio Street. Its redeeming features are perhaps the neat lines, the large space and its location.



|      | s of California – The Resources Agency<br>ARTMENT OF PARKS AND RECREATION  |
|------|--|
|      | Primary #  |
| BU   | ILDING, 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 Urbany Building   |
| B3.  | Common Name; _The Decor Building   |
| B4.  | Address: 3050-3056 University Avenue   |
|      | City: 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  |
|      | Historic Attributes (List attributes and codes): HP 6 Commercial building.   |
|      | (Let Mille Scot). [1] & Sommitted Mille Scot Scot Scot Scot Scot Scot Scot Scot  |
| 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 5S1 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 styliztic viewpoint, it has apotential |
|      | as a contributor to a rehabilitated or historic district. Its location is central as well.   |
|      |  |

3050 -3056 University Avenue





## F

Attachments: UNONE

☐ Archaeological Record

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Other (List):

☐ Map Sheet

District Record

☐ Continuation Sheet

☐ Milling Station Record

| EPARTMENT OF PARKS AND RECREATION |                | Primary #                 |  |
|-----------------------------------|----------------|---------------------------|--|
| PRIMARY RECORD                    |                | HRI #                     |  |
| TIME TIEGOTE                      |                |                           |  |
|                                   |                |                           | 5S1  |
| age 1 of 2                        | Other Listings |                           |  |
| 100000                            |                | Reviewer                  |  |
|                                   | o<br>Avenue    | and (Address and/or UTM C | Coordinates. Attach Location Map as required.) |
|                                   |                | ,                         |  |

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 entrys and the large show case windows are marred only by a signage directly above. The exterior windows of all four sides of the structures appears as a series of squares. All windows are multiple-pane and are well below the flat roof line.j

| P6. Date Constructed/Age:    Prehistoric   Prehistoric   Both   | P4, F | lesources present:   | <b>☑</b> Building  | ☐ Structure      | □ Object | ☐ Site   | District      | □ Ele     | ement of District                                  |                    |
|---|-------|--|--|------------------|----------|--|---------------|-----------|--|--------------------|
| P7. Owner and Address: Kathryn Grand Costenzo and Teresa L D. Groth et al., 2727 Longhurst St. Orange, Ca 92567  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   Di Reconnaissance   Other Describe: A Project Study for the Econnomic Development Department, |       |  |  |                  |          |  |               |           | P6. Date Constructed                               | VAge:              |
| Kathryn Grand Costanzo and Teresa L.D. Groth et.al 2727 Longhursi St Orange. Ca 92667  P8. Recorded by (Name, afflication, 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   |       |  |  |                  | . ***    |  |               |           |  | fistoric D Both    |
| P8. Recorded by (Name, atthiation, and address Dr. Ray Brandes 230 West Laurel St., Suite 406 San Diego, Ca 92101  P9. Date Recorded:1994  P10. Type of Survey:   |       |  |  |                  |          |  |               |           | Kathryn Grand Costanzo<br>Groth et.al., 2727 Longt | o and Teresa L.D.  |
| San Diego, Ca 92101  P9. Date Recorded: _1994  P10. Type of Survey: ☐ Intensive  ☐ Reconnaissance ☐ Other  Describe: A Project Study for the Economic Development Department,   |       |  |  | HITCHARDAS S     |          |  | N I           | W. Carlo  | Dr. Ray Brandes                                    |                    |
| P10. Type of Survey: Intensive  Paconnaissance Other  Describe: A Project Study for the Economic Development Department,  |       | 1  | O ROMONIA CONTRACTOR   | and the state of |          |  | No.           | i deeges. |  |                    |
| Describe: A Project Study for the Economic Development Department,  |       | Cili<br>Dili   |  |                  |          | K.   |               |           | P9. Date Recorded:_                                | 1994               |
| Describe: A Project Study for the Eco-<br>nomic Development Department,   | 1     | Apple and the second   |  | iti 💉            |          |  | <b>.</b>      |           | P10. Type of Survey:                               | ☐ Intensive        |
| nomic Development Department,   |       | -1   | The contract is  |                  | Λ.       |  |               |           | A Reconnaissance                                   | ☐ Other            |
| nomic Development Department,   | Ē     |  | 5  | es assembly (    |          | A CONTRACTOR OF THE PARTY OF TH | September 200 |           | Describe: A Project St                             | udy for the Eco-   |
| San Diego, Ca.  |       |  | and the same of th | <del></del>      | . A.     |  |               |           | nomic Develo                                       | opment Department, |
|   |       | A STATE OF THE STA |  |                  |          |  |               |           | San Diego, C                                       | a.                 |

Building, Structure, and Object Record

☐ Rock Art Record ☐ Artifact Record

D Linear Resource Record

Photograph Record

| DEPA | of California – The Resources Agency RETMENT OF PARKS AND RECREATION Primary #   |  |  |  |  |  |
|------|--|--|--|--|--|--|
| BU   | ILDING, 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 Maynard Building  |  |  |  |  |  |
| B3.  | Common Name: The McMahon Desk Company  |  |  |  |  |  |
| B4.  | Address: 3067-3075 University Avenue   |  |  |  |  |  |
|      | City: San Diego Zip: 92014   |  |  |  |  |  |
| B5.  | Zoning: CN1 B6. Threats: None known  |  |  |  |  |  |
| B7.  | Architectural Style: Deco  |  |  |  |  |  |
| B8.  | Alterations and Date(s):   |  |  |  |  |  |
|      | None noted other than the signage  |  |  |  |  |  |
|      |  |  |  |  |  |  |
|      |  |  |  |  |  |  |
|      |  |  |  |  |  |  |
| B9.  | Moved? No Dyes Dunknown 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 Faiway Super Market and more recently McMahan Desk Company, one of the subsidiaries of McMahan Furniture Company. The building is in a prime location to spoort a rehabilitation of either a commercial or local historic district. |  |  |  |  |  |

3067 -3075 University Avenue

| B14.                                    | References: Office of San Diego County Recorder                   | MONROE S S S S S S S S S S S S S S S S S S S   | 21.7       |
|---|---|--|------------|
|   | Office of San Diego County Assessor City of San Diego Directories | VANSURE"   | FELTON     |
|   |   | DINSON TO THE TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL TOTAL TOTAL TO THE TOTAL TOTA |            |
| B15.                                    | Evaluator: Ray Brandes, Ph.D.                                     | LINCOLN DO POLITICA DE LINCO DE LA CONTRACTOR DE LINCOLN DE LINCOL | STATE COLL |
| *************************************** | Date of Evaluation: 1994  | PECICIA DI DEL CONTROLLE DE LA | 3          |
|   | (This space reserved for official comments.)                      | ESSEX IS ST ON A CONTROL OF THE WAR TO ST OF THE WAR TO S | 1          |
|   |   |  | BOUR       |
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|   |   | SAN DIEGO S BICYCLE MIDALEY FED ON ST FED WOOD S ST FELWOOD  | 100        |
|   |   | S S S OUINCE S1  | 04 64      |

DPR 523B-Test (12/93)