

PRIMARY RECORD

Survey #:  
DOE #:

Primary #: \_\_\_\_\_  
HRI #: \_\_\_\_\_  
Trinomial: \_\_\_\_\_  
NRHP Status Code: 5D3  
Other Listings: \_\_\_\_\_  
Review Code: \_\_\_\_\_ Reviewer: \_\_\_\_\_  
Date: -/-/ - \_\_\_\_\_

\*Resource Name or #: \_\_\_\_\_

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:      ☐ not for publication    ☒ unrestricted  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)  
b. USGS 7.5' Quad: \_\_\_\_\_ YEAR: \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address: 4646 Georgia ST \_\_\_\_\_ City: San Diego \_\_\_\_\_ State: CA \_\_\_\_\_ Zip Code: 92116  
d. UTM: (Give more than one for large and/or linear resources) Zone: \_\_\_\_\_ ; -117.145213 \_\_\_\_\_ mE/ 32.761811 \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

\*a. County San Diego

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
See Continuation Sheet

\*P3b. Resource Attributes: (List attributes and codes) HP02: Single Family Property

\*P4. Resources Present:      ☒ Building      ☐ Structure      ☐ Object      ☐ Site      ☐ District      ☒ Element of a District      ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
Looking west from Georgia Street

\*P6. Date Constructed/Age and Source:  
☒ Historic ☐ PreHistoric  
☐ Both      ☐ Neither  
Year Built: - Documented

\*P7. Owner and Address:  
Name: Abbott Karen E  
Address: 4646 Georgia Street  
San Diego ,CA 92116

\*P8. Recorded By:  
Kelley Stanco  
Senior Planner  
City of San Diego Planning Department  
1010 Second Avenue MS 413  
San Diego, CA 92101

\*P9. Date Recorded: 02/03/2017

\*P10. Survey Type: Survey - Intensive  
Survey Title:

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:

☐ NONE  
☒ Building, Structure, and Ojbeet Record  
☐ Milling Station Record  
Other: \_\_\_\_\_

☐ Location Map  
☐ Archaeological Record  
☐ Rock Art Record

☐ Sketch Map  
☐ District Record  
☐ Artifact Record  
☒ Continuation Sheet  
☐ Linear Feature Record  
☐ Photograph Record

P3a.Description (continued):

STYLE: Craftsman Bungalow		FOUNDATION: Other	
PLAN: Rectangular		PORCH: Recessed	
STORIES: 1		CHIMNEY MATERIALS: Brick - Plain	
ROOF FORM: Gable - Cross		GARAGE: Garage, Detached: 1 Car	
		A small 45 square foot addition constructed at an unknown date is present at the southwest corner of the building. Sanborn Maps indicate that this home was divided into two units sometime prior to 1950. It appears to be functioning as a single unit at this time, and no modifications resulting from this change in use over time are apparent.	
ROOF MATERIAL: Composition - Asphalt Shingle, Dimensional		ALTERATIONS:	
		University Heights, as Amended by G. A. d'Hemecourt in Book 8 of Lis Pendens, Page 36.	
ROOF PITCH: Moderate		ORIGINAL SUBDIVISION:	
EAVES: Projecting - Rafters Exposed		SUBDIVISION BLOCK: 24	
CLADDING: Wood - Lap Siding		INTEGRITY: High	
WINDOW TYPES: Double Hung		STATUS: Pending Designation	
WINDOW MATERIAL: Wood			
WINDOW DETAILING: Fixed windows with 10 lite uppers at the tripartite windows; large horizontally divided 4 lite window at porch.			
EXTRA DESCRIPTION: This Craftsman bungalow was constructed in 1910 and features a medium pitch side gable roof with dimensional asphalt shingles; overhanging eaves, exposed rafter tails and simple decorative brackets; wood lap siding over wood frame construction; a brick chimney set at the interior and visible at the roofline; and a pier and post foundation with concrete stem wall. The front porch is centered on the eastern, Georgia Street facade under a projecting front gable roof supported by square wood posts on a low wood lap wall. The entry door is set perpendicularly to the street. Fenestration consists of two wood frame and sash tri-partite windows featuring a fixed center pane with 12 lite upper flanked by 1:1 double hung windows; as well as 1:1 double hung windows throughout most of the house. A large, horizontally divided 4 lite window is present at the front porch. A small 45 square foot addition constructed at an unknown date is present at the southwest corner of the building. A detached one-car garage is present at the south end of the property. Sanborn Maps indicate that this home was divided into two units sometime prior to 1950. It appears to be functioning as a single unit at this time, and no modifications resulting from this change in use over time are apparent.			
DISTRICT: Spalding Place Historic District			

\*Resource Name or #:

\*Recorded by: Kelley Stanco

\*Date: 02/03/2017



Description: Looking northwest  
Photo Date: 02/03/2017



Description: Looking west at the entry porch  
Photo Date: 02/03/2017



Description: Looking southwest  
Photo Date: 02/03/2017

\*NRHP Status Code:5D3

\*Resource Name or #:

Survey Title:

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family residence

B4. Present Use: Single Family Residence

\*B5a. Primary Architectural Style: Craftsman Bungalow

B5b. Secondary Architectural Style:

\*B6. Construction History:

Date Built: 1910

The building was constructed in 1910 per the City Lot and Block Books. Modifications include a small 45 square foot addition constructed at an unknown date at the southwest corner of the building. Sanborn Maps indicate that this home was divided into two units sometime prior to 1950; however, it appears to be functioning as a single unit at this time, and no modifications resulting from this...*Continued below...*

\*B7. Moved?:

☐ Yes ☒ No ☐ Unknown

Date:

Original Location: In Situ

\*B8. Related Features:

A detached one-car garage is located at the south end of the lot.

\*B9a. Architect: Unknown

b.Builder: Unknown

\*B10. Significance: Theme: other

Area: City

Period of Significance: 1910

Property Type: Single Family Residence

Applicable Criteria: National Register Criteria:

California Register:

Local Register: F

Context:

Other:

1045 The Spalding Place Historic District is significant under HRB Criterion A as a resource that exemplifies and reflects special elements of University Heights' historical and architectural development. The period of significance identified for the district begins with the subdivision of lots and construction of the first bungalows on Spalding Place in 1909 and ends in 1912, the year that the last of the properties on Spalding Place was occupied, marking the end of F.C. Spalding's involvement in the construction and development of the district. The property located at 4646 Georgia Street was constructed in 1910 by F.C. Spalding in the Craftsman Bungalow style. The building reflects the historical significance of the Spalding Place Historic District under both aspects of HRB Criterion A,... *Continued below...*

B11. Additional Resource Attributes: HP02

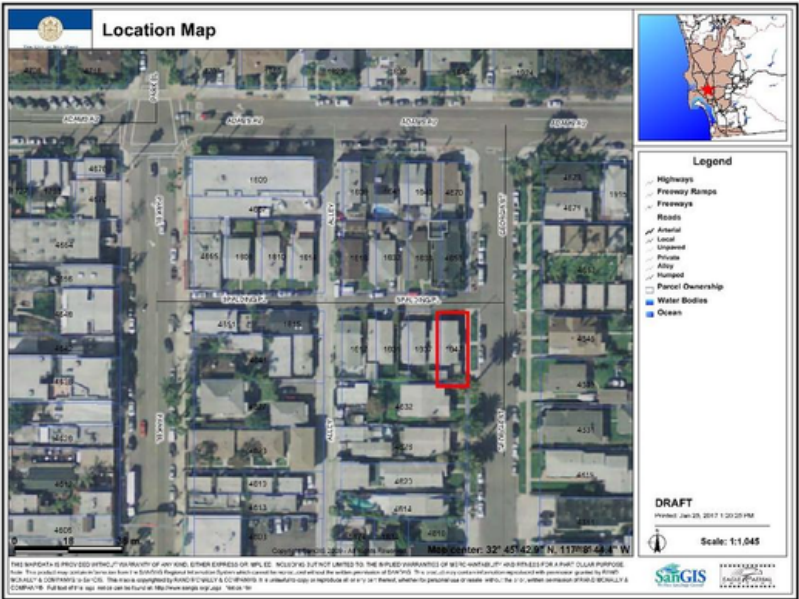
\*B12. References:

Spalding Place Historic District  
Nomination

B13. Remarks:

\*B14. Evaluator: Kelley Stanco

Date of Evaluation: 02/03/2017





**B6.Construction History (continued):**  
change in use over time are apparent.

**B10.Significance (continued):**  
and retains integrity to the District’s period of significance.

Therefore, it is recommended that the property be classified as a contributing resource and given a status code of 5D1 upon designation of the Spalding Place Historic District.

PRIMARY RECORD

Survey #:  
DOE #:

Primary #: \_\_\_\_\_  
HRI #: \_\_\_\_\_  
Trinomial: \_\_\_\_\_  
NRHP Status Code: 6Z  
Other Listings: \_\_\_\_\_  
Review Code: \_\_\_\_\_ Reviewer: \_\_\_\_\_  
Date: -/-/- \_\_\_\_\_

\*Resource Name or #: \_\_\_\_\_

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:      ☐ not for publication    ☒ unrestricted  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)  
b. USGS 7.5' Quad: \_\_\_\_\_ YEAR: \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address: 4656 Georgia ST \_\_\_\_\_ City: San Diego \_\_\_\_\_ State: CA \_\_\_\_\_ Zip Code: 92116  
d. UTM: (Give more than one for large and/or linear resources) Zone: \_\_\_\_\_ ; -117.145212 \_\_\_\_\_ mE/ 32.762088 \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

\*a. County San Diego

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
See Continuation Sheet

\*P3b. Resource Attributes: (List attributes and codes) HP02: Single Family Property

\*P4. Resources Present:      ☒ Building      ☐ Structure      ☐ Object      ☐ Site      ☐ District      ☒ Element of a District      ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
Looking northwest from Georgia Street

\*P6. Date Constructed/Age and Source:  
☒ Historic ☐ PreHistoric  
☐ Both      ☐ Neither  
Year Built: - Documented

\*P7. Owner and Address:  
Name: Becker Jonathan E & Troug Tere E  
Address: 10805 Melva Road  
La Mesa, CA 91941

\*P8. Recorded By:  
Kelley Stanco  
Senior Planner  
City of San Diego Planning Department  
1010 Second Avenue MS 413  
San Diego, CA 92101

\*P9. Date Recorded: 02/03/2017

\*P10. Survey Type: Survey - Intensive  
Survey Title:

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:

☐ NONE      ☐ Location Map      ☐ Sketch Map      ☒ Continuation Sheet  
☒ Building, Structure, and Object Record      ☐ Archaeological Record      ☐ District Record      ☐ Linear Feature Record  
☐ Milling Station Record      ☐ Rock Art Record      ☐ Artifact Record      ☐ Photograph Record  
Other: \_\_\_\_\_

P3a.Description (continued):

STYLE: Craftsman Bungalow		FOUNDATION:	
PLAN: Rectangular		PORCH: Enclosed	
STORIES: 1		CHIMNEY MATERIALS: Stucco	
ROOF FORM: Gable - Cross		GARAGE: Garage, Attached: 1 Car	
		ALTERATIONS: Modifications to the house are extensive. The boxed eaves, stucco walls, cobble and fenestration appearance and placement is not consistent with the other homes constructed by Spalding. Review of the Residential Building Record confirms that the house, which is now clad in smooth stucco, was originally clad in wood siding. The Building Record also confirms complete enclosure of the front porch, complete enclosure of a side porch toward the front facade; and construction of a two-story addition consisting of habitable space above a garage. A 5 foot garden wall has also been constructed along the Spalding Place elevation.	
ROOF Composition - Asphalt Shingle, MATERIAL: Dimensional		ORIGINAL SUBDIVISION: University Heights, as Amended by G. A. d'Hemecourt in Book 8 of Lis Pendens, Page 36.	
ROOF PITCH: Moderate		SUBDIVISION BLOCK: 24	
EAVES: Other		INTEGRITY: Low	
CLADDING: Stucco - Smoothe		STATUS: Pending Designation	
WINDOW TYPES: Casement			
WINDOW MATERIAL: Wood			
WINDOW DETAILING:			
EXTRA DESCRIPTION: This Craftsman bungalow was constructed in 1910 and features a medium pitch side gable roof with dimensional asphalt shingles and overhanging boxed eaves; smooth stucco siding over wood frame construction; and a pier and post foundation with concrete stem wall. The entry is centered on the Georgia Street facade within an enclosed porch under a front-facing gable roof. The enclosure is clad in non-historic cobble rock. Fenestration is new and appears to be wood. It is not clear if the windows are in their original locations and openings. Modifications to the house are extensive. The boxed eaves, stucco walls, cobble and fenestration appearance and placement is not consistent with the other homes constructed by Spalding. Review of the Residential Building Record confirms that the house, which is now clad in smooth stucco, was originally clad in wood siding. The Building Record also confirms complete enclosure of the front porch, complete enclosure of a side porch toward the front facade; and construction of a two-story addition consisting of habitable space above a garage. A 5 foot garden wall has also been constructed along the Spalding Place elevation.			
DISTRICT: Spalding Place Historic District			

\*Resource Name or #:

\*Recorded by: Kelley Stanco

\*Date: 02/03/2017



Description: Wideshot looking northwest from Georgia Street  
Photo Date: 02/03/2017



Description: Looking northeast from Spalding Place  
Photo Date: 02/03/2017



Description: Looking southwest from Georgia Street  
Photo Date: 02/03/2017



\*NRHP Status Code:6Z

\*Resource Name or #:

Survey Title:

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family residence

B4. Present Use: Single Family Residence

\*B5a. Primary Architectural Style: Craftsman Bungalow

B5b. Secondary Architectural Style:

\*B6. Construction History:

Date Built: 1910

The building was constructed in 1910 per the City Lot and Block Books. The building has been extensively modified since its original construction. The boxed eaves, stucco walls, cobble and fenestration appearance and placement is not consistent with the other homes constructed by Spalding. Review of the Residential Building Record confirms that the house, which is now clad in smooth stucco, was... *Continued below...*

\*B7. Moved?:

☐ Yes ☒ No ☐ Unknown

Date:

Original Location: In Situ

\*B8. Related Features:

\*B9a. Architect: Unknown

b.Builder: Unknown

\*B10. Significance:

Theme: other

Area:

Period of Significance: 1910

Property Type: Single Family Residence

Applicable Criteria: National Register Criteria:

California Register:

Local Register:

Context:

Other:

1477 The Spalding Place Historic District is significant under HRB Criterion A as a resource that exemplifies and reflects special elements of University Heights’ historical and architectural development. The period of significance identified for the district begins with the subdivision of lots and construction of the first bungalows on Spalding Place in 1909 and ends in 1912, the year that the last of the properties on Spalding Place was occupied, marking the end of F.C. Spalding’s involvement in the construction and development of the district. The property located at 4656 Georgia Street was constructed in 1910 by F.C. Spalding in the Craftsman Bungalow style. The building originally reflected the historical significance of the Spalding Place Historic District under both aspects of HRB... *Continued below...*

B11. Additional Resource Attributes: HP02

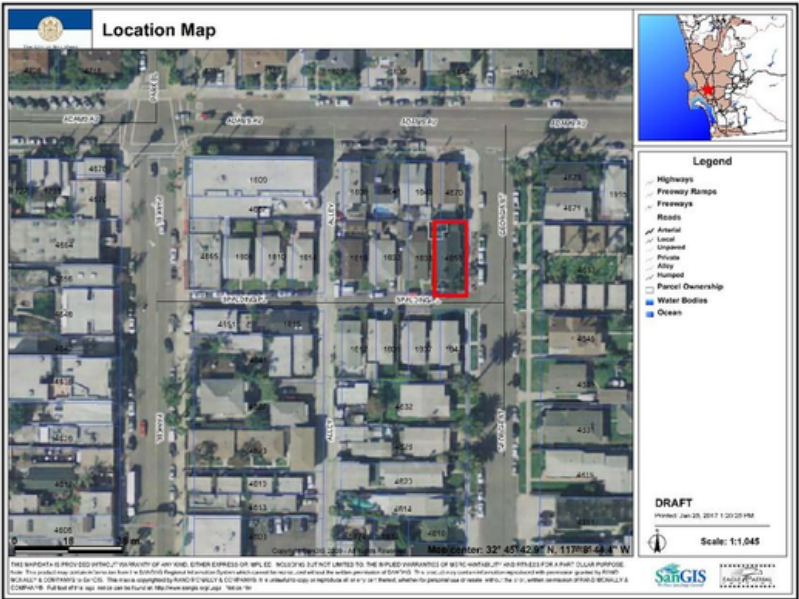
\*B12. References:

Spalding Place Historic District  
Nomination

B13. Remarks:

\*B14. Evaluator: Kelley Stanco

Date of Evaluation: 02/03/2017



**B6.Construction History (continued):**

originally clad in wood siding. The Building Record also confirms complete enclosure of the front porch, complete enclosure of a side porch toward the front facade; and construction of a two-story addition consisting of habitable space above a garage. A 5 foot garden wall has also been constructed along the Spalding Place elevation. It appears that these modifications occurred c.2003

**B10.Significance (continued):**

Criterion A. However, the building has been substantially altered by the complete enclosure of the original front porch and side entry porch, removal of the wood lap siding and application of non-historic stucco and cobble veneer, alteration of the fenestration, and construction of a two story addition. These modifications have significantly impaired integrity of design, materials and feeling to the point that the building no longer retains integrity to the District’s period of significance.

Therefore, it is recommended that the property be classified as a non-contributing resource and given a status code of 6Z upon designation of the Spalding Place Historic District.

PRIMARY RECORD

Survey #:  
DOE #:

Primary #: \_\_\_\_\_  
HRI #: \_\_\_\_\_  
Trinomial: \_\_\_\_\_  
NRHP Status Code: 6Z  
Other Listings: \_\_\_\_\_  
Review Code: \_\_\_\_\_ Reviewer: \_\_\_\_\_  
Date: -/-/- \_\_\_\_\_

\*Resource Name or #: \_\_\_\_\_

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ not for publication ☒ unrestricted  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)  
b. USGS 7.5' Quad: \_\_\_\_\_ YEAR: \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address: 4651 Park Blvd \_\_\_\_\_ City: San Diego \_\_\_\_\_ State: CA \_\_\_\_\_ Zip Code: 92116  
d. UTM: (Give more than one for large and/or linear resources) Zone: \_\_\_\_\_ ; -117.1461203 \_\_\_\_\_ mE/ 32.7617477 \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

\*a. County San Diego

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
See Continuation Sheet

\*P3b. Resource Attributes: (List attributes and codes) HP06: Commercial Building, under 3 stories:Any type

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of a District ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
Looking southeast

\*P6. Date Constructed/Age and Source:  
☒ Historic ☐ PreHistoric  
☐ Both ☐ Neither  
Year Built: - Documented

\*P7. Owner and Address:  
Name: Woldemichael Abel C/O Heather  
Chisholm-Chait Tr  
Address: PO Box 33585  
San Diego, CA 92163

\*P8. Recorded By:  
Kelley Stanco  
Senior Planner  
City of San Diego Planning Department  
1010 Second Avenue MS 413  
San Diego, CA 92101

\*P9. Date Recorded: 02/03/2017

\*P10. Survey Type: Survey - Intensive  
Survey Title:

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  
☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet  
☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record  
☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record  
Other: \_\_\_\_\_

P3a.Description (continued):

STYLE: Craftsman Bungalow	FOUNDATION: Other
PLAN: Rectangular	PORCH: Full
STORIES: 1	CHIMNEY MATERIALS:
ROOF FORM: Gable	GARAGE: Garage, Detached: 1 Car
ROOF MATERIAL: Composition - Asphalt Shingle, 3 Tab	ALTERATIONS: Extensive alterations to accommodate restaurant use. Please see the description University Heights, as Amended by G. A.
ROOF PITCH: Moderate	ORIGINAL SUBDIVISION: d'Hemecourt in Book 8 of Lis Pendens, Page 36.
EAVES: Projecting - Rafters Exposed	SUBDIVISION BLOCK: 24
CLADDING: Wood - Lap Siding	INTEGRITY: Low
WINDOW TYPES: Double Hung	STATUS: Pending Designation
WINDOW MATERIAL: Vinyl	
WINDOW DETAILING:	
EXTRA DESCRIPTION:	This Craftsman bungalow was constructed in 1910 and features a moderately pitched front gable roof with asphalt shingles, overhanging eaves, and decoratively carved rafter tails; wood lap siding over wood frame construction with some use of wood shingles in the gable ends and non-historic stucco on the south facade; and a pier-and-post foundation with concrete stem walls. The building has been adaptively reused as a restaurant and altered significantly to accommodate the new use. Based on the 1921, 1950 and 1956 Sanborn Maps, the building originally featured a porch at the northwest corner of the building. The building was also addressed as 1803 Spalding Place, indicating that perhaps the building was originally oriented to Spalding Place, and not Park Boulevard, as it is now. A door remains at the eastern end of the original porch, and it is possible that this is the original entry. As a restaurant, the building is oriented to Park Boulevard. A large section of the Park Boulevard facade has been opened with large doors that open onto a new deck with a substantial awning cover. It appears based upon Sanborn Maps and detailing present on the building that the pop-out in which the new doors are located is original. On the south facade, the building has been stuccoed and all windows on the south facade have been infilled. On the north facade windows have been replaced in the original openings with vinyl. It appears that one original window remains at the porch - a multi-lite wood awning window. Roof top equipment has also been added for the restaurant kitchen.
DISTRICT: Spalding Place Historic District	



\*Resource Name or #:

\*Recorded by: Kelley Stanco

\*Date: 02/03/2017



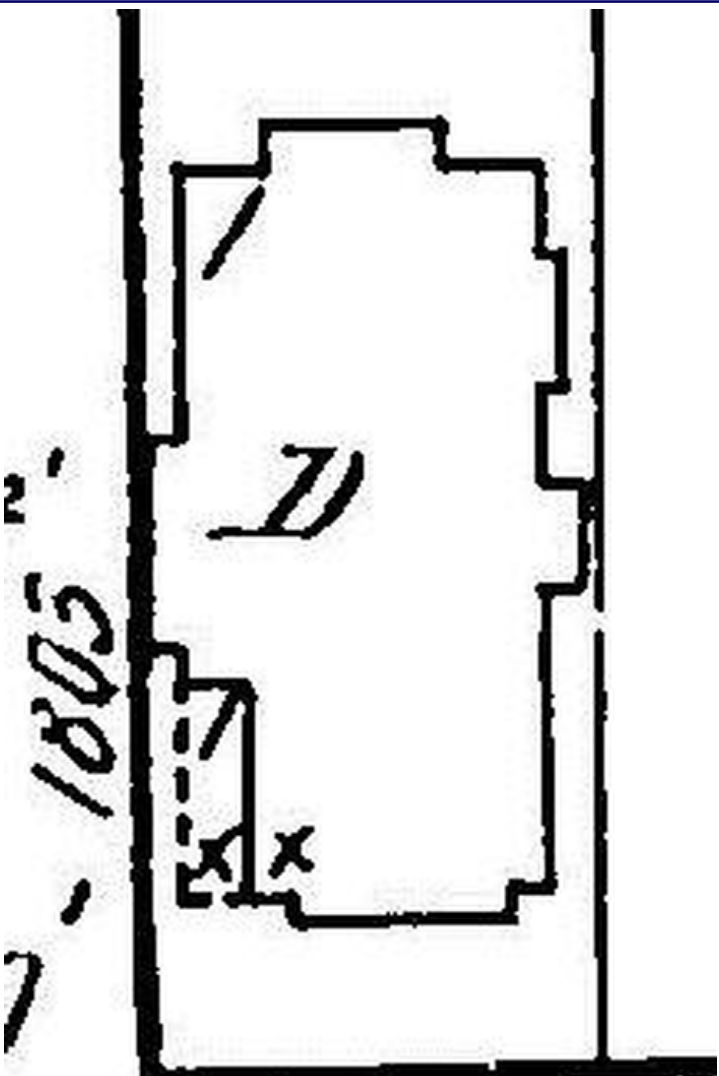
Description: Looking west southwest  
Photo Date: 02/03/2017



Description: Looking northeast  
Photo Date: 02/03/2017



Description: Porch detail  
Photo Date: 02/03/2017



Description: 1921 Sanborn Map (footprint unchanged in 1950 and 1956.)  
Photo Date: 02/03/2017

\*NRHP Status Code:6Z

\*Resource Name or #:

Survey Title:

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family residence

B4. Present Use: Commercial Restaurant

\*B5a. Primary Architectural Style: Craftsman Bungalow

B5b. Secondary Architectural Style:

\*B6. Construction History:

Date Built: 1910

The building was constructed in 1910 per the City Lot and Block Books. The building has been adaptively reused as a restaurant and altered significantly to accommodate the new use. Based on the 1921, 1950 and 1956 Sanborn Maps, the building originally featured a porch at the northwest corner of the building. The building was also addressed as 1803 Spalding Place, indicating that perhaps the... *Continued below...*

\*B7. Moved?:

☐ Yes ☒ No ☐ Unknown

Date:

Original Location: In Situ

\*B8. Related Features:

\*B9a. Architect: Unknown

b.Builder: Unknown

\*B10. Significance: Theme: other

Area:

Period of Significance: 1910

Property Type: Restaurant

Applicable Criteria: National Register Criteria:

California Register:

Local Register:

Context:

Other:

1587 The Spalding Place Historic District is significant under HRB Criterion A as a resource that exemplifies and reflects special elements of University Heights’ historical and architectural development. The period of significance identified for the district begins with the subdivision of lots and construction of the first bungalows on Spalding Place in 1909 and ends in 1912, the year that the last of the properties on Spalding Place was occupied, marking the end of F.C. Spalding’s involvement in the construction and development of the district. The property located at 4651 Park Boulevard was constructed in 1910 by F.C. Spalding in the Craftsman Bungalow style. The building originally reflected the historical significance of the Spalding Place Historic District under both aspects of HRB... *Continued below...*

B11. Additional Resource Attributes: HP06

\*B12. References:

Spalding Place Historic District  
Nomination

B13. Remarks:

\*B14. Evaluator: Kelley Stanco

Date of Evaluation: 02/03/2017



**B6.Construction History (continued):**

building was originally oriented to Spalding Place, and not Park Boulevard, as it is now. A door remains at the eastern end of the original porch, and it is possible that this is the original entry. As a restaurant, the building is oriented to Park Boulevard. A large section of the Park Boulevard facade has been opened with large doors that open onto a new deck with a substantial awning cover. It appears based upon Sanborn Maps and detailing present on the building that the pop-out in which the new doors are located is original. On the south facade, the building has been stuccoed and all windows on the south facade have been infilled. On the north facade windows have been replaced in the original openings with vinyl. It appears that one original window remains at the porch - a multi-lite wood awning window. Roof top equipment has also been added for the restaurant kitchen.

**B10.Significance (continued):**

Criterion A. However, the building has been substantially altered by the addition of a large opening on the west elevation to access a new large dining area deck with awning above; complete infill of all windows on the south façade and stuccoing of that façade; replacement of the original windows with vinyl units, generally in the same openings; and the addition of roof-top equipment to support the restaurant. These modifications have significantly impaired integrity of design, materials and feeling to the point that the building no longer retains integrity to the District’s period of significance.

Therefore, it is recommended that the property be classified as a non-contributing resource and given a status code of 6Z upon designation of the Spalding Place Historic District.





P3a.Description (continued):

STYLE:	FOUNDATION: Concrete - Poured
PLAN: Rectangular	PORCH:
STORIES: 1	CHIMNEY MATERIALS:
ROOF FORM: Flat	GARAGE:
ROOF MATERIAL:	ALTERATIONS: The tile at the front facade may have been added at an early date. Some storefronts have been replaced with aluminum, but match the size and appearance of the wood storefronts. Non-historic awnings have been added across the front of the building.
ROOF PITCH:	ORIGINAL SUBDIVISION: University Heights, as Amended by G. A. d'Hemecourt in Book 8 of Lis Pendens, Page 36.
EAVES:	SUBDIVISION BLOCK: 24
CLADDING: Stucco - Sand, Light	INTEGRITY:
WINDOW TYPES: Storefront	STATUS: Pending Designation
WINDOW MATERIAL: Aluminum	
WINDOW DETAILING:	
EXTRA DESCRIPTION:	This one-part block commercial building was constructed in 1910 of hallow clay tile on a reinforced concrete foundation and is clad in stucco. The building is simple and generally unornamented. Four main recessed storefront entries are present, although not all are used. Storefronts consist of a low bulkhead approximately 18-24 inches in height with large glass storefront windows above. Entry doors are recessed approximately 2 feet from the windows. Some storefronts are wood, and some have been replaced with aluminum. The bulkhead and wall surrounding the glazing is clad in ceramic tile. The wall above the storefronts is plain stucco with no detailing. Non-historic awnings have been added across the front of the building. The lot and block books indicate the first assessment of physical improvements in 1910. The Assessor's Building Record indicates a 1913 date of construction. An unspecified remodel is also noted in 1946.
DISTRICT:	Spalding Place Historic District

\*Resource Name or #:

\*Recorded by: Kelley Stanco

\*Date: 02/03/2017



**Description:** Looking east at storefront 1, 4655-4657 Park Boulevard.  
**Photo Date:** 02/03/2017



**Description:** Looking east at storefront 2, 4659 Park Boulevard.  
**Photo Date:** 02/03/2017



**Description:** Looking east at storefront 3, 4661 Park Boulevard.  
**Photo Date:** 02/03/2017



**Description:** Looking east at storefront 4, 4663 Park Boulevard.  
**Photo Date:** 02/03/2017

\*NRHP Status Code:5D3

\*Resource Name or #:

Survey Title:

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5a. Primary Architectural Style: Commercial: One-Part Commercial Block

B5b. Secondary Architectural Style:

\*B6. Construction History:

Date Built: 1910

The building was constructed in 1910 per the City Lot and Block Books. The tile at the front facade may have been added at an early date. Some storefronts have been replaced with aluminum, but match the size and appearance of the wood storefronts. Non-historic awnings have been added across the front of the building.

\*B7. Moved?:

☐ Yes

☒ No

☐ Unknown

Date:

Original Location: In Situ

\*B8. Related Features:

\*B9a. Architect: Unknown

b.Builder: Unknown

\*B10. Significance: Theme: other

Area:

Period of Significance: 1910

Property Type: Commercial

Applicable Criteria: National Register Criteria:

California Register:

Local Register: F

Context:

Other:

1187 The Spalding Place Historic District is significant under HRB Criterion A as a resource that exemplifies and reflects special elements of University Heights’ historical and architectural development. The period of significance identified for the district begins with the subdivision of lots and construction of the first bungalows on Spalding Place in 1909 and ends in 1912, the year that the last of the properties on Spalding Place was occupied, marking the end of F.C. Spalding’s involvement in the construction and development of the district. The property located at 4655-4663 Park Boulevard is a One-Part Commercial Block building constructed in 1910 by F.C. Spalding to support the residential construction in his development and capitalize on its location along the trolley line. The... Continued below...

B11. Additional Resource Attributes: HP06

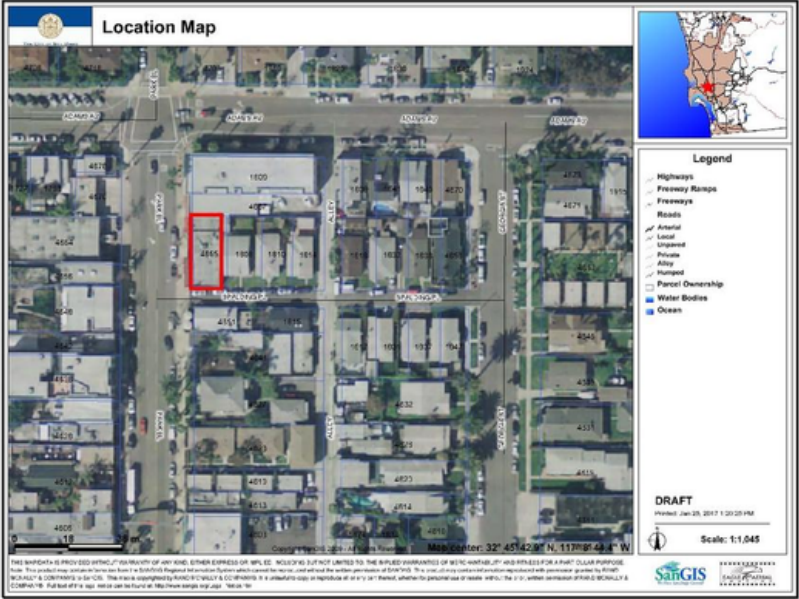
\*B12. References:

Spalding Place Historic District  
Nomination

B13. Remarks:

\*B14. Evaluator: Kelley Stanco

Date of Evaluation: 02/03/2017





**B10.Significance (continued):**  
building reflects the historical significance of the Spalding Place Historic District under the historical development aspect of HRB Criterion A, and retains integrity to the District’s period of significance.

Therefore, it is recommended that the property be classified as a contributing resource and given a status code of 5D1 upon designation of the Spalding Place Historic District.

PRIMARY RECORD

Survey #:  
DOE #:

Primary #: \_\_\_\_\_  
HRI #: \_\_\_\_\_  
Trinomial: \_\_\_\_\_  
NRHP Status Code: 5D3  
Other Listings: \_\_\_\_\_  
Review Code: \_\_\_\_\_ Reviewer: \_\_\_\_\_  
Date: -/-/- \_\_\_\_\_

\*Resource Name or #: \_\_\_\_\_

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:      ☐ not for publication    ☒ unrestricted  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)  
b. USGS 7.5' Quad: \_\_\_\_\_ YEAR: \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address: 1808 Spalding Pl \_\_\_\_\_ City: San Diego \_\_\_\_\_ State: CA \_\_\_\_\_ Zip Code: 92116  
d. UTM: (Give more than one for large and/or linear resources) Zone: \_\_\_\_\_ ; -117.145973 \_\_\_\_\_ mE/ 32.762057 \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

\*a. County San Diego

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
See Continuation Sheet

\*P3b. Resource Attributes: (List attributes and codes) HP02: Single Family Property

\*P4. Resources Present:      ☒ Building      ☐ Structure      ☐ Object      ☐ Site      ☐ District      ☒ Element of a District      ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
looking north

\*P6. Date Constructed/Age and Source:  
☒ Historic ☐ PreHistoric  
☐ Both      ☐ Neither  
Year Built: - Documented

\*P7. Owner and Address:  
Name: Helmeland Larry J Living Trust  
05-19-15  
Address: 1808 Spalding Place  
San Diego, CA 92116

\*P8. Recorded By:  
Kelley Stanco  
Senior Planner  
City of San Diego Planning Department  
1010 Second Avenue MS 413  
San Diego, CA 92101

\*P9. Date Recorded: 01/17/2017

\*P10. Survey Type: Survey - Intensive  
Survey Title:

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:

- ☐ NONE  
☒ Building, Structure, and Object Record  
☐ Milling Station Record  
Other: \_\_\_\_\_
- ☐ Location Map  
☐ Archaeological Record  
☐ Rock Art Record
- ☐ Sketch Map  
☒ District Record  
☐ Artifact Record
- ☒ Continuation Sheet  
☐ Linear Feature Record  
☐ Photograph Record

P3a.Description (continued):

STYLE: Craftsman Bungalow	FOUNDATION:
PLAN: Rectangular	PORCH: Recessed
STORIES: 1	CHIMNEY MATERIALS:
ROOF FORM: Gable	GARAGE:
ROOF MATERIAL: Composition - Asphalt Shingle, 3 Tab	ALTERATIONS: Security gate added at front door.
ROOF PITCH: Moderate	ORIGINAL SUBDIVISION: University Heights, as Amended by G. A. d'Hemecourt in Book 8 of Lis Pendens, Page 36.
EAVES: Projecting - Rafters Exposed	SUBDIVISION BLOCK: 24
CLADDING: Wood - Lap Siding	INTEGRITY: High
WINDOW TYPES: Casement	STATUS: Pending Designation
WINDOW MATERIAL: Wood	
WINDOW DETAILING: Wood frame diamond lite uppers on front facade.	
This Craftsman bungalow was constructed in 1910 and features a moderately pitched gable roof with overhanging eaves and exposed rafter tails, wood lap siding and a recessed partial width porch supported by square wood columns at the east end of the front façade. Windows are wood frame and sash. The front façade features two sets of tripartite windows with a fixed center pane flanked by casement. All windows on the front have diamond lite uppers. Remaining fenestration consists of 1:1 double hung, single lite awning and casement windows. Modifications limited to metal security gate added at front door. No Chimney. No garage. One detached non-historic accessory shed.	
DISTRICT: Spalding Place Historic District	

\*Resource Name or #:

\*Recorded by: Kelley Stanco



Description: looking northeast  
Photo Date: 01/17/2017



Description: looking northwest  
Photo Date: 01/17/2017

\*NRHP Status Code:5D3

\*Resource Name or #:

Survey Title:

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family residence

B4. Present Use: Single Family Residence

\*B5a. Primary Architectural Style: Craftsman Bungalow

B5b. Secondary Architectural Style:

\*B6. Construction History:

Date Built: 1910

The building was constructed in 1910 per the City Lot and Block Books. Other than the addition of a metal security door at the front door, no modifications are observed, and none are noted on the Assessor's Building Record.

\*B7. Moved?: ☐ Yes ☒ No ☐ Unknown

Date:

Original Location: In Situ

\*B8. Related Features:

An accessory structure is located at the northwest corner of the lot.

\*B9a. Architect: Unknown

b.Builder: Unknown

\*B10. Significance: Theme: other

Area:

Period of Significance: 1910

Property Type: Single Family Residence

Applicable Criteria: National Register Criteria:

California Register:

Local Register: F

Context:

Other:

1043 The Spalding Place Historic District is significant under HRB Criterion A as a resource that exemplifies and reflects special elements of University Heights' historical and architectural development. The period of significance identified for the district begins with the subdivision of lots and construction of the first bungalows on Spalding Place in 1909 and ends in 1912, the year that the last of the properties on Spalding Place was occupied, marking the end of F.C. Spalding's involvement in the construction and development of the district. The property located at 1808 Spalding Place was constructed in 1910 by F.C. Spalding in the Craftsman Bungalow style. The building reflects the historical significance of the Spalding Place Historic District under both aspects of HRB Criterion A,... Continued below...

B11. Additional Resource Attributes: HP02

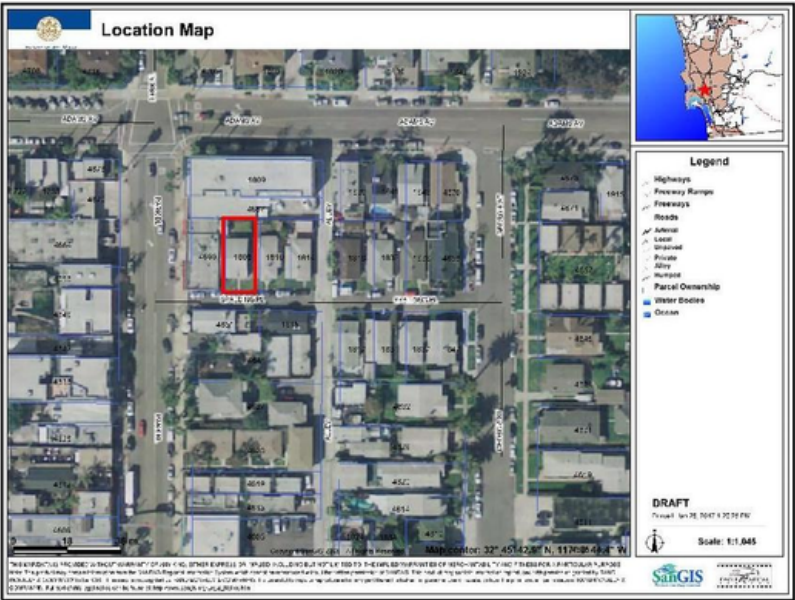
\*B12. References:

Spalding Place Historic District  
Nomination

B13. Remarks:

\*B14. Evaluator: Kelley Stanco

Date of Evaluation: 02/03/2017



**B10.Significance (continued):**  
and retains integrity to the District’s period of significance.

Therefore, it is recommended that the property be classified as a contributing resource and given a status code of 5D1 upon designation of the Spalding Place Historic District.



PRIMARY RECORD

Survey #:  
DOE #:

Primary #: \_\_\_\_\_  
HRI #: \_\_\_\_\_  
Trinomial: \_\_\_\_\_  
NRHP Status Code: 5D3  
Other Listings: \_\_\_\_\_  
Review Code: \_\_\_\_\_ Reviewer: \_\_\_\_\_  
Date: -/-/- \_\_\_\_\_

\*Resource Name or #: \_\_\_\_\_

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:      ☐ not for publication    ☒ unrestricted  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)  
b. USGS 7.5' Quad: \_\_\_\_\_ YEAR: \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address: 1810 Spalding Pl \_\_\_\_\_ City: San Diego \_\_\_\_\_ State: CA \_\_\_\_\_ Zip Code: 92116  
d. UTM: (Give more than one for large and/or linear resources) Zone: \_\_\_\_\_ ; -117.145864 \_\_\_\_\_ mE/ 32.762068 \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

\*a. County San Diego

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
See Continuation Sheet

\*P3b. Resource Attributes: (List attributes and codes) HP02: Single Family Property

\*P4. Resources Present:      ☒ Building      ☐ Structure      ☐ Object      ☐ Site      ☐ District      ☒ Element of a District      ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
looking northeast

\*P6. Date Constructed/Age and Source:  
☒ Historic ☐ PreHistoric  
☐ Both    ☐ Neither  
Year Built: - Documented

\*P7. Owner and Address:  
Name: Molise Gina L Revocable Trust  
01-16-15  
Address: 1810 Spalding Place  
San Diego, CA 92116

\*P8. Recorded By:  
Kelley Stanco  
Senior Planner  
City of San Diego Planning Department  
1010 Second Avenue MS 413  
San Diego, CA 92101

\*P9. Date Recorded: 01/17/2017

\*P10. Survey Type: Survey - Intensive  
Survey Title:

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  
☐ NONE      ☐ Location Map      ☐ Sketch Map      ☒ Continuation Sheet  
☒ Building, Structure, and Object Record      ☐ Archaeological Record      ☒ District Record      ☐ Linear Feature Record  
☐ Milling Station Record      ☐ Rock Art Record      ☐ Artifact Record      ☐ Photograph Record  
Other: \_\_\_\_\_

P3a.Description (continued):

STYLE: Craftsman Bungalow		FOUNDATION:	
PLAN: Rectangular		PORCH: Partial	
STORIES: 1		CHIMNEY MATERIALS: Brick - Plain	
ROOF FORM: Hip		GARAGE:	
ROOF Composition - Asphalt Shingle, MATERIAL: Dimensional		ALTERATIONS: Non-historic front door, possible early enclosure of small side porch.	
ROOF PITCH: Moderate		ORIGINAL SUBDIVISION: University Heights, as Amended by G. A. d'Hemecourt in Book 8 of Lis Pendens, Page 36.	
EAVES: Projecting - Rafters Exposed		SUBDIVISION BLOCK: 24	
CLADDING: Wood - Shingle		INTEGRITY: High	
WINDOW TYPES: Double Hung		STATUS: Pending Designation	
WINDOW MATERIAL: Wood			
WINDOW Front features fixed single panes with 14 DETAILING: lite uppers.			
EXTRA DESCRIPTION:		This Craftsman bungalow was constructed in 1910 and features a moderately pitched hip roof with overhanging eaves and exposed rafter tails. Siding is predominantly wood shingle with wood lap siding below the sill line. The porch is centered under a gable roof supported by square wood columns in a low wall. Fenestration consists of wood frame windows, including fixed windows with 14 lite uppers on the front façade, 21 lite awning and 1:1 double hung windows on the side façades, and sliding windows in what appears to be an early porch enclosure. No garage. One detached non-historic accessory shed at rear.	
DISTRICT: Spalding Place Historic District			

\*Resource Name or #: \_\_\_\_\_

\*Recorded by: Kelley Stanco \*Date: 01/17/2017



Description: looking north  
Photo Date: 01/17/2017



Description: looking northwest  
Photo Date: 01/17/2017

\*NRHP Status Code:5D3

\*Resource Name or #:

Survey Title:

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family residence

B4. Present Use: Single Family Residence

\*B5a. Primary Architectural Style: Craftsman Bungalow

B5b. Secondary Architectural Style:

\*B6. Construction History:

Date Built: 1910

The building was constructed in 1910 per the City Lot and Block Books. Modifications appear limited to a non-historic front door, the possible early enclosure of small side porch measuring 48 square feet, and the construction of a 30 square foot addition at the rear.

\*B7. Moved?:

☐ Yes

☒ No

☐ Unknown

Date:

Original Location: In Situ

\*B8. Related Features:

\*B9a. Architect: Unknown

b.Builder: Unknown

\*B10. Significance: Theme: other

Area: City

Period of Significance: 1910

Property Type: Single Family Residence

Applicable Criteria: National Register Criteria:

California Register:

Local Register: F

Context:

Other:

1043 The Spalding Place Historic District is significant under HRB Criterion A as a resource that exemplifies and reflects special elements of University Heights' historical and architectural development. The period of significance identified for the district begins with the subdivision of lots and construction of the first bungalows on Spalding Place in 1909 and ends in 1912, the year that the last of the properties on Spalding Place was occupied, marking the end of F.C. Spalding's involvement in the construction and development of the district. The property located at 1810 Spalding Place was constructed in 1910 by F.C. Spalding in the Craftsman Bungalow style. The building reflects the historical significance of the Spalding Place Historic District under both aspects of HRB Criterion A,... Continued below...

B11. Additional Resource Attributes: HP02

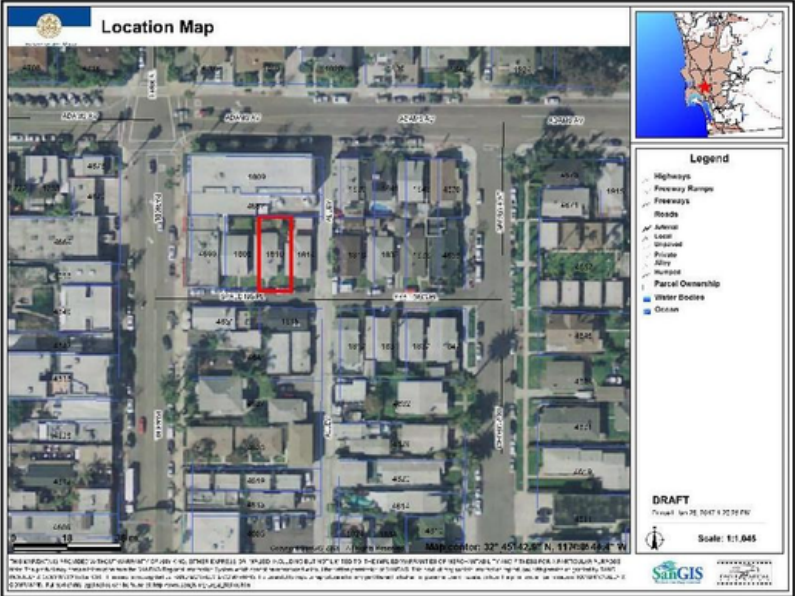
\*B12. References:

Spalding Place Historic District  
Nomination

B13. Remarks:

\*B14. Evaluator: Kelley Stanco

Date of Evaluation: 02/03/2017



**B10.Significance (continued):**  
and retains integrity to the District’s period of significance.

Therefore, it is recommended that the property be classified as a contributing resource and given a status code of 5D1 upon designation of the Spalding Place Historic District.



PRIMARY RECORD

Survey #:  
DOE #:

Primary #: \_\_\_\_\_  
HRI #: \_\_\_\_\_  
Trinomial: \_\_\_\_\_  
NRHP Status Code: 5D3  
Other Listings: \_\_\_\_\_  
Review Code: \_\_\_\_\_ Reviewer: \_\_\_\_\_  
Date: -/-/- \_\_\_\_\_

\*Resource Name or #: \_\_\_\_\_

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ not for publication ☒ unrestricted  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)  
b. USGS 7.5' Quad: \_\_\_\_\_ YEAR: \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address: 1814 Spalding Pl \_\_\_\_\_ City: San Diego \_\_\_\_\_ State: CA \_\_\_\_\_ Zip Code: 92116  
d. UTM: (Give more than one for large and/or linear resources) Zone: \_\_\_\_\_ ; -117.145739 \_\_\_\_\_ mE/ 32.762077 \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

\*a. County San Diego

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
See Continuation Sheet

\*P3b. Resource Attributes: (List attributes and codes) HP02: Single Family Property

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of a District ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
looking northeast

\*P6. Date Constructed/Age and Source:  
☒ Historic ☐ PreHistoric  
☐ Both ☐ Neither  
Year Built: - Documented

\*P7. Owner and Address:  
Name: Braden Julie E Family Trust 05-19-98  
Address: 1762 Columbia Street  
San Diego, CA 92101

\*P8. Recorded By:  
Kelley Stanco  
Senior Planner  
City of San Diego Planning Department  
1010 Second Avenue MS 413  
San Diego, CA 92101

\*P9. Date Recorded: 01/17/2017

\*P10. Survey Type: Survey - Intensive  
Survey Title:

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:

☐ NONE  
☒ Building, Structure, and Object Record  
☐ Milling Station Record  
Other: \_\_\_\_\_

☐ Location Map  
☐ Archaeological Record  
☐ Rock Art Record

☐ Sketch Map  
☒ District Record  
☐ Artifact Record  
☒ Continuation Sheet  
☐ Linear Feature Record  
☐ Photograph Record

P3a.Description (continued):

STYLE: Craftsman Bungalow		FOUNDATION:	
PLAN: Rectangular		PORCH: Partial	
STORIES: 1		CHIMNEY MATERIALS: Brick - Plain	
ROOF FORM: Gable		GARAGE:	
		One window at the west side has been framed down to a small vinyl sliding	
ROOF Composition - Asphalt Shingle, MATERIAL: Dimensional		ALTERATIONS: window. The size of the original opening remains apparent. A metal security door has been added at the front door.	
		University Heights, as Amended by G. A.	
ROOF PITCH: Moderate		ORIGINAL SUBDIVISION: d'Hemecourt in Book 8 of Lis Pendens, Page 36.	
EAVES: Projecting - Rafters Exposed		SUBDIVISION BLOCK: 24	
CLADDING: Wood - Lap Siding		INTEGRITY: High	
WINDOW TYPES: Double Hung		STATUS: Pending Designation	
WINDOW MATERIAL: Wood			
WINDOW DETAILING: One tripartite window at the front facade features a fixed central pane with an 8 lite upper.			
EXTRA DESCRIPTION:		This Craftsman bungalow was constructed in 1910 and features a moderately pitched gable roof with overhanging eaves and exposed rafter tails. Siding is predominantly wood lap with wood shingle in the gable ends. The partial width porch is slightly recessed under the secondary gable, which is supported by square wood columns on a low wall. Fenestration consists of one tripartite window at the front facade that features a fixed central pane with 8 lite upper flanked by narrow 1:1 double hung wood windows. Remaining fenestration consists of wood frame 1:1 double hung windows. Modifications include one window at the west side that has been framed down to a small vinyl sliding window (the size of the original opening remains apparent) and a metal security door that has been added at the front door. No garage. Detached non-historic accessory shed at the rear.	
DISTRICT: Spalding Place Historic District			

\*Resource Name or #:

\*Recorded by: Kelley Stanco

\*Date: 01/17/2017



Description: looking north  
Photo Date: 01/17/2017



Description: looking northwest  
Photo Date: 01/17/2017

\*NRHP Status Code:5D3

\*Resource Name or #:

Survey Title:

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family residence

B4. Present Use: Single Family Residence

\*B5a. Primary Architectural Style: Craftsman Bungalow

B5b. Secondary Architectural Style:

\*B6. Construction History:

Date Built: 1910

The building was constructed in 1910 per the City Lot and Block Books. Modifications appear limited to a metal security door added at the front door; and one window at the west side that has been framed down to a small vinyl sliding window, with the size of the original opening still apparent.

\*B7. Moved?:

☐ Yes

☒ No

☐ Unknown

Date:

Original Location: In Situ

\*B8. Related Features:

A detached accessory structure is located at the northeast corner of the lot.

\*B9a. Architect: Unknown

b.Builder: Unknown

\*B10. Significance: Theme: other

Area: City

Period of Significance: 1910

Property Type:

Applicable Criteria: National Register Criteria:

California Register:

Local Register: F

Context:

Other:

1042 The Spalding Place Historic District is significant under HRB Criterion A as a resource that exemplifies and reflects special elements of University Heights’ historical and architectural development. The period of significance identified for the district begins with the subdivision of lots and construction of the first bungalows on Spalding Place in 1909 and ends in 1912, the year that the last of the properties on Spalding Place was occupied, marking the end of F.C. Spalding’s involvement in the construction and development of the district. The property located at 1814 Spalding Place was constructed in 1910 by F.C. Spalding in the Craftsman Bungalow style. The building reflects the historical significance of the Spalding Place Historic District under both aspects of HRB Criterion A,... Continued below...

B11. Additional Resource Attributes: HP02

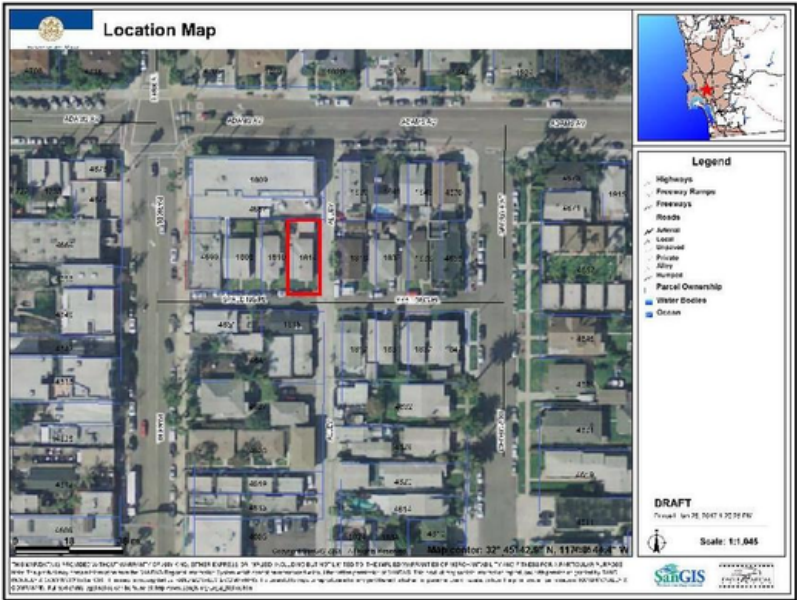
\*B12. References:

Spalding Place Historic District  
Nomination

B13. Remarks:

\*B14. Evaluator: Kelley Stanco

Date of Evaluation: 02/03/2017



**B10.Significance (continued):**  
and retains integrity to the District’s period of significance.

Therefore, it is recommended that the property be classified as a contributing resource and given a status code of 5D1 upon designation of the Spalding Place Historic District.





P3a.Description (continued):

STYLE: Craftsman Bungalow		FOUNDATION: Other	
PLAN: Rectangular		PORCH: Recessed	
STORIES: 1		CHIMNEY MATERIALS:	
ROOF FORM: Gable - Cross		GARAGE: Garage, Detached: 1 Car	
		The Assessor's Building Record shows a 50 square foot addition present on the west, side elevation. This addition is not present on the 1956 Sanborn Map. A non-historic octagonal window is present on the east facade and is surrounded by replacement siding.	
ROOF Composition - Asphalt Shingle, MATERIAL: Dimensional		ALTERATIONS:	
ROOF PITCH: Moderate		ORIGINAL SUBDIVISION: University Heights, as Amended by G. A. d'Hemecourt in Book 8 of Lis Pends, Page 36.	
EAVES: Projecting - Rafters Exposed		SUBDIVISION BLOCK: 24	
CLADDING: Wood - Lap Siding		INTEGRITY: High	
WINDOW TYPES: Double Hung		STATUS: Pending Designation	
WINDOW MATERIAL: Wood			
WINDOW Diamond lite awning windows on the east DETAILING: facade.			
This Craftsman Bungalow was constructed in 1910 and features a moderately pitched side gable roof with crossed with a front gable porch cover, dimensional asphalt shingles, overhanging eaves and exposed rafter tails; wood lap siding over wood frame construction; and a pier and post foundation with concrete stem wall. The partially recessed front porch is centered and set under a front gable supported by square posts on a low lap-clad wall. Fenestration consists of 1:1 double hung wood frame and sash windows. A non-historic octagonal window is present on the east facade and is surrounded by replacement siding. An addition that does not appear on the 1956 Sanborn Map is on the west facade. There is no chimney. There is no garage.			
EXTRA DESCRIPTION:			
DISTRICT: Spalding Place Historic District			

\*Resource Name or #: \_\_\_\_\_

\*Recorded by: Kelley Stanco \*Date: 02/03/2017



Description: Looking west southwest  
Photo Date: 02/03/2017



Description: Looking southeast  
Photo Date: 02/03/2017



Description: Looking south at the entry porch  
Photo Date: 02/03/2017



Description: Looking southwest  
Photo Date: 02/03/2017

\*NRHP Status Code:5D3

\*Resource Name or #:

Survey Title:

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family residence

B4. Present Use: Single Family Residence

\*B5a. Primary Architectural Style: Craftsman Bungalow

B5b. Secondary Architectural Style:

\*B6. Construction History:

Date Built: 1910

The building was constructed in 1910 per the City Lot and Block Books. Modifications appear limited to a post-1956 50 square foot addition present on the west, side elevation; and a non-historic octagonal window present on the east façade, surrounded by replacement siding.

\*B7. Moved?:

☐ Yes

☒ No

☐ Unknown

Date:

Original Location: In Situ

\*B8. Related Features:

\*B9a. Architect: Unknown

b.Builder: Unknown

\*B10. Significance: Theme: other

Area: City

Period of Significance: 1910

Property Type: Single Family Residence

Applicable Criteria: National Register Criteria:

California Register:

Local Register: F

Context:

Other:

1043 The Spalding Place Historic District is significant under HRB Criterion A as a resource that exemplifies and reflects special elements of University Heights’ historical and architectural development. The period of significance identified for the district begins with the subdivision of lots and construction of the first bungalows on Spalding Place in 1909 and ends in 1912, the year that the last of the properties on Spalding Place was occupied, marking the end of F.C. Spalding’s involvement in the construction and development of the district. The property located at 1815 Spalding Place was constructed in 1910 by F.C. Spalding in the Craftsman Bungalow style. The building reflects the historical significance of the Spalding Place Historic District under both aspects of HRB Criterion A,... Continued below...

B11. Additional Resource Attributes: HP02

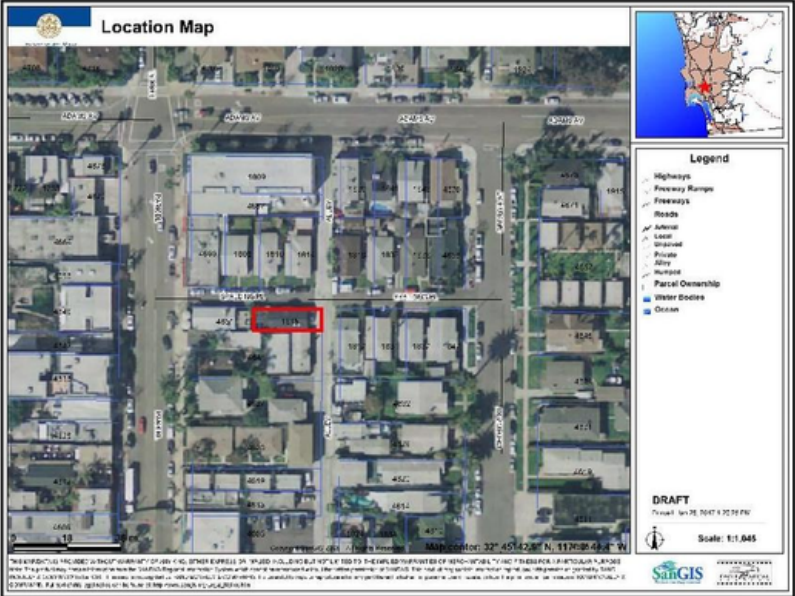
\*B12. References:

Spalding Place Historic District  
Nomination

B13. Remarks:

\*B14. Evaluator: Kelley Stanco

Date of Evaluation: 02/03/2017



**B10.Significance (continued):**  
and retains integrity to the District’s period of significance.

Therefore, it is recommended that the property be classified as a contributing resource and given a status code of 5D1 upon designation of the Spalding Place Historic District.



PRIMARY RECORD

Survey #:  
DOE #:

Primary #: \_\_\_\_\_  
HRI #: \_\_\_\_\_  
Trinomial: \_\_\_\_\_  
NRHP Status Code: 5D3  
Other Listings: \_\_\_\_\_  
Review Code: \_\_\_\_\_ Reviewer: \_\_\_\_\_  
Date: -/-/- \_\_\_\_\_

\*Resource Name or #: \_\_\_\_\_

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ not for publication ☒ unrestricted  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)  
b. USGS 7.5' Quad: \_\_\_\_\_ YEAR: \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address: 1817 Spalding Pl \_\_\_\_\_ City: San Diego \_\_\_\_\_ State: CA \_\_\_\_\_ Zip Code: 92116  
d. UTM: (Give more than one for large and/or linear resources) Zone: \_\_\_\_\_ ; -117.145535 \_\_\_\_\_ mE/ 32.761830 \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

\*a. County San Diego

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
See Continuation Sheet

\*P3b. Resource Attributes: (List attributes and codes) HP02: Single Family Property

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of a District ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
Looking southeast

\*P6. Date Constructed/Age and Source:  
☒ Historic ☐ PreHistoric  
☐ Both ☐ Neither  
Year Built: - Documented

\*P7. Owner and Address:  
Name: Bergman Philippe Trust 11-06-13  
Address: 3830 Sequoia Street  
San Diego, CA 92109

\*P8. Recorded By:  
Kelley Stanco  
Senior Planner  
City of San Diego Planning Department  
1010 Second Avenue MS 413  
San Diego, CA 92101

\*P9. Date Recorded: 02/03/2017

\*P10. Survey Type: Survey - Intensive  
Survey Title:

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:

☐ NONE  
☒ Building, Structure, and Object Record  
☐ Milling Station Record  
Other: \_\_\_\_\_

☐ Location Map  
☐ Archaeological Record  
☐ Rock Art Record

☐ Sketch Map  
☐ District Record  
☐ Artifact Record  
☐ Continuation Sheet  
☐ Linear Feature Record  
☐ Photograph Record

P3a.Description (continued):

STYLE: Craftsman Bungalow		FOUNDATION: Other	
PLAN: Rectangular		PORCH: Stoop	
STORIES: 1		CHIMNEY MATERIALS:	
ROOF FORM: Gable - Cross		GARAGE:	
ROOF MATERIAL: Composition - Asphalt Shingle, 3 Tab		ALTERATIONS: The 1921, 1950 and 1956 Sanborn Maps reveal that the house originally featured a partial-width recessed porch on the west end of the north facade. At an unknown date, this porch was infilled, as evidenced by the vertical board added at the infill point on the north facade. It appears that an original tri-partite window was pulled forward to the new addition, and that the entry door was re-oriented to the alley and covered with a new shed roof supported by wood posts on a concrete stoop.	
ROOF PITCH: Moderate		ORIGINAL SUBDIVISION: University Heights, as Amended by G. A. d'Hemecourt in Book 8 of Lis Pendants, Page 36.	
EAVES: Projecting - Rafters Exposed		SUBDIVISION BLOCK: 24	
CLADDING: Wood - Lap Siding		INTEGRITY: Low	
WINDOW TYPES: Double Hung		STATUS: Pending Designation	
WINDOW MATERIAL: Wood			
WINDOW DETAILING: The north facade features two tri-partite windows with a fixed central pane and 10-lite uppers.			
EXTRA DESCRIPTION: This Craftsman bungalow was constructed in 1911 and features a medium-pitch cross-gable roof with 3-tab asphalt shingles, overhanging eaves, and exposed rafter tails; wood shingle siding in the gable ends; wood lap siding over wood frame construction; and a pier-and-post foundation with concrete stem wall. Fenestration is primarily 1:1 double hung wood frame and sash windows, with tri-partite windows present on the north facade. The 1921, 1950 and 1956 Sanborn Maps reveal that the house originally featured a partial-width recessed porch on the west end of the north facade. At an unknown date, this porch was infilled, as evidenced by the vertical board added at the infill point on the north facade. It appears that an original tri-partite window was pulled forward to the new addition, and that the entry door was re-oriented to the alley and covered with a new shed roof supported by wood posts on a concrete stoop.			
DISTRICT: Spalding Place Historic District			

\*Resource Name or #:

\*Recorded by: Kelley Stanco

\*Date: 02/03/2017



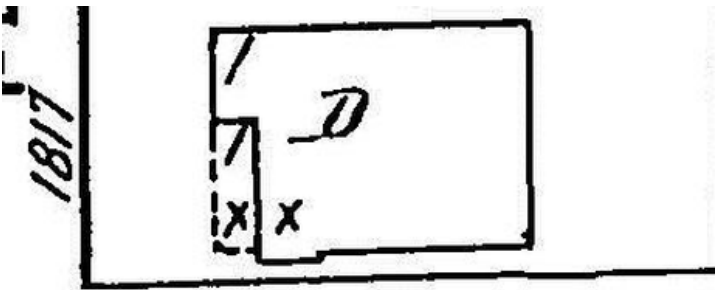
Description: Looking south  
Photo Date: 02/03/2017



Description: Looking north northeast  
Photo Date: 02/03/2017



Description: Close-up on added porch cover  
Photo Date: 02/03/2017



Description: 1921 Sanborn Map (Footprint unchanged on 1950 and 1956 map)  
Photo Date: 02/03/2017

\*NRHP Status Code:6Z

\*Resource Name or #:

Survey Title:

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family residence

B4. Present Use: Single Family Residence

\*B5a. Primary Architectural Style: Craftsman Bungalow

B5b. Secondary Architectural Style:

\*B6. Construction History:

Date Built: 1911

The building was constructed in 1911 per the City Lot and Block Books. The 1921, 1950 and 1956 Sanborn Maps reveal that the house originally featured a partial-width recessed porch on the west end of the north facade. At an unknown date, this porch was infilled, as evidenced by the vertical board added at the infill point on the north facade. It appears that an original tri-partite window was... *Continued below...*

\*B7. Moved?:

☐ Yes

☒ No

☐ Unknown

Date:

Original Location: In Situ

\*B8. Related Features:

\*B9a. Architect: Unknown

b.Builder: Unknown

\*B10. Significance: Theme: other

Area:

Period of Significance: 1911

Property Type: Single Family Residence

Applicable Criteria: National Register Criteria:

California Register:

Local Register:

Context:

Other:

1366 The Spalding Place Historic District is significant under HRB Criterion A as a resource that exemplifies and reflects special elements of University Heights’ historical and architectural development. The period of significance identified for the district begins with the subdivision of lots and construction of the first bungalows on Spalding Place in 1909 and ends in 1912, the year that the last of the properties on Spalding Place was occupied, marking the end of F.C. Spalding’s involvement in the construction and development of the district. The property located at 1817 Spalding Place was constructed in 1911 by F.C. Spalding in the Craftsman Bungalow style. The building originally reflected the historical significance of the Spalding Place Historic District under both aspects of HRB... *Continued below...*

B11. Additional Resource Attributes: HP02

\*B12. References:

Spalding Place Historic District  
Nomination

B13. Remarks:

\*B14. Evaluator:

Date of Evaluation:



**B6.Construction History (continued):**

pulled forward to the new addition, and that the entry door was re-oriented to the alley and covered with a new shed roof supported by wood posts on a concrete stoop.

**B10.Significance (continued):**

Criterion A. However, the building has been substantially altered by the complete enclosure of the original front porch re-orientation of the entry door, and construction of a new entry stoop. These modifications have significantly impaired integrity of design, materials and feeling to the point that the building no longer retains integrity to the District’s period of significance.

Therefore, it is recommended that the property be classified as a non-contributing resource and given a status code of 6Z upon designation of the Spalding Place Historic District.



PRIMARY RECORD

Survey #:  
DOE #:

Primary #: \_\_\_\_\_  
HRI #: \_\_\_\_\_  
Trinomial: \_\_\_\_\_  
NRHP Status Code: 0 \_\_\_\_\_  
Other Listings: \_\_\_\_\_  
Review Code: \_\_\_\_\_ Reviewer: \_\_\_\_\_  
Date: -/-/ - \_\_\_\_\_

\*Resource Name or #: \_\_\_\_\_

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ not for publication ☒ unrestricted  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)  
b. USGS 7.5' Quad: \_\_\_\_\_ YEAR: \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address: 1818 Spalding Pl \_\_\_\_\_ City: San Diego \_\_\_\_\_ State: CA \_\_\_\_\_ Zip Code: 92116  
d. UTM: (Give more than one for large and/or linear resources) Zone: \_\_\_\_\_ ; -117.145555 \_\_\_\_\_ mE/ 32.762070 \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

\*a. County San Diego

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
See Continuation Sheet

\*P3b. Resource Attributes: (List attributes and codes) HP02: Single Family Property

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of a District ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
looking northeast

\*P6. Date Constructed/Age and Source:  
☒ Historic ☐ PreHistoric  
☐ Both ☐ Neither  
Year Built: - Documented

\*P7. Owner and Address:  
Name: Satterlee Zack C/O Mrs J P Rich  
Address: 1818 Spalding Place  
San Diego, CA 92116

\*P8. Recorded By:  
Kelley Stanco  
Senior Planner  
City of San Diego Planning Department  
1010 Second Avenue MS 413  
San Diego, CA 92101

\*P9. Date Recorded: 01/17/2017

\*P10. Survey Type: Survey - Intensive  
Survey Title:

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:

☐ NONE  
☒ Building, Structure, and Ojbeet Record  
☐ Milling Station Record  
Other: \_\_\_\_\_

☐ Location Map  
☐ Archaeological Record  
☐ Rock Art Record

☐ Sketch Map  
☒ District Record  
☐ Artifact Record  
☐ Continuation Sheet  
☐ Linear Feature Record  
☐ Photograph Record



P3a.Description (continued):

STYLE: Craftsman Bungalow		FOUNDATION: Other	
PLAN: Rectangular		PORCH: Recessed	
STORIES: 1		CHIMNEY MATERIALS: Brick - Plain	
ROOF FORM: Gable		GARAGE:	
ROOF MATERIAL: Composition - Asphalt Shingle, Dimensional		ALTERATIONS: Vinyl window replacements at the east side and one tri-partite window on the front. New hardscape at the front. No additions noted on the Assessor's Building Record.	
ROOF PITCH: Moderate		ORIGINAL SUBDIVISION: University Heights, as Amended by G. A. d'Hemecourt in Book 8 of Lis Pendens, Page 36.	
EAVES: Projecting - Rafters Exposed		SUBDIVISION BLOCK: 24	
CLADDING: Wood - Lap Siding		INTEGRITY:	
WINDOW TYPES: Double Hung		STATUS: Pending Designation	
WINDOW MATERIAL: Wood			
WINDOW DETAILING: Diamond lite uppers on the front tri-partite window.			
EXTRA DESCRIPTION:		This Craftsman Bungalow was constructed in 1910 and features a moderately pitched front gable roof with dimensional asphalt shingles, overhanging eaves and exposed rafter tails; wood lap siding over wood frame construction; and a pier and post foundation with concrete stem wall. The front porch is recessed on the east end of the south facade and is supported by square wood columns on a wood railing. Fenestration consists of a wood frame and sash tri-partite window on the front facade with a fixed center pane flanked by casements, all with diamond lite uppers; a vinyl replacement tri-partite windows; 1:1 double hung wood frame and sash windows on the west facade; and replacement 1:1 double hung vinyl windows on the east facade (in the original openings). The hardscape in the front of the property has been replaced with contemporary paving.	
DISTRICT: Spalding Place Historic District			

\*Resource Name or #:

\*Recorded by: Kelley Stanco

\*Date: 01/17/2017



Description: looking north  
Photo Date: 01/17/2017



Description: looking northwest  
Photo Date: 01/17/2017

\*NRHP Status Code:5D3

\*Resource Name or #:

Survey Title:

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family residence

B4. Present Use: Single Family Residence

\*B5a. Primary Architectural Style: Craftsman Bungalow

B5b. Secondary Architectural Style:

\*B6. Construction History:

Date Built: 1910

The building was constructed in 1910 per the City Lot and Block Books. Modifications include vinyl window replacements at the east side and one tri-partite window on the front, all in the original openings; and new hardscape at the front. No additions are noted on the Assessor's Building Record.

\*B7. Moved?:

☐ Yes ☒ No ☐ Unknown

Date:

Original Location: In Situ

\*B8. Related Features:

A detached one-car garage is located at the northeast corner of the lot.

\*B9a. Architect: Unknown

b.Builder: Unknown

\*B10. Significance: Theme: other

Area: City

Period of Significance: 1910

Property Type: Single Family Residence

Applicable Criteria: National Register Criteria:

California Register:

Local Register: F

Context:

Other:

1043 The Spalding Place Historic District is significant under HRB Criterion A as a resource that exemplifies and reflects special elements of University Heights' historical and architectural development. The period of significance identified for the district begins with the subdivision of lots and construction of the first bungalows on Spalding Place in 1909 and ends in 1912, the year that the last of the properties on Spalding Place was occupied, marking the end of F.C. Spalding's involvement in the construction and development of the district. The property located at 1818 Spalding Place was constructed in 1910 by F.C. Spalding in the Craftsman Bungalow style. The building reflects the historical significance of the Spalding Place Historic District under both aspects of HRB Criterion A,... *Continued below...*

B11. Additional Resource Attributes: HP02

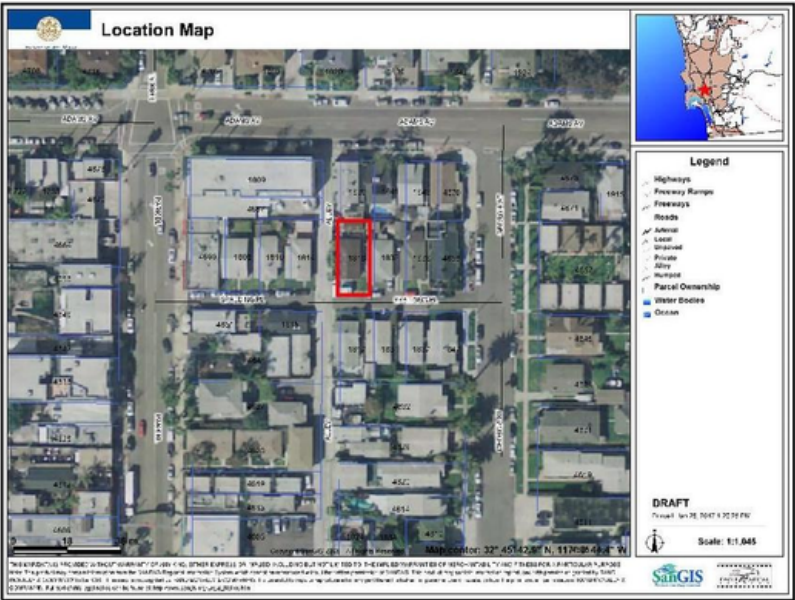
\*B12. References:

Spalding Place Historic District  
Nomination

B13. Remarks:

\*B14. Evaluator: Kelley Stanco

Date of Evaluation: 02/03/2017



**B10.Significance (continued):**  
and retains integrity to the District’s period of significance.

Therefore, it is recommended that the property be classified as a contributing resource and given a status code of 5D1 upon designation of the Spalding Place Historic District.

PRIMARY RECORD

Survey #:  
DOE #:

Primary #: \_\_\_\_\_  
HRI #: \_\_\_\_\_  
Trinomial: \_\_\_\_\_  
NRHP Status Code: 5D3  
Other Listings: \_\_\_\_\_  
Review Code: \_\_\_\_\_ Reviewer: \_\_\_\_\_  
Date: -/-/- \_\_\_\_\_

\*Resource Name or #: \_\_\_\_\_

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:      ☐ not for publication    ☒ unrestricted  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)  
b. USGS 7.5' Quad: \_\_\_\_\_ YEAR: \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address: 1831 Spalding Pl \_\_\_\_\_ City: San Diego \_\_\_\_\_ State: CA \_\_\_\_\_ Zip Code: 92116  
d. UTM: (Give more than one for large and/or linear resources) Zone: \_\_\_\_\_ ; -117.145430 \_\_\_\_\_ mE/ 32.761806 \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

\*a. County San Diego

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
See Continuation Sheet

\*P3b. Resource Attributes: (List attributes and codes) HP02: Single Family Property

\*P4. Resources Present:      ☒ Building      ☐ Structure      ☐ Object      ☐ Site      ☐ District      ☒ Element of a District      ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
Looking southeast

\*P6. Date Constructed/Age and Source:  
☒ Historic ☐ PreHistoric  
☐ Both    ☐ Neither  
Year Built: - Documented

\*P7. Owner and Address:  
Name: Stewart Shelly & Jason Family Trust  
06-06-12  
Address: 4430 Arch Street  
San Diego, CA 92116

\*P8. Recorded By:  
Kelley Stanco  
Senior Planner  
City of San Diego Planning Department  
1010 Second Avenue MS 413  
San Diego, CA 92101

\*P9. Date Recorded: 02/03/2017

\*P10. Survey Type: Survey - Intensive  
Survey Title:

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:

☐ NONE      ☐ Location Map      ☐ Sketch Map      ☐ Continuation Sheet  
☒ Building, Structure, and Object Record      ☐ Archaeological Record      ☐ District Record      ☐ Linear Feature Record  
☐ Milling Station Record      ☐ Rock Art Record      ☐ Artifact Record      ☐ Photograph Record  
Other: \_\_\_\_\_

P3a.Description (continued):

STYLE: Craftsman Bungalow		FOUNDATION: Other	
PLAN: Rectangular		PORCH: Partial	
STORIES: 1		CHIMNEY MATERIALS: Brick - Plain	
ROOF FORM: Gable		GARAGE:	
		The Assessor's Building Record notes an unspecified remodel in 1950. No modifications are readily apparent from the right-of-way; however, comparison of the	
ROOF Composition - Asphalt Shingle, MATERIAL: Dimensional		ALTERATIONS: Assessor's Building Record to the 1921, 1950 and 1956 Sanborn Map reveals that the remodel might have consisted of an addition at the rear corner of the building totaling approximately 52 square feet.	
ROOF PITCH: Moderate		ORIGINAL SUBDIVISION: University Heights, as Amended by G. A. d'Hemecourt in Book 8 of Lis Pendens, Page 36.	
EAVES: Projecting - Rafters Exposed		SUBDIVISION BLOCK: 24	
CLADDING: Wood - Lap Siding		INTEGRITY: High	
WINDOW TYPES: Double Hung		STATUS: Pending Designation	
WINDOW MATERIAL: Wood			
WINDOW DETAILING: 1:1 and fixed with 10 lite uppers.			
This Craftsman bungalow was constructed in 1911 and features a moderately pitched front gable roof with asphalt shingles, overhanging eaves, and decoratively carved rafter tails; predominantly wood lap siding over wood frame construction, with wood board and batten used in the gable ends; and a pier and post foundation with concrete stem wall. The entry porch is set at the west end of the north facade under a gable roof supported by square wood columns that extend down to the porch floor. A wood railing is also present at the porch. Fenestration consists primarily of 1:1 double hung wood frame and sash windows. A tri-partite window featuring a fixed central pane with 10-lite upper flanked by 1:1 double hung windows is present to the left of the entry porch. The brick chimney is interior and is visible at the roof. The Assessor's Building Record notes an unspecified remodel in 1950. No modifications are readily apparent from the right-of-way; however, comparison of the Assessor's Building Record to the 1921, 1950 and 1956 Sanborn Map reveals that the remodel might have consisted of an addition at the rear corner of the building totaling approximately 52 square feet. No garage.			
EXTRA DESCRIPTION: Spalding Place Historic District			



\*Resource Name or #:

\*Recorded by: Kelley Stanco

\*Date: 02/03/2017



Description: Looking south  
Photo Date: 02/03/2017



Description: Looking southwest  
Photo Date: 02/03/2017

\*NRHP Status Code:5D3

\*Resource Name or #:

Survey Title:

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family residence

B4. Present Use: Single Family Residence

\*B5a. Primary Architectural Style: Craftsman Bungalow

B5b. Secondary Architectural Style:

\*B6. Construction History: Date Built: 1911

The building was constructed in 1911 per the City Lot and Block Books. The Assessor's Building Record notes an unspecified remodel in 1950. No modifications are readily apparent from the right-of-way; however, comparison of the Assessor's Building Record to the 1921, 1950 and 1956 Sanborn Map reveals that the remodel might have consisted of an addition at the rear corner of the building totaling... *Continued below...*

\*B7. Moved?:

☐ Yes ☒ No ☐ Unknown

Date:Original Location: In Situ

\*B8. Related Features: There is a detached accessory structure at the southwest corner of the lot.

\*B9a. Architect: Unknown

b.Builder: Unknown

\*B10. Significance: Theme: otherArea:Period of Significance: 1911Property Type: Single Family Residence

Applicable Criteria: National Register Criteria:California Register:Local Register: F

Context:Other:

1043 The Spalding Place Historic District is significant under HRB Criterion A as a resource that exemplifies and reflects special elements of University Heights' historical and architectural development. The period of significance identified for the district begins with the subdivision of lots and construction of the first bungalows on Spalding Place in 1909 and ends in 1912, the year that the last of the properties on Spalding Place was occupied, marking the end of F.C. Spalding's involvement in the construction and development of the district. The property located at 1831 Spalding Place was constructed in 1911 by F.C. Spalding in the Craftsman Bungalow style. The building reflects the historical significance of the Spalding Place Historic District under both aspects of HRB Criterion A,... *Continued below...*

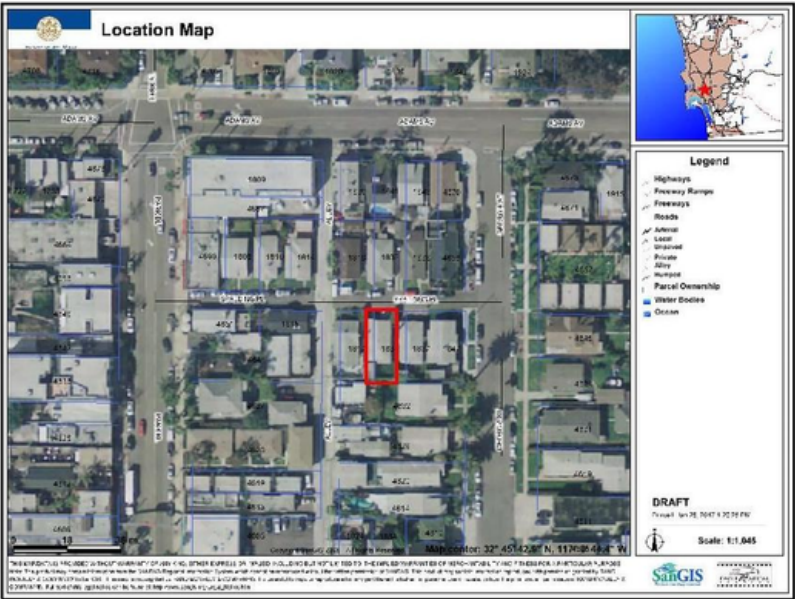
B11. Additional Resource Attributes: HP02

\*B12. References: Spalding Place Historic District  
Nomination

B13. Remarks:

\*B14. Evaluator: Kelley Stanco

Date of Evaluation: 02/03/2017



**B6.Construction History (continued):**  
approximately 52 square feet.

**B10.Significance (continued):**  
and retains integrity to the District’s period of significance.

Therefore, it is recommended that the property be classified as a contributing resource and given a status code of 5D1 upon designation of the Spalding Place Historic District.

# PRIMARY RECORD

Survey #:  
DOE #:

Primary #: \_\_\_\_\_  
 HRI #: \_\_\_\_\_  
 Trinomial: \_\_\_\_\_  
 NRHP Status Code: 5D3 \_\_\_\_\_  
 Other Listings: \_\_\_\_\_  
 Review Code: \_\_\_\_\_ Reviewer: \_\_\_\_\_  
 Date: -/-/ - \_\_\_\_\_

\*Resource Name or #: \_\_\_\_\_

**P1. Other Identifier:** \_\_\_\_\_

**\*P2. Location:** ☐ not for publication ☒ unrestricted

**and** (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

b. USGS 7.5' Quad:      YEAR:      T      ; R      ;      of      of Sec      ;      B.M.

**c. Address:** 1832 Spalding Pl City: San Diego State: CA Zip Code: 92116

d. **UTM:** (Give more than one for large and/or linear resources) Zone:                     ; -117.145423 mE/ 32.762073 mN

**e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
See Continuation Sheet

**\*P3b. Resource Attributes:** (List attributes and codes) **HP02:** Single Family Property

**\*P4. Resources Present:**    ☒ Building    ☐ Structure    ☐ Object    ☐ Site    ☐ District    ☒ Element of a District    ☐ Other

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**  
Looking northwest

**\*P6. Date Constructed/Age and Source:**

☒ Historic ☐ PreHistoric  
☐ Both ☐ Neither

**Year Built:** - Documented

**\*P7. Owner and Address:**

Name: Thompson Family Trust  
Address: 1832 Spalding Place  
San Diego, CA 92116

**\*P8. Recorded By:**

Kelley Stanco  
Senior Planner  
City of San Diego Planning Department  
1010 Second Avenue MS 413  
San Diego, CA 92101

\*P9. **Date Recorded:** 01/25/2017

**\*P10. Survey Type:** Survey - Intensive  
**Survey Title:**

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**\*Attachments:**

☐ NONE

### ☒ Building, Structure, and Object Record

☐ Milling Station Record

Other:

☐ Location Map

☐ Archaeological Record

☐ Rock Art Record

□ Sketch Map

☐ District Record

□ Artifact Record

☐ Continuation Sheet

☐ Linear Feature Record

☐ Photograph Record

P3a.Description (continued):

STYLE: Craftsman Bungalow		FOUNDATION: Other	
PLAN: Rectangular		PORCH: Partial	
STORIES: 1		CHIMNEY MATERIALS:	
ROOF FORM: Hip		GARAGE:	
		Windows have been replaced with vinyl in the original openings and solar panels have been added to the west elevation. Two posts at the porch appear to be replacements or new posts.	
ROOF MATERIAL: Composition - Asphalt Shingle, Dimensional		ALTERATIONS:	
		University Heights, as Amended by G. A. d'Hemecourt in Book 8 of Lis Pendens, Page 36	
ROOF PITCH: Moderate		ORIGINAL SUBDIVISION:	
		SUBDIVISION BLOCK: 24	
EAVES: Projecting - Rafters Exposed		INTEGRITY: Moderate	
CLADDING: Wood - Lap Siding			
WINDOW TYPES: Double Hung		STATUS: Pending Designation	
WINDOW MATERIAL: Vinyl			
WINDOW DETAILING:			
EXTRA DESCRIPTION:		This Craftsman bungalow was constructed in 1910 and features a moderately pitched hipped roof with asphalt shingles, overhanging eaves, and decoratively carved rafter tails; wood lap siding over wood frame construction; and a pier-and-post foundation with concrete stem wall. The projecting entry porch is set at the west end of the south facade and features a gable roof supported by square wood columns on a low wall. The center posts flanking the stairs to the porch are new, and it is unclear if they replaced original posts, or were added later to provide additional support. Fenestration consists of vinyl windows, which appear to have been placed in the original openings. Solar panels have been added to the west side of the roof. There is no chimney. There is no garage. Non-historic accessory structures are located at the rear of the lot.	
DISTRICT: Spalding Place Historic District			

\*Recorded by: Kelley Stanco                      \*Date: 01/25/2017



Description: Looking north northeast  
Photo Date: 01/25/2017



\*NRHP Status Code:5D3

\*Resource Name or #:

Survey Title:

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family residence

B4. Present Use: Single Family Residence

\*B5a. Primary Architectural Style: Craftsman Bungalow

B5b. Secondary Architectural Style:

\*B6. Construction History:

Date Built: 1910

The building was constructed in 1910 per the City Lot and Block Books. Modifications include replacement of all windows with vinyl units in the original openings; and the addition of solar panels to the west elevation. Two posts at the porch appear to be replacements or new posts.

\*B7. Moved?:

☐ Yes

☒ No

☐ Unknown

Date:

Original Location: In Situ

\*B8. Related Features:

There is a detached accessory structure located at the northwest corner of the lot.

\*B9a. Architect: Unknown

b.Builder: Unknown

\*B10. Significance: Theme: other

Area: City

Period of Significance: 1910

Property Type:

Applicable Criteria: National Register Criteria:

California Register:

Local Register: F

Context:

Other:

1043 The Spalding Place Historic District is significant under HRB Criterion A as a resource that exemplifies and reflects special elements of University Heights’ historical and architectural development. The period of significance identified for the district begins with the subdivision of lots and construction of the first bungalows on Spalding Place in 1909 and ends in 1912, the year that the last of the properties on Spalding Place was occupied, marking the end of F.C. Spalding’s involvement in the construction and development of the district. The property located at 1832 Spalding Place was constructed in 1910 by F.C. Spalding in the Craftsman Bungalow style. The building reflects the historical significance of the Spalding Place Historic District under both aspects of HRB Criterion A,... Continued below...

B11. Additional Resource Attributes: HP02

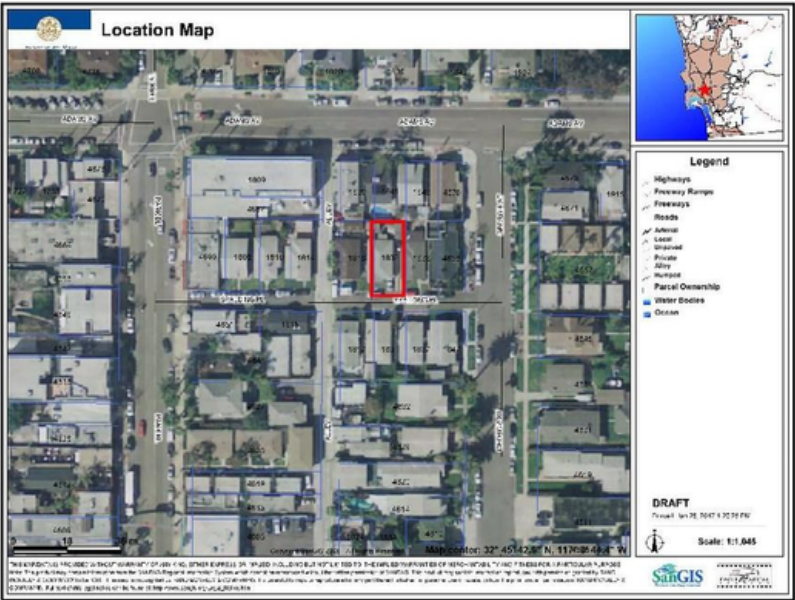
\*B12. References:

Spalding Place Historic District  
Nomination

B13. Remarks:

\*B14. Evaluator: Kelley Stanco

Date of Evaluation: 02/03/2017



**B10.Significance (continued):**  
and retains integrity to the District’s period of significance.

Therefore, it is recommended that the property be classified as a contributing resource and given a status code of 5D1 upon designation of the Spalding Place Historic District.



P3a.Description (continued):

STYLE: Craftsman Bungalow		FOUNDATION: Other	
PLAN: Rectangular		PORCH: Stoop	
STORIES: 1		CHIMNEY MATERIALS: Brick - Plain	
ROOF FORM: Hip		GARAGE:	
		The Assessor's Building Record does not indicate any additions or modifications, but does state an unspecified remodel in 1936. The 1921, 1950 and 1956 Sanborn Maps reveal that the property originally had a partial-width recessed porch across the eastern half of the front facade. The infill of the porch, as well as the Colonial-style elements, may have occurred in 1936, or may have happened post-1956, as indicated by the Sanborn Maps. The chimney appears to be newer.	
ROOF Composition - Asphalt Shingle, MATERIAL: Dimensional		ALTERATIONS:	
		University Heights, as Amended by G. A. d'Hemecourt in Book 8 of Lis Pendens, Page 36.	
ROOF PITCH: Moderate		ORIGINAL SUBDIVISION:	
EAVES: Narrow - Boxed		SUBDIVISION BLOCK: 24	
CLADDING: Wood - Lap Siding		INTEGRITY: Low	
WINDOW TYPES: Casement		STATUS: Pending Designation	
WINDOW MATERIAL: Wood			
WINDOW Multi-lite wood frame windows on the DETAILING: front facade.			
This bungalow constructed in 1911 features Craftsman elements and later Colonial Revival elements, which appear to have been added. The house features a hipped roof with asphalt shingles and narrow, boxed eaves; wood lap siding over wood frame construction, and a pier-and-post foundation with concrete stem wall. The non-historic entry door is centered on the front facade and accessed via a small stoop under a small gabled pediment. To the right is a wood frame and sash multi-lite bay window, and to the left are two sets of paired 8-lite wood frame and sash casement windows set at the corner of the building. Windows along the east facade past the first window are vinyl replacements. The Assessor's Building Record does not indicate any additions or modifications, but does state an unspecified remodel in 1936. The 1921, 1950 and 1956 Sanborn Maps reveal that the property originally had a partial-width recessed porch across the eastern half of the front facade. The infill of the porch, as well as the Colonial-style elements, may have occurred in 1936, or may have happened post-1956, as indicated by the Sanborn Maps. The chimney appears to be newer. There is no garage.			
EXTRA DESCRIPTION:			
DISTRICT: Spalding Place Historic District			

\*Resource Name or #:

\*Recorded by: Kelley Stanco

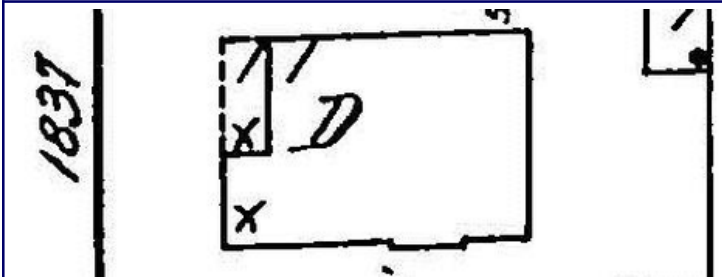
\*Date: 02/03/2017



Description: Looking south  
Photo Date: 02/03/2017



Description: Looking southeast  
Photo Date: 02/03/2017



Description: 1921 Sanborn Map (Footprint unchanged in 1950 and 1956.)  
Photo Date: 02/03/2017

\*NRHP Status Code:6Z

\*Resource Name or #:

Survey Title:

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family residence

B4. Present Use: Single Family Residence

\*B5a. Primary Architectural Style: Craftsman Bungalow

B5b. Secondary Architectural Style: Colonial Revival

\*B6. Construction History:

Date Built: 1911

The building was constructed in 1911 per the City Lot and Block Books. The Assessor's Building Record does not indicate any additions or modifications, but does state an unspecified remodel in 1936. The 1921, 1950 and 1956 Sanborn Maps reveal that the property originally had a partial-width recessed porch across the eastern half of the front facade. The infill of the porch, as well as the...Continued below...

\*B7. Moved?:

☐ Yes

☒ No

☐ Unknown

Date:

Original Location: In Situ

\*B8. Related Features:

There is a detached accessory structure at the southwest corner of the lot.

\*B9a. Architect: Unknown

b.Builder: Unknown

\*B10. Significance: Theme: other

Area: City

Period of Significance: 1911

Property Type:

Applicable Criteria: National Register Criteria:

California Register:

Local Register:

Context:

Other:

1368 The Spalding Place Historic District is significant under HRB Criterion A as a resource that exemplifies and reflects special elements of University Heights' historical and architectural development. The period of significance identified for the district begins with the subdivision of lots and construction of the first bungalows on Spalding Place in 1909 and ends in 1912, the year that the last of the properties on Spalding Place was occupied, marking the end of F.C. Spalding's involvement in the construction and development of the district. The property located at 1837 Spalding Place was constructed in 1911 by F.C. Spalding in the Craftsman Bungalow style. The building originally reflected the historical significance of the Spalding Place Historic District under both aspects of HRB... Continued below...

B11. Additional Resource Attributes: HP02

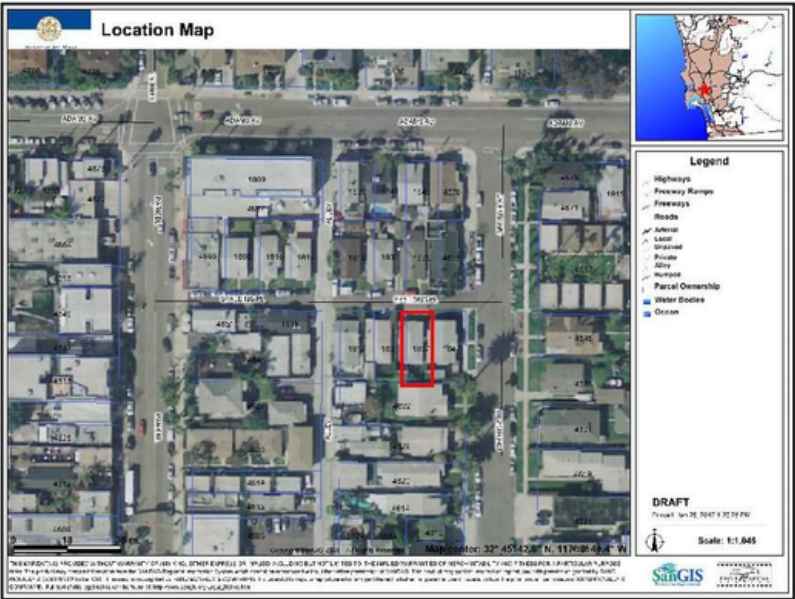
\*B12. References:

Spalding Place Historic District  
Nomination

B13. Remarks:

\*B14. Evaluator: Kelley Stanco

Date of Evaluation: 02/03/2017





**B6.Construction History (continued):**

Colonial-style elements including the pediment over the entry door and the addition of the bay window, may have occurred in 1936 or may have happened post-1956, as indicated by the Sanborn Maps. The chimney appears to be newer.

**B10.Significance (continued):**

Criterion A. However, the building has been substantially altered by the complete enclosure of the original front porch re-orientation of the entry door, and addition of Colonial-style elements. These modifications have significantly impaired integrity of design, materials and feeling to the point that the building no longer retains integrity to the District’s period of significance.

Therefore, it is recommended that the property be classified as a non-contributing resource and given a status code of 6Z upon designation of the Spalding Place Historic District.

PRIMARY RECORD

Survey #:  
DOE #:

Primary #: \_\_\_\_\_  
HRI #: \_\_\_\_\_  
Trinomial: \_\_\_\_\_  
NRHP Status Code: 5D3  
Other Listings: \_\_\_\_\_  
Review Code: \_\_\_\_\_ Reviewer: \_\_\_\_\_  
Date: -/-/- \_\_\_\_\_

\*Resource Name or #: \_\_\_\_\_

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:      ☐ not for publication    ☒ unrestricted  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)  
b. USGS 7.5' Quad: \_\_\_\_\_ YEAR: \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address: 1838 Spalding Pl \_\_\_\_\_ City: San Diego \_\_\_\_\_ State: CA \_\_\_\_\_ Zip Code: 92116  
d. UTM: (Give more than one for large and/or linear resources) Zone: \_\_\_\_\_ ; -117.145311 \_\_\_\_\_ mE/ 32.762083 \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

\*a. County San Diego

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
See Continuation Sheet

\*P3b. Resource Attributes: (List attributes and codes) HP02: Single Family Property

\*P4. Resources Present:      ☒ Building      ☐ Structure      ☐ Object      ☐ Site      ☐ District      ☒ Element of a District      ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
Looking northeast

\*P6. Date Constructed/Age and Source:  
☒ Historic ☐ PreHistoric  
☐ Both      ☐ Neither  
Year Built: - Documented

\*P7. Owner and Address:  
Name: Pastore Jeffrey N  
Address: 1838 Spalding Place  
San Diego, CA 92116

\*P8. Recorded By:  
Kelley Stanco  
Senior Planner  
City of San Diego Planning Department  
1010 Second Avenue MS 413  
San Diego, CA 92101

\*P9. Date Recorded: 02/03/2017

\*P10. Survey Type: Survey - Intensive  
Survey Title:

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:

☐ NONE      ☐ Location Map      ☐ Sketch Map      ☐ Continuation Sheet  
☒ Building, Structure, and Object Record      ☐ Archaeological Record      ☐ District Record      ☐ Linear Feature Record  
☐ Milling Station Record      ☐ Rock Art Record      ☐ Artifact Record      ☐ Photograph Record  
Other: \_\_\_\_\_

P3a.Description (continued):

STYLE: Craftsman Bungalow		FOUNDATION: Other	
PLAN: Rectangular		PORCH: Recessed	
STORIES: 1		CHIMNEY MATERIALS: Brick - Plain	
ROOF FORM: Gable		GARAGE: Garage, Detached: 1 Car	
		No modifications are noted on the Assessor's Building Record; however, a Sanborn Maps reveal a small rear addition which appeared sometime between 1921 and 1950. Garage was also added, possibly around the same period.	
ROOF Composition - Asphalt Shingle, MATERIAL: Dimensional		ALTERATIONS:	
		University Heights, as Amended by G. A. d'Hemecourt in Book 8 of Lis Pendens, Page 36.	
ROOF PITCH: Moderate		ORIGINAL SUBDIVISION:	
EAVES: Projecting - Rafters Exposed		SUBDIVISION BLOCK: 24	
CLADDING: Wood - Lap Siding		INTEGRITY: Moderate	
WINDOW TYPES: Double Hung		STATUS: Pending Designation	
WINDOW MATERIAL: Wood			
WINDOW DETAILING:			
EXTRA DESCRIPTION:		This Craftsman bungalow was constructed in 1910 and features a a moderately pitched gable roof with asphalt shingles, overhanging eaves, and decoratively carved rafter tails; wood lap siding over wood frame construction, and a pier-and-post foundation with a concrete stem wall. The recessed entry porch is set to the east end of the south facade and is supported by a square wood post. Fenestration consists primarily of 1:1 double hung wood frame and sash windows. A tri-partite window featuring a fixed center pane with 10-lite upper flanked by 1:1 double hung windows is present to the left of the entry porch. The brick chimney is interior to the house and visible at the roof line. No modifications are noted on the Assessor's Building Record; however, a Sanborn Maps reveal a small rear addition which appeared sometime between 1921 and 1950. A detached one-car garage at the west side of the property is accessed via a Hollywood Drive. No garage appears on the 1921 Sanborn Map, but a garage that appears to straddle the property line with the property to the west is shown on the 1950 Sanborn Map.	
DISTRICT: Spalding Place Historic District			

\*Resource Name or #:

\*Recorded by: Kelley Stanco

\*Date: 02/03/2017



Description: Looking north  
Photo Date: 02/03/2017



Description: Looking northwest  
Photo Date: 02/03/2017

\*NRHP Status Code:5D3

\*Resource Name or #:

Survey Title:

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family residence

B4. Present Use: Single Family Residence

\*B5a. Primary Architectural Style: Craftsman Bungalow

B5b. Secondary Architectural Style:

\*B6. Construction History:

Date Built: 1910

The building was constructed in 1910 per the City Lot and Block Books. No modifications are noted on the Assessor's Building Record; however, a Sanborn Maps reveal a small rear addition which appeared sometime between 1921 and 1950. The garage was also added, possibly around the same period.

\*B7. Moved?:

☐ Yes

☒ No

☐ Unknown

Date:

Original Location: In Situ

\*B8. Related Features:

There is a detached one car garage located at the northwest corner of the lot

\*B9a. Architect: Unknown

b.Builder: Unknown

\*B10. Significance: Theme: other

Area: City

Period of Significance: 1910

Property Type: Single Family Residence

Applicable Criteria: National Register Criteria:

California Register:

Local Register: F

Context:

Other:

1043 The Spalding Place Historic District is significant under HRB Criterion A as a resource that exemplifies and reflects special elements of University Heights’ historical and architectural development. The period of significance identified for the district begins with the subdivision of lots and construction of the first bungalows on Spalding Place in 1909 and ends in 1912, the year that the last of the properties on Spalding Place was occupied, marking the end of F.C. Spalding’s involvement in the construction and development of the district. The property located at 1838 Spalding Place was constructed in 1910 by F.C. Spalding in the Craftsman Bungalow style. The building reflects the historical significance of the Spalding Place Historic District under both aspects of HRB Criterion A,... Continued below...

B11. Additional Resource Attributes: HP02

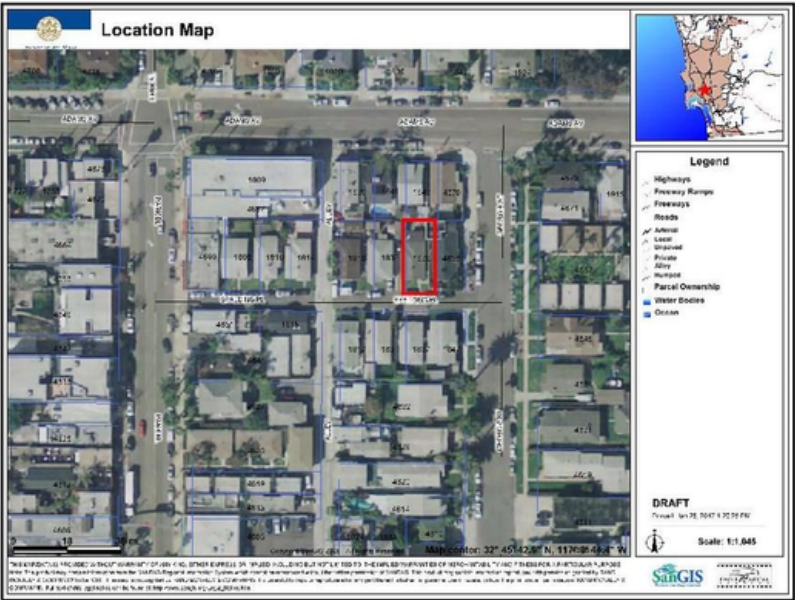
\*B12. References:

Spalding Place Historic District  
Nomination

B13. Remarks:

\*B14. Evaluator: Kelley Stanco

Date of Evaluation: 02/03/2017



**B10.Significance (continued):**  
and retains integrity to the District’s period of significance.

Therefore, it is recommended that the property be classified as a contributing resource and given a status code of 5D1 upon designation of the Spalding Place Historic District.