

United States Department of the Interior
 National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

DRAFT

Historic name: Arnold and Choate's Addition-North Florence Heights Historic District

Other names/site number: _____

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Roughly bounded by Stephens Street, Eagle Street, Washington Place/
 Fort Stockton Drive, and Plumosa Way/Barr Avenue

City or town: San Diego State: California County: San Diego

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following

level(s) of significance:

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___D

_____ Signature of certifying official/Title:	_____ Date
_____ State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
_____ Signature of commenting official:	_____ Date
_____ Title: State or Federal agency/bureau or Tribal Government	

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>266</u>	<u>85</u>	buildings
<u> </u>	<u>1</u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>266</u>	<u>86</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

COMMERCE/TRADE: business

RELIGION: religious facility

EDUCATION: school

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

COMMERCE/TRADE: business

RELIGION: religious facility

EDUCATION: school

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:

Prairie School, Bungalow/Craftsman

LATE 19TH and 20TH CENTURY REVIVALS:

Mission/Spanish Colonial Revival, Colonial Revival, Mediterranean/Italian Renaissance Revival, Tudor Revival

LATE VICTORIAN

Vernacular Victorian

MODERN MOVEMENT:

Moderne, International

OTHER:

American Foursquare/Classic Box, Minimal Traditional, Contemporary

Materials: (enter categories from instructions.)

Principal exterior materials of the property: _____

Foundations CONCRETE

Walls STUCCO, BRICK, CONCRETE, WOOD, STONE

Roofs ASPHALT, TERRA COTTA, SYNTHETICS

Other STUCCO, WOOD, BRICK, STONE, CONCRETE, TERRA COTTA, CERAMIC TILE, GLASS, METAL

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Arnold and Choate's Addition-North Florence Heights Historic District is located in the Mission Hills neighborhood of San Diego. The district contains a variety of uses but is predominantly residential. Blocks are lined with single-family residential buildings; low-scale multiple-family residential buildings (generally duplexes, triplexes, and fourplexes) are periodically incorporated into these residential blocks and emulate the prevailing scale and style of the adjacent single-family buildings. A very small number of low-scale, neighborhood-oriented commercial and religious buildings are also located in the district, almost all of which

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

are clustered on and around a former streetcar route that historically ran down Lewis Street. A private school campus (Francis Parker School) anchors the far north end of the district.

Contributing buildings are designed in a variety of compatible architectural styles that collectively characterize San Diego's early suburban neighborhoods. The district contains a substantial number of Craftsman style buildings, though most blocks are interspersed with other early twentieth century architectural styles (Prairie School, American Foursquare/Classic Box), those associated with the early twentieth century Period Revival movement (Mission/Spanish Colonial Revival, Colonial Revival, Mediterranean/Italian Renaissance Revival, and Tudor Revival), and vernacular idioms. The district exhibits a strong pedestrian orientation as expressed in aspects of its physical layout such as compact lots, short walkable blocks, and pedestrian infrastructure like concrete sidewalks and landscaped parkways that provide a buffer between pedestrian and vehicular traffic. Some, but not all sidewalks are imbued with a pink tint, a feature that is attributed to noted horticulturist Kate O. Sessions, who was an early landowner in the area. The district is oriented around a rectilinear grid, though the surrounding area's varied topography – which consists of broad, flat mesas bisected by canyons and ravines – disrupts the continuity of the grid. The district does not have a uniform street tree scheme, but many streets are flanked by mature Queen palm trees – another tract feature that is attributed to Sessions, who introduced the species to San Diego. Of the district's 352 properties, 266 (76%) are contributors, and 86 (24%) are non-contributors, either because they post-date the district's period of significance or have been extensively altered. As a whole, the district retains all aspects of historic integrity and a strong sense of time and place from its 1907-1950 period of significance.

Narrative Description

Location and Setting

The Arnold and Choate's Addition-North Florence Heights Historic District comprises approximately 69 acres in the Mission Hills community of San Diego, which is located about four miles northwest of the Downtown civic and commercial core. The topography of the district is similar to that found across much of the San Diego region, consisting of broad mesas whose continuity is periodically interrupted by a meandering network of ravines and canyons. While the district is generally flat, it is transected by two deep canyons – one at the northern terminus of Goldfinch and Hawk streets, and the other at the northern terminus of Ingalls and Lark streets – effectively dividing it into multiple discrete, yet contiguous sections. These canyons hem the district in from surrounding areas and delineate its irregularly-shaped north and east boundaries.

The district is irregular in shape, largely due to its topographical context. Its west boundary follows the centerline of Stephens Street; its east boundary follows the contour of a canyon and extends east to Eagle Street; its north boundary also follows the contour of a canyon and extends north to Barr Avenue; and its south boundary is defined by sections of Washington Place, Fort Stockton Drive, and Lewis Street. The district boundaries very generally correspond with the historical boundaries of two contiguous subdivisions: Arnold and Choate's Addition (recorded 1872) and North Florence Heights (recorded 1890). The shape of the north and east boundaries is

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

dictated by the aforementioned canyons, which forge stark geographical barriers. The irregular shape of the south boundary was drawn to exclude some parcels in the original subdivision boundaries that have witnessed contemporary infill development and do not relate to the district.

In spite of its topographical complexity and network of canyons, the district is nonetheless organized around a rectilinear grid – a common characteristic of many established San Diego neighborhoods, and a reflection of planning paradigms that prevailed when the two tracts comprising the district were recorded. The district is divided into an orderly grid of blocks and streets. However, several of these blocks and streets are abruptly cut short by canyons.

Most streets in the district are narrow and are scaled for residential traffic. Generally, these streets are paved with asphalt and are flanked by scored concrete sidewalks, some of which are imbued with a pink tint. Narrow parkways accompany streets, resulting in a modest buffer separating pedestrians from vehicular traffic. Many of these parkways are planted with narrow strips of grass and various species of street trees. There is not a uniform street tree scheme in the district, though mature Queen palms (*Syagrus romanzoffiana*) appear with the most frequency.

The district's pink-tinted sidewalks and Queen palm trees are features that are attributed to the influence of Kate O. Sessions, a renowned horticulturist who was an early landowner in the area.

There are two notable exceptions to the above-described streetscape scheme. A slightly different setting is present along Lewis Street, which is the district's primary commercial corridor and hosted an electric streetcar line between 1908 and 1947. As such, Lewis Street is wider than most adjacent residential streets, reflecting the former presence of the streetcar line, and within its small commercial node extending roughly from Stephens to Randolph streets, the parkways are either hardscaped or absent to accommodate wider sidewalks. Most of the commercial buildings are flush with the sidewalk, with one later infill exception fronted by a surface parking lot. Here and farther east along Lewis Street, several buildings that were originally single-family residences have been converted to commercial use, typically without visible exterior alterations.

The second exception to both street/parkway size and street tree plan is the 4100 block of Lark Street. Compared to other residential streets in the district, the 4100 block of Lark Street is wider and flanked by broader parkways. This stretch of Lark Street also features larger parcels and is developed with large two-story houses, generally in the Prairie School and Period Revival styles.

Residential buildings within the district are set back from the street at relatively consistent depths, resulting in cohesive streetscapes. Most are approached by a modest lawn or xeriscaped area, and are traversed by concrete walkways that lead to the porch and primary entrance. A small number of buildings are surrounded by perimeter fences, walls, and/or hedges, which often obscure their street-facing façades from public view and in most instances are not original features. Retaining walls of concrete, natural stone, or brick are also present at some properties.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Property Types

The Arnold and Choate's Addition-North Florence Heights Historic District is predominantly residential, with a substantial number of single-family residential buildings and a lesser number of contextually-scaled multi-family residential buildings. A small number of commercial and institutional buildings are also present within the district, most of which are located on prominent corner lots and function as anchors of the neighborhood. Each property type is discussed herein.

Single-Family Residential Resources

Single-family residential buildings are the most common property type in the district, accounting for 305 (87%) of its 352 properties. Single-family residences are generally low in scale and modest in size, ranging between one and two stories in height. Examples of larger two-story residences are interspersed throughout the district; notably, there are concentrations on Randolph and Lark streets north of Lewis Street, and on Palmetto Way north of Montecito Way.

Most residences are consistent with respect to setback, massing, and scale, and are conventionally oriented toward the street. However, in a few instances residences are oriented so that their primary façades are perpendicular to the street. These perpendicularly-oriented residences were either constructed before the majority of other buildings in the district (e.g., #152, 4171 Ingalls Street), or were positioned so that their primary façades faced onto what were historically larger landscaped grounds (e.g., #213, 4119 Lark Street; #283, 4190 Palmetto Way).

Most residences are accompanied by small detached garages that are located at the rear of the lot and have very limited public visibility. Generally, garages are stylistically similar to their respective house, and are accessed by curb cuts and narrow concrete ribbon driveways that span the side of the lot and provide vehicular access from the street. However, properties on Ingalls, Jackdaw, and Ibis streets are flanked by rear alleys that provide access to garages from behind. Some garages are capped by an ancillary residential unit, which was sometimes an original feature and other times was an alteration that occurred within the district's period of significance.

Detached garages were typically not tabulated as separate resources for purposes of this nomination on account of their ancillary nature and limited visibility from the public-right-of-way. However, in limited circumstances detached garages were tabulated as separate resources if they are substantial in size and front directly onto a street, thus contributing to the cadence and continuity of the streetscape (e.g., #39, 4147 Falcon Street; #259, 1415 W. Montecito Way).

Several properties within the district have accessory dwellings units (ADUs), almost all of which are contemporary improvements. Like detached garages, ADUs are generally located at the rear of their respective lot and are ancillary improvements with limited public visibility. Their presence neither contributes to, nor detracts from, the district. ADUs, like detached garages, were not tabulated as separate resources for these same reasons, unless they have direct street frontage.

Single-family residences in the district were developed in accordance with one of two broad development patterns. Some were built individually and on an ad-hoc basis, most often by a prospective homeowner who would purchase a single parcel and construct their personal house.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Others were constructed in small clusters, whereby the same owner or developer would purchase multiple parcels on a portion of a block (or, in some instances, the entire block), construct two or more residences concurrently, and then sell them on speculation upon their completion – a common development practice in San Diego in the early decades of the twentieth century.

Some developers used similar or identical designs for their buildings, including several employing adaptations of the Craftsman style with local flourishes including stucco wall cladding, “eyebrow” rooflines, and Prairie School elements. Regardless of developer, humble Craftsman designs are very common, as are rectangular and irregular building footprints (depending on their site topography and their architectural style). Buildings vary in terms of articulation and design, ranging from modestly-appointed bungalows to higher style dwellings.

Two residences (#104, 4114 Ibis Street; #129, 4033 Ingalls Street) were moved to sites within the district from locations outside the district; moved resources were classified as district contributors if they are contextually related to the district and/or were moved within its period of significance.

Multi-Family Residential Resources

The district contains 30 buildings that were originally built as multi-family residences, accounting for nine percent of its 352 resources. Most examples of purpose-built multi-family residences consist of low-scale duplexes, triplexes, and fourplexes that emulate the form, scale, and appearance of single-family residences and complement the district’s prevailing single-family scale. They are largely indistinguishable from their single-family environs apart from the presence of multiple entrances. They represent a range of construction dates beginning in the 1910s, indicating that contextual multi-family housing options have been a part of the district since its inception. There are also five examples of larger-scale apartment houses, almost all of which are associated with subsequent infill and were classified as non-contributors.

All contributing multi-family residences, irrespective of unit count, are between one and two stories tall and occupy a standard-sized residential lot. They are designed in the same architectural styles applied to single-family buildings with Craftsman, Prairie School, and Spanish Colonial Revival being the most common. Generally, multi-family residences are located in closer proximity to Lewis Street, where a streetcar line once ran, and the residential blocks directly adjacent to this thoroughfare. Some have detached garages and other automobile accommodations, at a slightly lower rate of occurrence than single-family residences.

Like its single-family residences, the district’s multi-family residences vary with respect to articulation and design, ranging from modestly appointed to higher style. Most often they were designed and constructed by contractors (instead of by architects), reflecting the important role that developer-builders played in the district’s development.

Several buildings that were originally single-family residences have since been converted to multi-family uses. If the conversion did not result in major exterior alterations, then the building

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

was generally classified as a district contributor. Conversely, if the conversion resulted in major exterior alterations, then the building was generally classified as a non-contributor.

Commercial Resources

The district contains eight buildings that were purpose-built for commercial use, accounting for two percent of its 352 resources. The commercial buildings reflect a range of construction dates between the 1920s and the 1960s, and likewise a range of architectural styles. Most are concentrated in a small commercial node along the former Lewis Street streetcar line; two (#42, 1112 Fort Stockton Drive-Ibis Market; #68, 1525 Fort Stockton Drive-Mission Hills Nursery) are located one block south of Lewis Street, still in close proximity to the former streetcar line.

These commercial buildings are appropriately scaled to their residential environs and are occupied by various independent, neighborhood-oriented businesses. On the south side of Lewis Street, between Palmetto Way and Stephens Street, are two mixed-use commercial buildings with retail units at the street level and multi-family residential units up above (#250, 1605-1615 W. Lewis Street-Rigdon Block; #251, 1617-1633 W. Lewis Street-the Montclair). Both were built by local designer-builder Nathan Rigdon and anchored what was once the western terminus of the Lewis Street streetcar line, which originally ended at Stephens Street before it was later extended further west. These buildings are notable for their intact storefronts and their central shared entrances leading to the upper-story residential units. Of the six other commercial buildings, five are used as retail stores, and one (#68, 1525 Fort Stockton Drive) is occupied by the retail store and attendant grounds of the Mission Hills Nursery, a longstanding local business.

Institutional Resources

There are four institutional resources in the district, accounting for approximately one percent of its 352 resources. Two of these institutional resources are religious buildings (#159, 4070 Jackdaw Street-Mission Hills Congregational Church; #199, 4044 Lark Street-Mission Hills United Methodist Church). These buildings are between two and three stories tall and are set flush with the sidewalk. Both are designed in the Mission Revival style and are slightly taller and larger than neighboring houses, rendering them important anchors within the district.

The third institutional resource is a public park (#34, 4100 Falcon Street-West Lewis Street Pocket Park). The park is a contemporary improvement that occupies a small site at the edge of a canyon that was previously undeveloped. The park was developed well outside the district's period of significance and was classified as a non-contributor.

The fourth institutional resource is a private preparatory school (#331, 4201 Randolph Street-Francis Parker School). Located at the far north end of the district, alongside the edge of a canyon, the school was built in 1913 and designed by noted local architect William Templeton Johnson in the Mediterranean Revival style. The school was one of the earliest substantial improvements within the district and catalyzed the development of adjacent residential blocks.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Architectural Styles

A variety of architectural movements and styles are represented in the district, reflective of its incremental development over the span of four decades. This mélange of compatible architectural styles is a common characteristic of San Diego's early suburban neighborhoods.

The earliest buildings to be constructed within the district date to the very early twentieth century and are designed in vernacular adaptations of Late Victorian era styles. These buildings are stylistically simple, typically consisting of a vernacular hipped-roof or gabled-roof volume festooned with some vague references to the more articulated Queen Anne or Eastlake styles. There are eight Vernacular Victorian-era buildings within the district, including one building (#129, 4035 Ingalls Street) that was moved to the district from another location in San Diego.

The most common architectural styles in the district are those associated with early twentieth century American movements: Craftsman, Prairie School, and American Foursquare/Classic Box. Of the district's 352 resources, 193 are designed in the Craftsman style, accounting for more than half of the district's total building stock. There are also examples of the related Prairie School (15 resources) and American Foursquare/Classic Box (two resources) styles, albeit with less frequency. Of note are several buildings that are designed in a unique, regional adaptation of the Craftsman style that is defined by stucco wall cladding and chaste exterior walls, prominent front porches with exaggerated eaves and/or brackets, pergola-like design elements, and expressive "eyebrow" rooflines. This regional adaptation of the Craftsman style was widely used by San Diego developer-builders including Morris B. Irvin, Martin V. Melhorn, and Alexander Schreiber, all of whom designed multiple buildings within the district.

There are also a significant collection of Period Revival style buildings in the district, which flourished in the years after World War I. The Period Revival styles expressed in the district, listed in order from most to least prevalent, are: Mission/Spanish Colonial Revival (44 resources), American Colonial Revival (16 resources), Mediterranean/Italian Renaissance Revival (six resources), and Tudor Revival (four resources). These Period Revival styles are visually compatible with the Arts and Crafts-related styles that were favored in earlier years, with some overlap between the two movements occurring in the late 1910s and early 1920s. Some of the district's Craftsman and Prairie School style buildings – particularly those dating to the late 1910s and early 1920s – incorporate some Period Revival style details and reflect the aesthetic transition between these two architectural movements.

Eight resources in the district are designed in the Minimal Traditional style, which was popular during the Depression and World War II years, nearer the end date of the district's period of significance. In most cases, Minimal Traditional style buildings are compatible with other contributing resources as the style loosely utilizes some design influences from the preceding Arts and Crafts and Period Revival movements. Minimal Traditional style buildings are interspersed throughout the district and round out its residential blocks, thus contributing to its overarching sense of aesthetic cohesion.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Non-contributing resources post-dating the period of significance are generally designed in the Modern, Ranch, or contemporary styles. Several of these contemporary buildings were designed to be aesthetically compatible with the district's older buildings and include features that pay homage to earlier modes of architecture, particularly the Craftsman and Spanish Colonial Revival styles. However, these later additions are distinguished from the district's older buildings through their use of contemporary proportions, materials, and construction methods.

Several properties in the district were designed by noted local architects including Joel L. Brown, Louis J. Gill, William Templeton Johnson, Frank Mead, Richard Requa, and Emmor Brooke Weaver. However, more often properties were designed and constructed by developer-builders who were experienced in architectural drafting but lacked a formal education or licensure in architecture. Morris B. Irvin, Martin V. Melhorn (including his companies, the Bay City Construction Company and Alberta Security Company), Nathan Rigdon, Alexander Schreiber, and Walter Trepte all designed multiple buildings within the district. A list of known architects and builders associated with the district is included in *Section 8: Statement of Significance*.

Condition and Integrity

Overall, the Arnold and Choate's Addition-North Florence Heights Historic District retains its historic appearance from its 1907-1950 period of significance. Contributing properties are generally well-maintained and retain sufficient integrity to convey the district's significance.

Of the 352 properties in the district, 266 (76 percent) are contributors. Contributors were constructed during the district's 1907-1950 period of significance and retain the essential aspects of integrity including design, materials, and workmanship. 86 properties in the district (24 percent) are non-contributors. Non-contributors were either not present during the period of significance, or have been extensively altered and do not retain the essential aspects of integrity.

Contributors have high to moderate integrity. Generally, if a property is unaltered, or if it has some alterations that are reversible and do not compromise its original design intent, then it was classified as a contributor. Non-contributors have low integrity. Alterations that render a property non-contributing are generally those that are more substantive, not easily reversible, and significantly change its design intent and appearance from the public-right-of-way. Common examples include additions to the primary façade; large additions to secondary façades that overwhelm the building and modify essential spatial relationships; major alterations to balconies and porches; and the resizing of window openings. Properties were also classified as non-contributors if they have multiple lesser alterations that when weighed together, diminish its integrity to the extent that its association with the district's significance is no longer discernible.

The district, in its entirety, retains all aspects of integrity. The district remains in its original location and thus retains integrity of *location*. Its setting – predominantly defined by residences set along north/south-streets and the mixed commercial/residential corridor along Lewis Street, collectively surrounded by neighborhoods of similar scale and age – has not significantly changed over time, so the district retains integrity of *setting*. Overall, the number of altered properties is nominal, as is modern infill, since the south boundary has been drawn to exclude

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

redeveloped properties, and alterations are not so prevalent or substantial that the district's overall integrity is diminished. The district therefore retains integrity of *design, materials, and workmanship*. With the relatively high number of contributing properties and low number of non-contributing properties, the district retains a strong sense of time and place from its 1907-1950 period of significance and retains integrity of *feeling and association*.

Architectural Descriptions of Properties

Following is an architectural description for each property in the district. Descriptions are organized first by street name and then by address number. This order corresponds to a summary table of resources at the conclusion of this section (**Table 1**).

Each description includes the following: building height and type, architectural style, plan, architectural details, and roof type and details. Related features including detached garages and ancillary buildings are noted when they are present. If a building has been altered, then a list of major alterations is also included. Alterations were identified through field observation and comparison with historic documentation (Sanborn maps) and photos to the extent available.

Historic building permits are not available for most properties in San Diego. However, architects and builders could often be identified through alternative source materials, including newspaper archives from the *San Diego Union* and *Evening Tribune* and architectural trade journals including *Southwest Contractor and Manufacturer* and *Southwest Builder and Contractor*. If known, the name of the architect and/or builder associated with a building is noted.

Similarly, given the dearth of historical permits and the lack of a public database listing construction dates of properties in San Diego, original construction dates were gleaned through alternative sources including those listed above and data from a historic resource survey of the Uptown Community Plan Area, which was completed by the City of San Diego in 2016.

40 properties in the district are locally designated and are listed in the City of San Diego's Historic Resource Register. This information is included in the description, when applicable.

W. Arbor Drive

- | | | | | |
|----|-----------------------------|-----------------|-------------|------|
| 1. | 1119 W. Arbor Drive | APN: 4443910200 | Contributor | 1922 |
| | Builder: B.M. Frankenburger | | | |

A one-story single-family residence in the American Colonial Revival style. It has a rectangular plan and its cladding is not visible (obscured by dense vegetation). Details include entry hood(s) and brackets. The roof is side gabled with bargeboards, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include ancillary building(s). The building has no major alterations.

- | | | | | |
|----|---------------------|-----------------|-------------|---------|
| 2. | 1126 W. Arbor Drive | APN: 4442640700 | Contributor | c. 1913 |
|----|---------------------|-----------------|-------------|---------|

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard. Details include a stoop, brick details, and decorative wood elements. The roof is front gabled with open eaves, bargeboards, exposed purlins, and exposed rafter tails, surfaced with composition shingle. The building has no major alterations.

3. 1201 W. Arbor Drive APN: 4434821400 Contributor 1914
Builder: Alberta Security Co.
Locally designated (HRB #780)

A two-story single-family residence in the Craftsman style (Oriental variant). It has an irregular plan and its cladding is smooth stucco. Details include applied decoration and brick details. The roof is side gabled with bargeboards, decorative vents, exposed purlins, exposed rafter tails, flared eaves, and open eaves, surfaced with composition shingle. Related features include a detached garage. The building has no major alterations.

4. 1211 W. Arbor Drive APN: 4434821300 Contributor 1914
Builder: Alberta Security Co.

A one-story single-family residence in the Craftsman style (Oriental variant). It has an irregular plan and its cladding is wood clapboard. Details include applied decoration, brick details, decorative wood elements, and a projecting porch. The roof is side gabled with bargeboards, exposed purlins, exposed rafter tails, flared eaves, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: gate added/replaced.

5. 1212 W. Arbor Drive APN: 4433101200 Contributor c. 1917

A two-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood shingles and cut stone. Details include decorative wood elements and a recessed porch. The roof is hipped with exposed purlins and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: garage altered/replaced, perimeter wall or fence added, primary door replaced, and railings added/replaced.

6. 1222 W. Arbor Drive APN: 4433101100 Contributor 1923
Builder: W.F. Wahrenberger

A one-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include arch(es), a stoop, and a wing wall. The roof is cross gabled and flat with clay tile coping and a flat parapet, surfaced with composition shingle and a material not visible. Related features include a walled entry courtyard. Alterations: security door added.

Arnold and Choate's Addition-North Florence Heights Historic District

San Diego, CA

Name of Property

County and State

7. 1224 W. Arbor Drive APN: 4433101000 Contributor 1941
Builder: Earl Gray

A one-story single-family residence in the Minimal Traditional style. It has a rectangular plan and its cladding is smooth stucco. Details include a stoop. The roof is hipped with clay tile coping, surfaced with composition shingle. The building has no major alterations.

8. 1225 W. Arbor Drive APN: 4434820100 Contributor c. 1920

A one-story single-family residence in a vernacular idiom. It has a rectangular plan and its cladding is wood clapboard. Details include a stoop. The roof is side gabled with exposed rafter tails, open eaves, and vents, surfaced with composition shingle. Alterations: awnings added and some windows replaced.

9. 1630 W. Arbor Drive APN: 4433000400 Non-contributor 1924

A one-story single-family residence in the Tudor Revival style. It has an irregular plan and its cladding is textured stucco. Details include a recessed porch. The roof is cross gabled with decorative vents and molded eaves, surfaced with composition shingle. Related features include a detached garage and an attached garage. Alterations: completely altered.

Barr Avenue

10. 905 Barr Avenue APN: 4442711000 Contributor 1930

A two-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, arch(es), and a stoop. The roof is side gabled, flat, and pent with clay tile coping and a flat parapet, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: garage door replaced, primary door replaced, and secondary door replaced.

11. 911 Barr Avenue APN: 4442710900 Contributor 1926
Builder: F. Evenson

A two-story single-family residence in the Tudor Revival style. It has an irregular plan and its cladding is wood shingles. Details include a stoop. The roof is side gabled with window roof dormers, bargeboards, open eaves, and exposed rafter tails, surfaced with composition shingle. Related features include a detached garage. Alterations: rear addition and garage door replaced.

Eagle Street

12. 4063 Eagle Street APN: 4444530700 Contributor c. 1919

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is smooth stucco. Details include a projecting porch. The roof is cross gabled with open eaves, exposed purlins, exposed rafter tails, decorative vents, and bargeboards, surfaced with composition shingle. Related features include a detached garage. Alterations: primary door replaced, restuccoed (compatible), and retaining wall altered.

13. 4070 Eagle Street APN: 4444120900 Contributor c. 1914

A one-story single-family residence in the Vernacular Victorian style. It has a rectangular plan and its cladding is wood clapboard. Details include a full-width porch with column supports. The roof is hipped with exposed purlins, flared eaves, open eaves, and a weathervane, surfaced with composition shingle. Related features include a detached garage. The building has no major alterations.

14. 4071 Eagle Street APN: 4444530600 Contributor 1919
Builder: Kinder & Dilley

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is smooth stucco. Details include brick details, a projecting porch, and natural stone details. The roof is front gabled with bargeboards, exposed purlins, exposed rafter tails, decorative vents, and open eaves, surfaced with composition shingle. Alterations: restuccoed (compatible).

15. 4074 Eagle Street APN: 4444121000 Contributor 1941
Builder: William Wahrenberger

A one-story multiple-family residence (triplex) in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco. Details include a stoop. The roof is hipped, surfaced with composition shingle. Related features include ancillary building(s) and a detached garage. Alterations: all windows replaced, and garage altered/replaced.

16. 4079 Eagle Street APN: 4444530500 Contributor 1919
Builder: John Kynder

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is textured stucco. Details include a projecting porch. The roof is cross gabled with open eaves, exposed purlins, exposed rafter tails, bargeboards, and decorative vents, surfaced with composition shingle. Related features include a detached garage. Alterations: restuccoed (compatible) and security door added.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

17. 4084 Eagle Street APN: 4444121100 Non-contributor c. 1915

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is textured stucco. Details include a projecting porch. The roof is front gabled and side gabled with bargeboards, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include ancillary building(s). Alterations: completely altered.

18. 4085 Eagle Street APN: 4444530200 Contributor c. 1920

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is textured stucco. Details include a projecting porch. The roof is front gabled with bargeboards, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage. The building has no major alterations.

19. 4093 Eagle Street APN: 4444530100 Contributor 1920
Builder: Grace Kynder

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is smooth stucco. Details include a projecting porch. The roof is side gabled, flat, and shed with a flat parapet, bargeboards, decorative vents, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle and a material not visible. Related features include detached garage with residential unit above. The building has no major alterations.

20. 4094 Eagle Street APN: 4444121200 Contributor 1920
Builder: F.R. Eacrett

A one-story single-family residence in the Prairie School style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and a recessed porch. The roof is flat with a flat parapet, a shaped parapet, and vents, surfaced with a material not visible. Related features include a detached garage. Alterations: awnings added, garage door replaced, primary door replaced, restuccoed (compatible), and side wall or fence added.

21. 4104 Eagle Street APN: 4444230600 Non-contributor c. 1914

A one-and-a-half-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is brick and wood clapboard. Details include brick details and a recessed porch. The roof is front gabled and side gabled with bargeboards, brackets, exposed rafter tails, open eaves, and window roof dormers, surfaced with composition shingle. Related features include a detached garage. Alterations: garage door replaced, porch enclosed, porch steps replaced, primary door replaced, primary entrance altered, and brick added to lower third of primary

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

facade and portion of entry wall.

22. 4105 Eagle Street APN: 4444603000 Contributor 1924
Builder: A.M. Southard Photo #5

A one-story single-family residence in the American Colonial Revival style. It has an irregular plan and its cladding is wood clapboard. Details include a stoop and entry hood(s). The roof is jerkinhead with bargeboards, exposed rafter tails, open eaves, and decorative vents, surfaced with composition shingle. Related features include a detached garage. Alterations: garage door replaced.

23. 4111 Eagle Street APN: 4444602900 Contributor c. 1913

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard. Details include a recessed porch. The roof is front gabled and hipped with open eaves, flared eaves, bargeboards, and exposed rafter tails, surfaced with composition shingle. Related features include a detached garage. Alterations: garage altered/replaced.

24. 4112 Eagle Street APN: 4444230700 Contributor 1920
Builder: F.R. Eacrett

A one-story single-family residence in the Prairie School style. It has a rectangular plan and its cladding is wood clapboard. Details include recessed stoop with columns details. The roof is hipped with flared eaves and broad boxed eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: perimeter wall or fence added.

25. 4117 Eagle Street APN: 4444602800 Contributor c. 1912

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood shingles. Details include a recessed porch, decorative wood elements, and natural stone details at porch. The roof is cross gabled with decorative vents, exposed purlins, exposed rafter tails, bargeboards, and open eaves, surfaced with composition shingle. Related features include a detached garage. The building has no major alterations.

26. 4120 Eagle Street APN: 4444230800 Contributor 1919
Builder: Alexander Schreiber

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood shingles. Details include applied decoration, decorative wood elements, and a

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

projecting porch. The roof is front gabled with bargeboards, decorative vents, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: garage door replaced, and gate added/replaced.

27. 4130 Eagle Street APN: 4444230900 Contributor 1919
Builder: Alexander Schreiber

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is asbestos. Details include a projecting porch. The roof is cross gabled with bargeboards, exposed purlins, exposed rafter tails, flared eaves, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: porch supports altered, railings added/replaced, and wall cladding replaced.

28. 4138 Eagle Street APN: 4444231000 Contributor c. 1913

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard and wood shingles. Details include brick details, decorative wood elements, and a recessed porch. The roof is front gabled with bargeboards, brackets, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: some windows replaced, and portion of porch enclosed with glazing (original configuration still legible).

29. 4144 Eagle Street APN: 4444231100 Contributor c. 1914

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood shingles. Details include decorative wood elements and a recessed porch. The roof is cross gabled with bargeboards, brackets, exposed rafter tails, open eaves, and decorative vents, surfaced with composition shingle. Alterations: rear addition, some windows replaced, and deck added at visible side elevation.

Falcon Street

30. 4067 Falcon Street APN: 4444120400 Contributor 1915
Builder: Shaw-Cole Co.

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood shingles. Details include decorative wood elements and a projecting porch. The roof is front gabled and side gabled with bargeboards, exposed rafter tails, open eaves, and vent roof dormers, surfaced with composition shingle. Related features include an attached garage and a porte cochere. Alterations: gate added/replaced, porch piers reclad in stucco, flagstone added to

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

porch steps and walkway, and attached garage added at side elevation (set back).

31. 4079 Falcon Street APN: 4444120300 Contributor 1913
Locally designated (HRB #1379)

A two-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood shingles. Details include brick details, a string course, and a recessed porch. The roof is side gabled with bargeboards, open eaves, window roof dormers, decorative vents, and exposed rafter tails, surfaced with composition shingle. Related features include a detached garage. Alterations: garage altered/replaced, and rear balcony addition.

32. 4083-4089 Falcon Street APN: 4444120200 Contributor 1945
Builder: R.D. Perrigo

A two-story multiple-family residence (apartment house) in the Spanish Colonial Revival style. It has an L-shaped plan and its cladding is textured stucco. Details include balcony(ies) and exterior stairs. The roof is hipped with clay tile coping, exposed purlins, and open eaves, surfaced with clay tile. Related features include an attached garage. Alterations: all windows replaced, and railings added/replaced.

33. 4097 Falcon Street; 725 W. Lewis Street APN: 4444120100 Contributor c. 1910

A one-story single-family residence (now a duplex) in the Vernacular Victorian style. It has an irregular plan and its cladding is wood clapboard. Details include a stoop. The roof is front gabled and hipped with closed eaves, surfaced with composition shingle. Related features include a detached garage with residential unit up above. Alterations: garage altered/replaced, primary door replaced, railings added/replaced, porch enclosed with glazing (original configuration still legible), side addition, and conversion to a duplex.

34. 4100 Falcon Street APN: 4444240400 Non-contributor 2012
Architect: Schmidt Design Group

The West Lewis Street Mini Park, a contemporary pocket park with no identifiable architectural style. Details include benches, semi mature trees, and hardscape. The resource has no major alterations.

35. 4117-4121 Falcon Street APN: 4444230400 Non-contributor c. 1914

A two-story single-family residence (now a triplex) in the Craftsman style. It has an irregular plan and its cladding is textured stucco and asbestos. Details include a projecting deck. The roof

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

is front gabled and hipped with exposed rafter tails and open eaves, surfaced with composition shingle. Related features include a side patio with pergola. Alterations: completely altered.

36. 4129 Falcon Street APN: 4444230300 Contributor c. 1911
Builder: Stephens Bros.
Locally designated (HRB #1079)

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include decorative wood elements and a projecting porch. The roof is front gabled with bargeboards, brackets, exposed rafter tails, flared eaves, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: railings added/replaced.

37. 4135 Falcon Street APN: 4444230200 Non-contributor 1920
Builder: W.S. Thornhill

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include a stoop. The roof is front gabled with bargeboards, decorative vents, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include ancillary building(s). Alterations: garage altered/replaced, porch enclosed, porch supports altered, primary door replaced, railings added/replaced, roof material replaced (compatible), and tile added to entry.

38. 4145 Falcon Street APN: 4444230100 Contributor c. 1920

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard and wood shingles. Details include a recessed porch and natural stone details at porch (largely obscured by vegetation). The roof is side gabled with bargeboards, brackets, exposed rafter tails, open eaves, and vent roof dormers, surfaced with composition shingle. Related features include ancillary building(s). Alterations: garage altered/replaced, and pavers added at side porch steps.

39. 4147 Falcon Street APN: 4444230100 Contributor 1925
Builder: O. Koellin

A two-story garage/ancillary residence in a vernacular idiom. It has an irregular plan and its cladding is wood clapboard. Details include exterior stairs and a string course. The roof is flat and shed with a flat parapet, surfaced with a material not visible. Alterations: awnings added and some windows replaced.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Fort Stockton Drive

40. 704 Fort Stockton Drive APN: 4444120800 Contributor 1914
Builder: Arthur E. Keyes

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include arch(es), brick details, decorative wood elements, and a recessed porch. The roof is side gabled with brackets, exposed purlins, exposed rafter tails, open eaves, and window roof dormers, surfaced with composition shingle. Related features include ancillary building(s) and a porte cochere. Alterations: garage altered/replaced, and primary door glazing altered.

41. 710 Fort Stockton Drive APN: 4444120700 Contributor c. 1914

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is textured stucco and wood clapboard. Details include decorative wood elements, dentil molding, a recessed porch, and a stoop. The roof is front gabled with bargeboards, exposed purlins, exposed rafter tails, open eaves, and brackets, surfaced with composition shingle. Alterations: porch enclosed with glazing (original configuration remains legible).

42. 1112 Fort Stockton Drive APN: 4443831400 Contributor 1946
Photo #6

A one-story commercial building in the Late Moderne style. It has a rectangular plan and its cladding is textured stucco and flagstone. Details include a string course, signage, entry canopy(ies), angled glazed volume with integral pylon sign over corner entry, AND canted display window bay at entry. The roof is flat with a flat parapet and pylon, surfaced with a material not visible. Alterations: restuccoed (compatible), secondary door replaced, security door added, and signage added/replaced.

43. 1116-1120 Fort Stockton Drive APN: 4443830700 Contributor 1912
Builder: V.R. Bush

A one-story single-family residence (now a duplex) in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include a projecting porch. The roof is cross gabled with bargeboards, brackets, and open eaves, surfaced with composition shingle. Alterations: conversion to duplex in 1937 with no apparent exterior alterations.

44. 1125 Fort Stockton Drive APN: 4444050200 Contributor 1909
Builder: William Joel Butler
Locally designated (HRB #1185)

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard and wood shingles. Details include arch(es), decorative wood elements, and a recessed porch. The roof is side gabled with bargeboards, brackets, exposed rafter tails, and open eaves, surfaced with composition shingle. Alterations: perimeter wall or fence added.

45. 1129 Fort Stockton Drive APN: 4444050100 Contributor 1913
Builder: W.F. Wahrenberger

A one-story single-family residence in the Vernacular Victorian style. It has a rectangular plan and its cladding is wood clapboard. Details include a stoop. The roof is hipped with exposed purlins, flared eaves, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: security window bars added, and stoop replaced.

46. 1130 Fort Stockton Drive APN: 4443830600 Contributor c. 1912

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is vinyl. Details include a projecting porch. The roof is cross gabled with bargeboards, brackets, and open eaves, surfaced with composition shingle. Alterations: perimeter wall or fence added, primary door replaced, some windows replaced, and wall cladding replaced (compatible).

47. 1215 Fort Stockton Drive APN: 4436831300 Contributor 1925
Builder: Alexander Schreiber

A one-story single-family residence in the American Colonial Revival style. It has a rectangular plan and its cladding is wood clapboard and vinyl. Details include a string course and a stoop. The roof is cross gabled with open eaves and decorative vents, surfaced with composition shingle. Related features include a detached garage. Alterations: primary entrance altered, some wall cladding replaced, and roof material replaced (compatible).

48. 1223 Fort Stockton Drive APN: 4436831800 Contributor c. 1912

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood shingles. Details include decorative wood elements and a projecting porch. The roof is front gabled with bargeboards, brackets, decorative vents, exposed rafter tails, and open eaves, surfaced with composition shingle. Alterations: rear addition, and perimeter wall or fence added.

49. 1225 Fort Stockton Drive APN: 4436831700 Contributor c. 1912

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A one-story single-family residence in a vernacular idiom. It has a rectangular plan and its cladding is wood clapboard. Details include a projecting porch. The roof is hipped with closed eaves and a cornice, surfaced with composition shingle. The building has no major alterations.

50. 1227 Fort Stockton Drive APN: 4436831600 Contributor c. 1912

A one-story single-family residence (originally a duplex) in a vernacular idiom. It has a rectangular plan and its cladding is wood shingles. Details include a projecting porch, a stoop, and trellis/ pergola. The roof is hipped with open eaves and exposed rafter tails, surfaced with composition shingle. Alterations: all windows replaced, perimeter wall or fence added, primary door replaced, porch elements replaced in-kind, and conversion of multi-family to single-family use.

51. 1228 Fort Stockton Drive APN: 4443840600 Contributor c. 1910

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include decorative wood elements and a stoop. The roof is side gabled with bargeboards, brackets, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: garage altered/replaced, perimeter wall or fence added, and upper story dormer addition at rear (not visible from primary facade).

52. 1301 Fort Stockton Drive APN: 4436841400 Contributor 1910
Builder: Nathan Rigdon

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard and wood shingles. Details include corbels and a recessed porch. The roof is side gabled with window roof dormers, bargeboards, brackets, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: rear addition, chimney altered, perimeter wall or fence added, porch supports altered, and some windows replaced.

53. 1302-1304 Fort Stockton Drive APN: 4436820900 Non-contributor c. 1912
Photo #7

A two-story multiple-family residence (duplex) with no identifiable architectural style. It has an irregular plan and its cladding is wood clapboard and wood shingles. Details include balcony(ies), brick details, decorative wood elements, and a recessed porch. The roof is front gabled with bargeboards, exposed purlins, and exposed rafter tails, surfaced with composition shingle. Related features include ancillary building(s). Alterations: completely altered.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

54. 1309 Fort Stockton Drive APN: 4436841300 Non-contributor 1914
Builder: Bay City Construction Co.

A two-story single-family residence with no identifiable architectural style. It has an irregular plan and its cladding is textured stucco. Details include a stoop, stone accents, and shutters. The roof is shed and cross gabled with bargeboards, open eaves, decorative vents, and exposed rafter tails, surfaced with composition shingle. Related features include a detached garage. Alterations: completely altered.

55. 1318 Fort Stockton Drive APN: 4436820800 Contributor c. 1914
Photo #8

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood shingles. Details include decorative wood elements and a projecting porch. The roof is front gabled and side gabled with bargeboards, brackets, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Alterations: perimeter wall or fence added, and some windows replaced.

56. 1319 Fort Stockton Drive APN: 4436840300 Non-contributor c. 1912
Builder: Bay City Construction Co.

A two-story single-family residence with no identifiable architectural style. It has an irregular plan and its cladding is textured stucco. Details include a stoop and corbels. The roof is front gabled and shed with bargeboards, open eaves, exposed purlins, exposed rafter tails, and decorative vents, surfaced with composition shingle. Related features include a detached garage. Alterations: completely altered.

57. 1320 Fort Stockton Drive APN: 4436820700 Contributor c. 1914

A two-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood shingles. Details include brick details, decorative wood elements, and a projecting porch. The roof is front gabled and side gabled with bargeboards, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a gate. Alterations: gate added.

58. 1321 Fort Stockton Drive APN: 4436840200 Contributor c. 1914
Builder: Bay City Construction Co.

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard and wood shingles. Details include a stoop and stone accents. The roof is cross gabled with bargeboards, exposed purlins, exposed rafter tails, brackets, and open

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

eaves, surfaced with composition shingle. Alterations: decorative elements added, perimeter wall or fence added, porch enclosed, primary door replaced, security window bars added, and some windows replaced.

59. 1329 Fort Stockton Drive APN: 4436840100 Contributor 1911
Builder: Bay City Construction Co.
Locally designated (HRB #1005)

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood shingles and textured stucco. Details include brick details and a stoop. The roof is cross gabled with bargeboards, open eaves, exposed purlins, exposed rafter tails, and decorative vents, surfaced with composition shingle. Related features include a detached garage. Alterations: garage altered/replaced, primary door replaced, stucco applied to secondary facade, and porch enclosed with glazing (original configuration still legible).

60. 1330 Fort Stockton Drive APN: 4436820600 Contributor c. 1912

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include decorative wood elements and a projecting porch. The roof is front gabled and side gabled with bargeboards, brackets, exposed rafter tails, open eaves, and vents, surfaced with composition shingle. Related features include a detached garage. Alterations: garage door replaced, and security door added.

61. 1417 Fort Stockton Drive APN: 4436850200 Non-contributor c. 1925

A one-story single-family residence in the American Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include a stoop, entry hood(s), and corbels. The roof is jerkinhead with bargeboards, open eaves, exposed rafter tails, and decorative vents, surfaced with composition shingle. Related features include an attached garage. Alterations: garage altered/replaced, perimeter wall or fence added, primary door replaced, and wall cladding replaced.

62. 1420 Fort Stockton Drive APN: 4436810700 Non-contributor c. 1916

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is engineered wood siding. Details include a projecting porch. The roof is front gabled with bargeboards and brackets, surfaced with composition shingle. Alterations: all windows replaced, porch supports altered, security door added, and window openings altered at the primary facade.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

63. 1430 Fort Stockton Drive APN: 4436810800 Contributor c. 1913

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include decorative wood elements and a projecting porch. The roof is side gabled with bargeboards and brackets, surfaced with composition shingle. Alterations: perimeter wall or fence added, security door added, and some windows replaced.

64. 1431 Fort Stockton Drive APN: 4436850100 Contributor c. 1921

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is textured stucco. Details include arch(es) and a stoop. The roof is side gabled with bargeboards, decorative vents, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Alterations: restuccoed (compatible), and some windows replaced.

65. 1504 Fort Stockton Drive APN: 4436620800 Non-contributor 1918
Builder: Smith & Hayward

A one-story single-family residence in the Mission Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, arch(es), and a projecting porch. The roof is flat and pent with a flat parapet and a shaped parapet, surfaced with clay tile and a material not visible. Alterations: all windows replaced, primary door replaced, gate added/replaced, tile added to entry, and window openings altered.

66. 1516 Fort Stockton Drive APN: 4436620700 Non-contributor c. 1910

A one-and-a-half-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard and wood board and batten. Details include balcony(ies) and a stoop. The roof is front gabled with bargeboards, brackets, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: porch enclosed, primary door replaced, some windows replaced, window openings altered at the primary facade, and new opening with sliding glass door and balcony added.

67. 1520 Fort Stockton Drive APN: 4436620600 Contributor 1920

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is textured stucco and wood clapboard. Details include decorative wood elements, dentil molding, and projecting stoop with "eyebrow" roofline element and pergola. The roof is side gabled with bargeboards, surfaced with composition shingle. Related features include a detached garage and a porte cochere. Alterations: garage door replaced, porch altered, perimeter wall or fence added, and secondary door replaced.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

68. 1525 Fort Stockton Drive APN: 4436630700, 4436630800 Contributor 1922-25

The Mission Hills Nursery, a one-and-a-half-story commercial building (originally a single-family residence) in a vernacular idiom. The Mission Hills Nursery moved to this location ca. 1922, and owner Giuseppe Antonicelli built his residence here in 1925. The main building has an irregular plan and its cladding is wood board and batten and brick. Details include signage and bulkheads. The roof is shed with bargeboards, open eaves, and exposed rafter tails, surfaced with composition shingle. Related features include adjacent nursery grounds, semi-enclosed patio, shade structures, ancillary sheds/structures. Alterations: residence converted to commercial use, perimeter wall or fence added, north volume added/enlarged ca. 1940, front addition to 1925 house ca. 1960, and patio structure altered.

69. 1530 Fort Stockton Drive APN: 4436620500 Contributor 1921
Builder: Morris B. Irvin
Locally designated (HRB #1112)

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is smooth stucco and wood clapboard. Details include applied decoration, decorative wood elements, and full-width projecting porch with stucco columns, curving horizontal projection, and pergola elements. The roof is hipped, shed, and jerkinhead with bargeboards and exposed rafter tails, surfaced with composition shingle. Alterations: side addition, restuccoed (compatible), and some windows replaced.

70. 1602 Fort Stockton Drive APN: 4436610500 Non-contributor 1965

A two-story multiple-family residence (apartment house) in the Mid-Century Modern style. It has an L-shaped plan and its cladding is textured stucco. Details include balcony(ies), entry canopy(ies), and exterior stairs. The roof is flat with a flat parapet, surfaced with a material not visible. Alterations: railings added/replaced, and security door added.

Hawk Street

71. 4234 Hawk Street APN: 4442630600 Contributor c. 1916

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include decorative wood elements and a recessed porch. The roof is front gabled with bargeboards, decorative vents, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Alterations: porch supports altered, and railings added/replaced.

72. 4254 Hawk Street APN: 4442620600 Contributor 1923
Builder: L.R. Dilley

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A one-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include a projecting porch and arch(es). The roof is flat and pent with a flat parapet and decorative vents, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: garage door replaced.

73. 4255 Hawk Street APN: 4442710600 Non-contributor 1940
Builder: Jenkins Construction Co.

A two-story single-family residence in a contemporary style. It has a rectangular plan and its cladding is smooth stucco and brick. Details include applied decoration, brick details, decorative wood elements, and a stoop. The roof is side gabled with wall dormers, surfaced with composition shingle. Related features include an attached garage. Alterations: completely altered.

74. 4258 Hawk Street APN: 4442620700 Contributor c. 1914

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard and wood shingles. Details include a string course and a recessed porch. The roof is cross gabled with decorative vents, open eaves, exposed purlins, and bargeboards, surfaced with composition shingle. Related features include designed landscape. Alterations: primary door replaced, and walkway altered.

75. 4263 Hawk Street APN: 4442710500 Contributor 1922
Builder: M. Trepte and Son Photo #9

A one-story single-family residence in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and arch(es). The roof is side gabled and flat with clay tile coping and a flat parapet, surfaced with clay tile and a material not visible. Related features include an attached garage and recessed stoop. The building has no major alterations.

76. 4268 Hawk Street APN: 4442620800 Contributor 1950
Photo #10

A one-story single-family residence in the Minimal Traditional style. It has an irregular plan and its cladding is wood clapboard. Details include a recessed porch and shutters. The roof is hipped with open eaves and a doveote, surfaced with composition shingle. Related features include a detached garage. Alterations: perimeter wall or fence added.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

77. 4269 Hawk Street APN: 4442710400 Non-contributor 1922
Builder: J.C. Slaughter

A one-story single-family residence in the Minimal Traditional style. It has an irregular plan and its cladding is wood clapboard and engineered wood siding. Details include decorative wood elements. The roof is hipped with closed eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: front addition, entrance added, garage door replaced, primary door replaced, visible solar panels, and partial recladding in engineered wood siding (primary facade).

78. 4276 Hawk Street APN: 4442620900 Contributor c. 1913

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include brick details, decorative wood elements, and a projecting porch. The roof is front gabled and shed with open eaves, exposed purlins, exposed rafter tails, and decorative vents, surfaced with composition shingle. Related features include an attached garage. Alterations: porch replaced, and garage added to side elevation.

79. 4279 Hawk Street APN: 4442710300 Contributor 1924
Builder: L.R. Dilley

A two-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, arch(es), a projecting porch, a tower volume, and roof deck. The roof is hipped and flat with clay tile coping, decorative vents, and a flat parapet, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: rear addition, primary door replaced, railings added/replaced, restuccoed (compatible), and some windows replaced.

80. 4284 Hawk Street APN: 4442621000 Non-contributor 1991

A two-and-a half-story single-family residence in a contemporary style. It has an irregular plan and its cladding is textured stucco. Details include a string course and a projecting porch. The roof is hipped with molded eaves and tower(s), surfaced with clay tile. Related features include an attached garage. The building has no major alterations.

81. 4285 Hawk Street APN: 4442710200 Non-contributor 1925
Builder: Benjamin Horner

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood shingles. Details include a projecting porch. The roof is side gabled with brackets, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

shingle. Related features include a detached garage. Alterations: front addition, rear addition, garage door replaced, roof material replaced (compatible), some windows replaced, wall cladding replaced, and porch altered/enlarged.

82. 4292 Hawk Street APN: 4442621100 Contributor c. 1915

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood shingles. Details include a recessed porch and stone accents. The roof is front gabled with bargeboards, open eaves, exposed purlins, and exposed rafter tails, surfaced with composition shingle. Related features include a detached garage. Alterations: garage door replaced, and some windows replaced.

83. 4295 Hawk Street APN: 4442710100 Non-contributor 2005

A two-story single-family residence in a contemporary style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, arch(es), balcony(ies), decorative tile, grilles, and a recessed porch. The roof is hipped with clay tile coping and exposed purlins, surfaced with clay tile. Related features include an attached garage. The building has no major alterations.

Hunter Street

84. 931 Hunter Street APN: 4442740100 Contributor 1920
Builder: Josie Anderson

A one-story single-family residence in the Mission Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, arch(es), and a stoop. The roof is flat with a flat parapet and a shaped parapet, surfaced with a material not visible. Related features include an attached garage. Alterations: rear addition, some windows replaced, tile added to entry, and window openings altered at the secondary facade.

85. 1003 Hunter Street APN: 4442630500 Non-contributor c. 1918

A one-story single-family residence with no identifiable architectural style. It has an irregular plan and no cladding, details, or roof. Alterations: completely altered (stripped to studs at time of survey in late 2022).

86. 1009 Hunter Street APN: 4442630400 Contributor c. 1915

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood shingles. Details include decorative wood elements and a recessed porch. The

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

roof is cross gabled with bargeboards, decorative vents, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. The building has no major alterations.

87. 1015 Hunter Street APN: 4442630300 Contributor c. 1915

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood shingles. Details include decorative wood elements and a recessed porch. The roof is front gabled with bargeboards, decorative vents, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage. The building has no major alterations.

88. 1025 Hunter Street APN: 4442630200 Non-contributor c. 1915

A two-story single-family residence in a contemporary style. It has a rectangular plan and its cladding is wood clapboard and wood shingles. Details include decorative wood elements and a recessed porch. The roof is front gabled, side gabled, and shed with exposed purlins and window roof dormers, surfaced with composition shingle. Related features include a detached garage. Alterations: completely altered.

89. 1031 Hunter Street APN: 4442630100 Contributor 1914
Builder: W.H. Kirby

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard and wood shingles. Details include decorative wood elements and a projecting wraparound porch. The roof is cross gabled with bargeboards, decorative vents, and exposed rafter tails, surfaced with composition shingle. Related features include a detached garage. The building has no major alterations.

90. 1101 Hunter Street APN: 4442641300 Contributor 1924
Builder: Benjamin Horner

A one-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include a stoop, corbels, and entry hood(s). The roof is pent and flat with a flat parapet, surfaced with clay tile and a material not visible. Related features include an attached garage. Alterations: primary door replaced.

91. 1102 Hunter Street APN: 4442610600 Contributor c. 1920
Photo #11

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A two-story single-family residence in the American Colonial Revival style. It has a rectangular plan and its cladding is wood clapboard. Details include decorative wood elements, shutters, and a portico. The roof is side gabled with decorative vents, molded eaves, and eave returns, surfaced with composition shingle. Related features include a detached garage. Alterations: perimeter wall or fence added.

92. 1115 Hunter Street APN: 4442641100 Contributor c. 1920

A one-story single-family residence in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include a stoop, grilles, arch(es), and columns. The roof is flat with a flat parapet and decorative vents, surfaced with a material not visible. Alterations: all windows replaced.

93. 1120 Hunter Street APN: 4442610500 Contributor 1922
Builder: Walter M. Trepte
Locally designated (HRB #1473)

A two-story single-family residence in the American Colonial Revival style. It has an irregular plan and its cladding is wood clapboard. Details include a stoop. The roof is jerkinhead with bargeboards, open eaves, and decorative vents, surfaced with composition shingle. Alterations: rear addition, and perimeter wall or fence added.

94. 1160 Hunter Street APN: 4442610400 Contributor 1925
Builder: Walter M. Trepte
Locally designated (HRB #1460)

A two-story single-family residence in the Mediterranean Revival style, with Monterey Revival elements. It has a rectangular plan and its cladding is smooth stucco. Details include balcony(ies), arch(es), grilles, vigas, a stoop, and brackets. The roof is side gabled with molded eaves and decorative vents, surfaced with clay tile. Alterations: rear addition.

95. 1212 Hunter Street APN: 4433100600 Contributor c. 1919

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is textured stucco. Details include decorative wood elements, a recessed porch, and a string course. The roof is hipped with exposed purlins and open eaves, surfaced with composition shingle. Alterations: restuccoed (incompatible).

96. 1220 Hunter Street APN: 4433100500 Contributor c. 1922

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A one-story single-family residence in a vernacular idiom, with Craftsman elements. It has an irregular plan and its cladding is wood clapboard. Details include a stoop. The roof is hipped with closed eaves, surfaced with composition shingle. Alterations: glazed side addition.

Ibis Street

97. 4066 Ibis Street APN: 4443830900 Contributor c. 1916

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is textured stucco. Details include a projecting porch. The roof is side gabled with bargeboards, brackets, exposed rafter tails, and open eaves, surfaced with composition shingle. Alterations: all windows replaced, primary door replaced, and wall cladding replaced.

98. 4070 Ibis Street APN: 4443831000 Non-contributor c. 1915

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is engineered wood siding. Details include decorative wood elements and a projecting porch. The roof is side gabled with bargeboards, surfaced with composition shingle. Alterations: completely altered.

99. 4078 Ibis Street APN: 4443831100 Contributor c. 1916

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard and wood shingles. Details include a projecting porch and natural stone details at porch. The roof is side gabled with bargeboards and open eaves, surfaced with composition shingle. Alterations: porch enclosed with screens, glazing, and wood vents (appears to be an early alteration, possibly even an original feature).

100. 4086 Ibis Street APN: 4443831200 Contributor c. 1912

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood shingles and wood clapboard. Details include brick details and a projecting porch. The roof is front gabled with bargeboards, exposed rafter tails, flared eaves, open eaves, and vents, surfaced with composition shingle. Related features include a detached garage. Alterations: primary door replaced, and security door added.

101. 4096 Ibis Street APN: 4443831300 Non-contributor c. 1910

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is textured stucco. Details include a stoop. The roof is side gabled with exposed purlins, exposed rafter tails, open eaves, and window roof dormers, surfaced with composition shingle.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Alterations: completely altered.

102. 4102 Ibis Street APN: 4443820900 Contributor c. 1915

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include a projecting porch. The roof is front gabled with bargeboards, open eaves, and exposed rafter tails, surfaced with composition shingle. Alterations: rear addition, all windows replaced, perimeter wall or fence added, and primary door replaced.

103. 4109-4111 Ibis Street APN: 4443950500 Contributor 1926
Builder: G.F. Stone

A one-and-a-half story multiple-family residence (duplex) in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, arch(es), and a stoop. The roof is side gabled and flat with clay tile coping and a flat parapet, surfaced with clay tile and a material not visible. Related features include an attached garage. Alterations: garage door replaced, restuccoed (compatible), and security door added.

104. 4114 Ibis Street APN: 4443821000 Contributor 1911
Locally designated (HRB #939)

A two-story single-family residence in the Craftsman style, with Shingle elements. It has a rectangular plan and its cladding is wood shingles and wood clapboard. Details include decorative wood elements, a recessed porch, and a string course. The roof is cross gabled with bargeboards, brackets, exposed purlins, exposed rafter tails, flared eaves, open eaves, and window roof dormers, surfaced with composition shingle. Alterations: relocated to present-day location in 2018 from original site at 4040 5th Avenue.

105. 4117-4121 Ibis Street APN: 4443950400 Contributor 1926
Builder: G.F. Stone

A one-and-a-half-story multiple-family residence (triplex) in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, arch(es), and a stoop. The roof is cross gabled and flat with clay tile coping and a flat parapet, surfaced with clay tile and a material not visible. Related features include an attached garage. Alterations: garage door replaced, perimeter wall or fence added, primary door replaced, restuccoed (compatible), security door added, and some windows replaced.

106. 4124 Ibis Street APN: 4443821100 Contributor c. 1914

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A one-story single-family residence in a vernacular idiom. It has an irregular plan and its cladding is wood shingles. Details include a projecting porch. The roof is side gabled and hipped with open eaves, surfaced with composition shingle. Related features include ancillary building(s) and a carport. Alterations: rear addition, some windows replaced, and carport added.

107. 4125-4129 Ibis Street APN: 4443950300 Contributor 1926
Builder: G.F. Stone

A one-and-a-half story multiple-family residence (triplex) in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, arch(es), and a stoop. The roof is cross gabled and flat with clay tile coping, a flat parapet, and vents, surfaced with clay tile and a material not visible. Related features include an attached garage. Alterations: restuccoed (compatible).

108. 4128 Ibis Street APN: 4443821200 Non-contributor 1920
Builder: J.S. Graves

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood vertical board and engineered wood siding. Details include a recessed porch. The roof is front gabled with open eaves, exposed rafter tails, exposed purlins, and decorative vents, surfaced with composition shingle. Related features include a detached garage. Alterations: primary door replaced, railings added/replaced, some windows replaced, and wall cladding replaced.

109. 4135 Ibis Street APN: 4443950200 Contributor 1914

A one-story single-family residence (now a duplex) in the Craftsman style. It has an irregular plan and its cladding is wood shingles. Details include decorative wood elements and a projecting porch. The roof is front gabled with bargeboards, brackets, decorative vents, and exposed rafter tails, surfaced with composition shingle. Related features include an attached garage. Alterations: side addition, rear addition, and conversion of single-family to multi-family.

110. 4136 Ibis Street APN: 4443821300 Non-contributor c. 1914

A two-story single-family residence with no identifiable architectural style. It has an irregular plan and its cladding is smooth stucco and stacked stone. Details include a stoop. The roof is hipped and pent with open eaves and exposed rafter tails, surfaced with composition shingle. Related features include an attached garage. Alterations: completely altered.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

111. 4144 Ibis Street APN: 4443821401 Contributor 1921
Builder: J.S. Graves

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is textured stucco. Details include a projecting porch. The roof is front gabled with open eaves, decorative vents, and exposed rafter tails, surfaced with composition shingle. Related features include a detached garage. The building has no major alterations.

112. 4145 Ibis Street APN: 4443950100 Contributor c. 1914

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood shingles. Details include decorative wood elements, a projecting porch, natural stone exterior chimney at side, and flagstone details at porch. The roof is front gabled with bargeboards, decorative vents, exposed purlins, and exposed rafter tails, surfaced with composition shingle. Alterations: flagstone added to porch and walkway.

113. 4152 Ibis Street APN: 4443910800 Contributor 1910
Locally designated (HRB #1214)

A two-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood shingles and textured stucco. Details include balcony(ies), decorative wood elements, and a projecting porch. The roof is shed and cross gabled with open eaves, exposed purlins, exposed rafter tails, and bargeboards, surfaced with composition shingle. Related features include a detached garage. Alterations: rear addition, and railings added/replaced.

114. 4164 Ibis Street APN: 4443910900 Contributor 1926
Builder: W.L. Gales

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include dentil molding and a projecting porch. The roof is front gabled with bargeboards, exposed rafter tails, open eaves, and decorative vents, surfaced with composition shingle. Related features include a detached garage. Alterations: all windows replaced, railings added/replaced, and porch replaced.

115. 4171 Ibis Street APN: 4443920200 Contributor c. 1912

A two-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood shingles. Details include decorative wood elements and a projecting porch. The roof is side gabled with bargeboards, exposed purlins, exposed rafter tails, open eaves, wall dormers, and window roof dormers, surfaced with composition shingle. Related features include

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

a detached garage. Alterations: porch replaced with concrete patio, steps, and wood pergola.

116. 4230 Ibis Street APN: 4442641000 Contributor c. 1912

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard and wood shingles. Details include decorative wood elements and a projecting porch. The roof is cross gabled with bargeboards, brackets, exposed rafter tails, and open eaves, surfaced with composition shingle. Alterations: primary door replaced.

117. 4236 Ibis Street APN: 4442641200 Contributor 1924
Builder: L.R. Dilley

A one-story single-family residence in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, arch(es), and a stoop. The roof is flat with a flat parapet, surfaced with a material not visible. Alterations: awnings added, perimeter wall or fence added, and security door added.

118. 4251 Ibis Street APN: 4442620500 Contributor c. 1911

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is textured stucco. Details include decorative wood elements, half-timbering, and a stoop. The roof is hipped with exposed purlins and open eaves, surfaced with a material not visible. Alterations: restuccoed (compatible), and side wall or fence added.

119. 4261 Ibis Street APN: 4442620400 Contributor c. 1911

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, decorative wood elements, half-timbering, a recessed porch, and a string course. The roof is side gabled with bargeboards and brackets, surfaced with composition shingle. Related features include a detached garage. Alterations: garage door replaced, restuccoed (compatible), and visible solar panels.

120. 4268 Ibis Street APN: 4442610700 Contributor c. 1920

A two-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include balcony(ies) and a stoop. The roof is side gabled with tower(s), open eaves, and exposed rafter tails, surfaced with composition shingle. Related features include a detached garage. Alterations: rear addition, and some windows replaced.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

121. 4269 Ibis Street APN: 4442620300 Contributor 1927
Builder: M. Trepte and Son

A one-and-a-half-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, arch(es), and a stoop. The roof is hipped and flat with molded eaves and vents, surfaced with clay tile and a material not visible. Related features include an attached garage. Alterations: garage door replaced, and restuccoed (compatible).

122. 4270 Ibis Street APN: 4442610800 Contributor 1920
Builder: S.D. Chapin

A one-and-a-half-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is textured stucco and wood shingles. Details include balcony(ies). The roof is front gabled with bargeboards, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include an attached garage. Alterations: garage door replaced, primary door replaced, railings added/replaced, and some windows replaced.

123. 4276 Ibis Street APN: 4442610900 Contributor c. 1915

A one-story single-family residence in a vernacular idiom. It has an irregular plan and its cladding is wood clapboard. Details include a stoop, decorative wood elements, and half-timbering. The roof is cross gabled and shed with bargeboards, exposed purlins, exposed rafter tails, open eaves, and a dovecote, surfaced with wood shake. Alterations: side addition, chimney altered, decorative elements added, perimeter wall or fence added, and some windows replaced.

124. 4277 Ibis Street APN: 4442620200 Contributor 1936
Builder: H.L McFarland

A one-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, corbeled jetty(ies), and a stoop. The roof is hipped, flat, and shed with clay tile coping, exposed purlins, and a flat parapet, surfaced with clay tile and a material not visible. Related features include an attached garage. Alterations: security door added.

Ingalls Street

125. 4020 Ingalls Street APN: 4436841000 Non-contributor c. 1920

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is textured stucco. Details include brick details and a projecting porch. The roof is front gabled with bargeboards, clay tile coping, exposed purlins, exposed rafter tails, flared eaves, and

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: chimney altered, porch steps replaced, restuccoed (compatible), some windows replaced, walkway altered, and porch replaced/enlarged.

126. 4024 Ingalls Street APN: 4436841100 Contributor c. 1915

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include a full-width porch with natural stone details. The roof is front gabled with bargeboards, brackets, decorative vents, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations:, garage door replaced.

127. 4027 Ingalls Street APN: 4436830300 Contributor c. 1910

A two-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard and wood shingles. Details include a string course and a recessed porch. The roof is cross gabled with bargeboards, brackets, window roof dormers, open eaves, exposed purlins, exposed rafter tails, and a weathervane, surfaced with composition shingle. Related features include a detached garage. Alterations: rear addition, and porch enclosed.

128. 4028 Ingalls Street APN: 4436841200 Contributor c. 1915

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include brick details, decorative wood elements, planter(s), and a projecting porch. The roof is front gabled and side gabled with bargeboards, open eaves, brackets, exposed purlins, and exposed rafter tails, surfaced with composition shingle. Alterations: brick planters added, and brick at porch replaced in kind.

129. 4033 Ingalls Street APN: 4436830200 Contributor c. 1890

A one-story single-family residence in the Vernacular Victorian style. It has an irregular plan and its cladding is wood channel and wood shingles. Details include applied decoration, decorative wood elements, and a stoop. The roof is front gabled and hipped with closed eaves, eave returns, and brackets, surfaced with composition shingle. Alterations: all windows replaced, perimeter wall or fence added, primary door replaced, and porch enclosed (prior to 1921), relocated to present-day location in 1912.

130. 4060-4062 Ingalls Street APN: 4436821000 Non-contributor c. 1915

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A one-and-a-half-story multiple-family residence (duplex – originally single-family) in the Craftsman style. It has an irregular plan and its cladding is wood clapboard. Details include balcony(ies) and a stoop. The roof is cross gabled with a cornice and window roof dormers, surfaced with composition shingle. Alterations: front addition, all windows replaced, awnings added, roof material replaced (compatible), security door added, window openings altered at the secondary facade, and conversion from single-family to multi-family use.

131. 4061 Ingalls Street APN: 4443840500 Non-contributor c. 1915

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is engineered wood siding. Details include brick details, decorative wood elements, and a projecting porch. The roof is cross gabled with bargeboards, open eaves, exposed purlins, exposed rafter tails, and decorative vents, surfaced with composition shingle. Related features include ancillary building(s). Alterations: porch supports altered, primary door replaced, railings added/replaced, some windows replaced, and wall cladding replaced.

132. 4068-4072 Ingalls Street APN: 4436821100 Non-contributor c. 1910

A two-and-a-half-story multiple-family residence (fourplex – originally a duplex) in the Craftsman style. It has an irregular plan and its cladding is wood clapboard and vinyl. Details include a stoop. The roof is cross gabled with bargeboards, closed eaves, flared eaves, and window roof dormers, surfaced with composition shingle. Alterations: balcony altered/enclosed, security door added, some windows replaced, wall cladding replaced, and conversion of duplex to fourplex.

133. 4069 Ingalls Street APN: 4443840400 Non-contributor c. 1912

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is brick, asbestos, and engineered wood siding. Details include a projecting porch and decorative wood elements. The roof is cross gabled with open eaves, exposed purlins, exposed rafter tails, and bargeboards, surfaced with composition shingle. Alterations: decorative elements added, porch altered, security door added, some windows replaced, wall cladding replaced, and window openings altered at the primary facade.

134. 4074 Ingalls Street APN: 4436821200 Non-contributor c. 1914

A two-story multiple-family residence (sixplex – originally a single-family residence) in the Craftsman style. It has an irregular plan and its cladding is wood clapboard and wood shingles. Details include applied decoration and decorative wood elements. The roof is cross gabled with bargeboards, decorative vents, exposed rafter tails, flared eaves, open eaves, vent roof dormers, and window roof dormers, surfaced with composition shingle. Related features include a

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

detached garage. Alterations: porch enclosed, conversion from single-family to multi-family use, and roof dormer addition/expansion.

135. 4082 Ingalls Street APN: 4436821300 Non-contributor c. 1915

A one-story single-family residence with no identifiable architectural style. It has a rectangular plan and its cladding is asbestos and engineered wood siding. Details include a stoop and dentil molding. The roof is side gabled with bargeboards and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: all windows replaced, porch enclosed, primary door replaced, railings added/replaced, wall cladding replaced, and window openings altered at the primary facade.

136. 4087 Ingalls Street APN: 4443840300 Non-contributor c. 1914

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard and wood shingles. Details include dentil molding and a stoop. The roof is front gabled with bargeboards, brackets, open eaves, exposed purlins, exposed rafter tails, and decorative vents, surfaced with composition shingle. Alterations: rear addition, porch enclosed, and primary door replaced.

137. 4104 Ingalls Street APN: 4434830500 Contributor 1919
Builder: Alexander Schreiber

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is brick. Details include brick details, decorative wood elements, and a projecting porch. The roof is cross gabled with bargeboards, decorative vents, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: garage door replaced, and some windows replaced.

138. 4112 Ingalls Street APN: 4434830600 Contributor 1919
Builder: Alexander Schreiber

A one-story (with two-story rear addition) single-family residence in the Craftsman style. It has an irregular plan and its cladding is smooth stucco. Details include brick details, decorative wood elements, and a projecting porch. The roof is front gabled and side gabled with bargeboards, exposed purlins, exposed rafter tails, and pediments, surfaced with composition shingle. Related features include a detached garage. Alterations: rear addition, railings added/ replaced, and tile added to entry.

139. 4120 Ingalls Street APN: 4434830700 Non-contributor 2014

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A two-story single-family residence in a contemporary style. It has an irregular plan and its cladding is smooth stucco and engineered wood siding. Details include a projecting porch. The roof is side gabled with window roof dormers, surfaced with composition shingle. Related features include a detached garage. The building has no major alterations.

140. 4121 Ingalls Street APN: 4443810400 Contributor c. 1910
Photo #12

A one-story single-family residence in the Vernacular Victorian style. It has a rectangular plan and its cladding is wood clapboard. Details include a projecting porch. The roof is hipped with closed eaves, surfaced with composition shingle. Related features include ancillary building(s). Alterations: primary door replaced, some windows replaced, and porch elements replaced in kind.

141. 4128 Ingalls Street APN: 4434830800 Contributor 1920
Builder: Ed Marritt

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard. Details include applied decoration, decorative wood elements, and a projecting wraparound porch. The roof is cross gabled with bargeboards, brackets, decorative vents, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: some windows replaced.

142. 4129 Ingalls Street APN: 4443810300 Contributor c. 1910

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood shingles and wood clapboard. Details include a projecting porch. The roof is cross gabled with bargeboards, open eaves, exposed purlins, and exposed rafter tails, surfaced with composition shingle. Alterations: security door added, and some windows replaced.

143. 4133 Ingalls Street APN: 4443810200 Non-contributor c. 1919

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is textured stucco. Details include a projecting porch and stone details. The roof is cross gabled with decorative vents, bargeboards, exposed purlins, and open eaves, surfaced with composition shingle. Alterations: rear addition, all windows replaced, decorative elements added, porch supports altered, wall cladding replaced, and window openings altered at the primary facade.

144. 4140 Ingalls Street APN: 4434830900 Contributor c. 1907

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A two-story single-family residence in a vernacular idiom. It has an irregular plan and its cladding is wood clapboard and wood board and batten. Details include decorative wood elements and a projecting porch. The roof is hipped with bargeboards, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: multiple historic-era additions/alterations at upper story.

145. 4141-4145 Ingalls Street APN: 4443810100 Contributor c. 1920

A two-story multiple-family residence (fourplex) in the Prairie School style. It has a rectangular plan and its cladding is smooth stucco. Details include arch(es), balcony(ies), a recessed porch, and corbeled jetty(ies). The roof is hipped with closed eaves and corbels, surfaced with a material not visible. Related features include detached garage with residential unit above. Alterations: security door added.

146. 4142 Ingalls Street APN: 4434831000 Non-contributor 1947
Builder: D.S. Waltin

A two-story single-family residence in a contemporary style. It has an irregular plan and its cladding is smooth stucco. Details include a projecting porch, decorative wood elements, and balcony(ies). The roof is cross gabled with closed eaves, surfaced with composition shingle. Related features include an attached garage. Alterations: completely altered.

147. 4151 Ingalls Street APN: 4434820700 Contributor 1921

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is textured stucco. Details include a stoop. The roof is cross gabled with bargeboards, open eaves, exposed purlins, exposed rafter tails, and decorative vents, surfaced with composition shingle. Related features include a detached garage. Alterations: perimeter wall or fence added, primary door replaced, some windows replaced, and porch enclosed with glazing (original configuration still legible).

148. 4159 Ingalls Street APN: 4434820600 Contributor 1921
Builder: J.A. Robinson

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is textured stucco and wood clapboard. Details include a projecting porch. The roof is front gabled with bargeboards, exposed purlins, exposed rafter tails, open eaves, and decorative vents, surfaced with composition shingle. Related features include a detached garage. Alterations: all windows replaced, and garage altered/replaced.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

149. 4162 Ingalls Street APN: 4434811000 Contributor 1927
Builder: Brown-Olmstead

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include decorative wood elements and a stoop. The roof is side gabled with bargeboards, decorative vents, and open eaves, surfaced with composition shingle. Related features include a gate. Alterations: gate added/replaced, and perimeter wall or fence added.

150. 4165 Ingalls Street APN: 4434820500 Contributor 1921
Builder: J.A. Robinson

A one-story single-family residence in the American Colonial Revival style. It has a rectangular plan and its cladding is wood clapboard. Details include corbels and a stoop. The roof is jerkinhead with bargeboards and open eaves, surfaced with composition shingle. Related features include ancillary building(s). Alterations: security door added.

151. 4167 Ingalls Street APN: 4434820400 Non-contributor c. 1920

A one-story single-family residence in a vernacular idiom. It has an irregular plan and its cladding is wood shingles. Details include a stoop and an open deck. The roof is front gabled with bargeboards, exposed rafter tails, and open eaves, surfaced with composition shingle. Alterations: front addition, all windows replaced, perimeter wall or fence added, secondary door replaced, deck added, and building converted from single-family to multi-family and back to single-family.

152. 4171 Ingalls Street APN: 4434820300 Contributor 1912
Locally designated (HRB #614)

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard. Details include a stoop and wood molding. The roof is hipped with exposed rafter tails and open eaves, surfaced with composition shingle. Alterations: awnings added, railings added/replaced, and porch partially enclosed with glazing (original configuration still legible).

153. 4185 Ingalls Street APN: 4434820200 Contributor 1915

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard and smooth stucco. Details include a projecting porch. The roof is front gabled with decorative vents, brackets, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include ancillary building(s).

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Alterations: garage altered/replaced, gate added/replaced, and porch steps replaced.

Jackdaw Street

154. 4028 Jackdaw Street APN: 4436831100 Contributor c. 1912

A one-story (with two-story rear addition) single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard and wood shingles. Details include decorative wood elements and a recessed porch. The roof is front gabled with bargeboards, brackets, exposed rafter tails, open eaves, and vents, surfaced with composition shingle. Alterations: rear addition.

155. 4036 Jackdaw Street APN: 4436831200 Contributor 1925
Builder: Alexander Schreiber

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include brick details, decorative wood elements, and a projecting porch. The roof is side gabled with bargeboards, exposed purlins, and open eaves, surfaced with composition shingle. Related features include ancillary building(s). Alterations: all windows replaced, perimeter wall or fence added, primary door replaced, and visible solar panels.

156. 4046 Jackdaw Street APN: 4436831400 Contributor c. 1925

A one-and-a-half-story single-family residence in the American Colonial Revival style. It has an irregular plan and its cladding is vinyl. Details include a stoop. The roof is side gabled with window roof dormers, surfaced with composition shingle. Related features include a carport. Alterations: security door added, security window bars added, wall cladding replaced, and carport added.

157. 4061 Jackdaw Street APN: 4443830500 Non-contributor c. 1915

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is brick and asbestos. Details include a stoop and pergola. The roof is cross gabled with bargeboards, open eaves, and exposed rafter tails, surfaced with composition shingle. Alterations: front addition, decorative elements added, perimeter wall or fence added, primary door replaced, primary entrance altered, some windows replaced, wall cladding replaced, and window openings altered at the primary facade.

158. 4069 Jackdaw Street APN: 4443830400 Contributor c. 1912

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard and wood shingles. Details include a recessed porch. The roof is cross gabled with brackets, open eaves, bargeboards, exposed purlins, and decorative vents, surfaced with composition shingle. Alterations: primary door replaced, security window bars added, some windows replaced, and porch partially enclosed with trellis material (original configuration still intact and legible).

159. 4070 Jackdaw Street APN: 4443841100 Contributor 1920
Architect: Louis J. Gill

The Mission Hills Congregational Church, a two-story institutional building in the Spanish Colonial Revival style with Craftsman elements. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, arch(es), and stoops with arches and gabled roofs. The roof is front gabled and hipped with brackets, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Alterations: side addition, rear addition, primary door replaced, roof material replaced, and some windows replaced.

160. 4073 Jackdaw Street APN: 4443830300 Contributor 1924

A one-story single-family residence in the American Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include entry hood(s) and a stoop. The roof is jerkinhead with open eaves, exposed rafter tails, bargeboards, and vent roof dormers, surfaced with composition shingle. Related features include detached garage with residential unit above. Alterations: railings added/replaced, security door added, and wall cladding replaced.

161. 4085 Jackdaw Street APN: 4443830200 Contributor c. 1915

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include dentil molding and a recessed porch. The roof is front gabled with bargeboards, open eaves, exposed rafter tails, and decorative vents, surfaced with composition shingle. Related features include a detached garage. Alterations: security door added.

162. 4095 Jackdaw Street APN: 4443830100 Contributor c. 1912

A two-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood shingles and wood clapboard. Details include a string course, balcony(ies), a projecting porch, and dentil molding. The roof is pent and front gabled with open eaves, bargeboards, brackets, exposed rafter tails, exposed purlins, and window roof dormers, surfaced with composition shingle. Related features include ancillary building(s). Alterations: railings

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

added/replaced.

163. 4112 Jackdaw Street APN: 4443810900 Non-contributor c. 1912

A two-story single-family residence in a contemporary style. It has an irregular plan and its cladding is wood clapboard. Details include brick details, decorative wood elements, and a projecting porch. The roof is front gabled with bargeboards, exposed rafter tails, and open eaves, surfaced with composition shingle. Alterations: completely altered.

164. 4115 Jackdaw Street APN: 4443820600 Non-contributor c. 1917

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is smooth stucco. Details include a projecting porch. The roof is front gabled with decorative vents, bargeboards, open eaves, and exposed rafter tails, surfaced with composition shingle. Alterations: primary entrance altered, railings added/replaced, security door added, some windows replaced, wall cladding replaced, and window openings altered at the primary facade.

165. 4116 Jackdaw Street APN: 4443811000 Non-contributor 1919
Builder: Nathan Rigdon

A two-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard. Details include applied decoration, a projecting porch, and natural stone porch walls and supports. The roof is side gabled and shed with bargeboards, open eaves, and vents, surfaced with composition shingle. Alterations: completely altered.

166. 4121 Jackdaw Street APN: 4443820500 Non-contributor c. 1912

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is metal siding. Details include a stoop and shutters. The roof is side gabled with wall dormers, exposed purlins, exposed rafter tails, open eaves, bargeboards, and brackets, surfaced with composition shingle. Alterations: all windows replaced, porch enclosed, railings added/replaced, security door added, wall cladding replaced, window openings altered at the primary facade, and window openings altered at the secondary facade.

167. 4125 Jackdaw Street APN: 4443820400 Contributor c. 1910

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood shingles. Details include brick details, a projecting porch, and pergola. The roof is front gabled with open eaves, exposed purlins, and exposed rafter tails, surfaced with composition shingle. Related features include ancillary building(s). Alterations: garage

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

altered/replaced, security door added, and some windows replaced.

168. 4130 Jackdaw Street APN: 4443811100 Contributor 1919
Builder: W.B. Johnson

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is textured stucco and wood clapboard. Details include applied decoration and a projecting porch. The roof is front gabled with bargeboards, exposed purlins, exposed rafter tails, open eaves, and vents, surfaced with composition shingle. Related features include a detached garage. Alterations: stone added to porch, and texture coat applied over clapboard siding.

169. 4133 Jackdaw Street APN: 4443820300 Contributor c. 1940

A two-story multiple-family residence (duplex) in a vernacular idiom. It has a rectangular plan and its cladding is smooth stucco and wood channel. Details include exterior stairs, a stoop, brackets, and shutters. The roof is hipped with brackets and closed eaves, surfaced with composition shingle. Alterations: some windows replaced, and primary door replaced.

170. 4138 Jackdaw Street APN: 4443811200 Contributor c. 1910

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include a projecting porch. The roof is side gabled with bargeboards, brackets, exposed purlins, exposed rafter tails, open eaves, and window roof dormers, surfaced with composition shingle. Alterations: perimeter wall or fence added, primary door replaced, and some windows replaced.

171. 4139 Jackdaw Street APN: 4443820200 Non-contributor c. 1918

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard. Details include a projecting porch. The roof is cross gabled with bargeboards and closed eaves, surfaced with composition shingle. Alterations: all windows replaced, decorative elements removed, garage altered/replaced, porch supports altered, security door added, window openings altered at the primary facade, and shutters added.

172. 4141 Jackdaw Street APN: 4443820100 Contributor c. 1915

A two-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is engineered wood siding. Details include a stoop and stone details. The roof is cross gabled and shed with bargeboards, brackets, open eaves, exposed purlins, exposed rafter tails, and decorative vents, surfaced with composition shingle. Related features include a detached

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

garage. Alterations: primary door replaced, railings added/replaced, some windows replaced, and wall cladding replaced.

173. 4146 Jackdaw Street APN: 4443811300 Contributor c. 1914

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is smooth stucco. Details include a stoop. The roof is front gabled and flat with exposed purlins, exposed rafter tails, a flat parapet, and open eaves, surfaced with composition shingle and a material not visible. Related features include a walled entry courtyard. Alterations: entry wall or fence added, and some windows replaced.

174. 4152-4152 ½ Jackdaw Street APN: 4434820800 Contributor 1919
Builder: Morris B. Irvin

A one-story multiple-family residence (duplex – originally a single-family residence) in the Craftsman style. It has an irregular plan and its cladding is smooth stucco. Details include decorative wood elements and a projecting porch. The roof is cross gabled with bargeboards, decorative vents, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: security door added, and conversion of single-family to multi-family use.

175. 4160 Jackdaw Street APN: 4434820900 Contributor 1919
Builder: Morris B. Irvin

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is smooth stucco. Details include brick details, decorative wood elements, dentil molding, and a projecting full-width porch with columns and "eyebrow" roofline. The roof is front gabled with bargeboards, brackets, decorative vents, exposed purlins, exposed rafter tails, flared eaves, and open eaves, surfaced with composition shingle. The building has no major alterations.

176. 4165 Jackdaw Street APN: 4443910600 Contributor c. 1914

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood shingles. Details include a projecting porch. The roof is cross gabled and shed with open eaves, bargeboards, exposed purlins, exposed rafter tails, and decorative vents, surfaced with composition shingle. Related features include a detached garage. Alterations: chimney altered, security door added, and trellis added to gable end.

Arnold and Choate's Addition-North Florence Heights Historic District

San Diego, CA

Name of Property

County and State

177. 4167-4169 Jackdaw Street APN: 4443910500 Contributor 1914
Builder: Morris B. Irvin
Locally designated (HRB #860)

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood shingles. Details include decorative wood elements and a projecting porch. The roof is front gabled with bargeboards, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include rear detached garage with residential unit above (4167 Jackdaw). Alterations: perimeter wall or fence added, roof material replaced (compatible), and ancillary residential building added ca. 1927 (within period of significance). Both the main house and the ancillary residential building are included in the local designation.

178. 4170 Jackdaw Street APN: 4434821000 Contributor c. 1910
Photo #13

A two-story single-family residence in the American Foursquare/Classic Box style. It has an irregular plan and its cladding is wood clapboard. Details include a string course and projecting partial width porch topped by sunporch. The roof is hipped with brackets, closed eaves, and a cornice, surfaced with composition shingle. Related features include a detached garage. Alterations: enclosed sunporch added above primary entry.

179. 4176 Jackdaw Street APN: 4434821100 Contributor c. 1919

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration and a projecting porch. The roof is front gabled with brackets, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include ancillary building(s). Alterations: rear addition, and decorative elements removed.

180. 4181 Jackdaw Street APN: 4443910400 Contributor c. 1914

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard. Details include a projecting porch and decorative wood elements. The roof is cross gabled with bargeboards, brackets, exposed purlins, exposed rafter tails, and wall dormers, surfaced with composition shingle. Related features include a detached garage. Alterations: chimney altered.

181. 4185 Jackdaw Street APN: 4443910300 Contributor 1910
Builder: Charles P. Freson
Locally designated (HRB #738)

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A one-and-a-half-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include decorative wood elements and a recessed porch. The roof is hipped with pediments, window roof dormers, open eaves, and brackets, surfaced with composition shingle. The building has no major alterations.

182. 4186 Jackdaw Street APN: 4434821200 Contributor 1914
Builder: Martin V. Melhorn

A one-story single-family residence in the Craftsman style (Oriental variant). It has a rectangular plan and its cladding is wood shingles. Details include brick details, decorative wood elements, and a projecting porch. The roof is cross gabled with bargeboards, exposed purlins, exposed rafter tails, and flared eaves, surfaced with composition shingle. Related features include a porte cochere. The building has no major alterations.

183. 4195 Jackdaw Street APN: 4443910100 Contributor 1922
Builder: B.M. Frankenburger

A one-story single-family residence in the American Colonial Revival style, with Craftsman elements. It has a rectangular plan and its cladding is wood clapboard. Details include entry hood(s), a stoop, and brackets. The roof is side gabled and shed with open eaves, decorative vents, exposed rafter tails, exposed purlins, and bargeboards, surfaced with composition shingle. Related features include a carport and a detached garage. Alterations: perimeter wall or fence added.

184. 4201 Jackdaw Street APN: 4442640600 Contributor c. 1915

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood shingles and wood clapboard. Details include brick details, corbels, decorative wood elements, and a projecting corner porch. The roof is cross gabled with bargeboards, open eaves, exposed purlins, exposed rafter tails, and decorative vents, surfaced with composition shingle. The building has no major alterations.

185. 4211 Jackdaw Street APN: 4442640500 Contributor c. 1915

A one-and-a-half-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard. Details include a recessed porch. The roof is side gabled with flared eaves, brackets, exposed purlins, bargeboards, and window roof dormers, surfaced with synthetic shingle. Alterations: perimeter wall or fence added, primary door replaced, and some windows replaced.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

186. 4214 Jackdaw Street APN: 4433101300 Non-contributor c. 1916

A one-story single-family residence in the Ranch style. It has an irregular plan and its cladding is textured stucco and wood board and batten. Details include a stoop. The roof is cross gabled with bargeboards, brackets, exposed rafter tails, open eaves, and vents, surfaced with composition shingle. Related features include an attached garage. Alterations: completely altered.

187. 4220 Jackdaw Street APN: 4433101400 Contributor c. 1912

A one-and-a-half-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard and wood shingles. Details include decorative wood elements and recessed full width porch with cast stone details. The roof is side gabled with bargeboards, brackets, exposed rafter tails, open eaves, and window roof dormers, surfaced with composition shingle. Alterations: primary door replaced.

188. 4221 Jackdaw Street APN: 4442640400 Contributor c. 1923

A one-story single-family residence in a vernacular idiom. It has an irregular plan and its cladding is wood clapboard. Details include a projecting porch, decorative wood elements, and pergola. The roof is hipped with closed eaves, surfaced with composition shingle. Alterations: primary door replaced, retaining wall added, pergolas added to porch and driveway.

189. 4227 Jackdaw Street APN: 4442640300 Contributor 1922
Builder: J.S. Graves

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard. Details include a projecting porch, brick details, and columns. The roof is cross gabled with bargeboards, decorative vents, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Alterations: side addition, and rear addition.

190. 4230 Jackdaw Street APN: 4433101500 Contributor c. 1912

A two-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is smooth stucco and asbestos. Details include applied decoration, decorative wood elements, and a projecting porch. The roof is side gabled with bargeboards, brackets, decorative vents, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: garage door replaced, and some wall cladding replaced.

191. 4235 Jackdaw Street APN: 4442640200 Non-contributor c. 1911

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A one-story single-family residence in a contemporary (Neo-Traditional) style. It has an irregular plan and its cladding is brick and an unknown material. Details include applied decoration, brick details, planter(s), and a stoop. The roof is side gabled and hipped with vent roof dormers, surfaced with composition shingle. Related features include a detached garage. Alterations: completely altered.

192. 4243 Jackdaw Street APN: 4442640100 Contributor 1922
Builder: Droyer and Sloane
Locally designated (HRB #1098)

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is smooth stucco. Details include a recessed porch and columns. The roof is front gabled with exposed purlins, exposed rafter tails, bargeboards, and open eaves, surfaced with composition shingle. Related features include ancillary building(s) and a detached garage. Alterations: rear addition, garage altered/replaced, roof material replaced (compatible), and 2011 compatible restoration of original features after 1950s porch/entry alterations.

193. 4244 Jackdaw Street APN: 4433101600 Contributor 1917; c. 1948
Builder: David O. Dryden

A two-story single-family residence in the American Colonial Revival style. It has an irregular plan and its cladding is wood clapboard, wood shingles, and cut stone. Details include applied decoration, dentil molding, pilasters, and a stoop. The roof is cross gabled with closed eaves, decorative vents, and eave returns, surfaced with composition shingle. Related features include detached garage with upper residential unit. Alterations: side addition, and façade remodeled in the American Colonial Revival style c. 1948 (within the district's period of significance).

194. 4269 Jackdaw Street APN: 4442610200 Contributor c. 1923

A one-story single-family residence in the Spanish Colonial Revival style. It has an L-shaped plan and its cladding is smooth stucco. Details include decorative wood elements, a projecting porch, grilles, arch(es), and awnings. The roof is flat and shed with tower(s), a flat parapet, decorative vents, and brackets, surfaced with clay tile and a material not visible. Related features include ancillary building(s) and an attached garage. Alterations: awnings added.

195. 4276 Jackdaw Street APN: 4433100700 Contributor c. 1923

A one-story single-family residence in the Prairie School style, with Spanish Colonial Revival elements. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, arch(es), and a stoop. The roof is flat with a flat parapet and molded eaves, surfaced with a material not visible. Related features include a detached garage. Alterations: side addition,

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

rear addition, and some windows replaced.

Lark Street

196. 4016 Lark Street APN: 4436851100 Contributor 1920
Builder: E.L. Coleman

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard and textured stucco. Details include a projecting porch. The roof is front gabled with bargeboards, exposed purlins, exposed rafter tails, open eaves, and decorative vents, surfaced with composition shingle. Alterations: all windows replaced, primary door replaced, railings added/replaced, and retaining wall altered.

197. 4024-4026 Lark Street APN: 4436851200 Contributor 1924
Builder: Shafer

A one-story multiple-family residence (duplex) in the American Colonial Revival style. It has an L-shaped plan and its cladding is wood clapboard. Details include a stoop and entry hood(s). The roof is cross gabled with open eaves, eave returns, and decorative vents, surfaced with composition shingle. Alterations: primary door replaced and retaining wall altered.

198. 4027 Lark Street APN: 4436840400 Contributor c. 1922

A one-story single-family residence in a vernacular idiom. It has a rectangular plan and its cladding is wood clapboard. Details include decorative wood elements, entry hood(s), and a stoop. The roof is side gabled with bargeboards and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: garage door replaced, railings added/replaced, and some windows replaced.

199. 4044 Lark Street APN: 4436851300 Contributor 1915
Architect: William E. Gibb (original); Arthur Lindley (addition) Photo #14

The Mission Hills United Methodist Church, a two-and-a-half-story institutional building in the Mission Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, arch(es), a string course, signage, exterior stairs, dentil molding, and a recessed entryway. The roof is flat with a shaped parapet, surfaced with a material not visible. Related features include ancillary building(s). Alterations: awnings added, and southern volume added as Sunday school in 1922.

200. 4054 Lark Street, 1410 Fort Stockton Drive APN: 4436810900 Contributor c. 1911

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A one-and-a-half-story multiple-family residence (duplex) in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard and engineered wood siding. Details include balconettes, decorative wood elements, and a projecting porch. The roof is side gabled with brackets, flared eaves, open eaves, and roof dormer with French doors leading to a balconette, surfaced with composition shingle. Related features include a detached garage. Alterations: rear addition, railings added/replaced, security door added, some windows replaced, porch re-clad in engineered wood siding, and wood ramp added at front.

201. 4064-4066 Lark Street APN: 4436811000 Contributor c. 1927

A one-story multiple-family residence (duplex) in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include arch(es), entry canopy(ies), a projecting porch, and a wing wall. The roof is front gabled, flat, and pent with clay tile coping, a flat parapet, and a shaped parapet, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: security door added, some windows replaced, window openings altered at the primary facade, and metal porch canopy added.

202. 4065 Lark Street APN: 4436820500 Contributor 1925
Builder: George Kiewit

A one-story single-family residence in the American Colonial Revival style. It has a rectangular plan and its cladding is wood clapboard. Details include corbels, entry hood(s), a stoop, and shutters. The roof is cross gabled with clay tile coping, closed eaves, and eave returns, surfaced with composition shingle. Related features include a detached garage. Alterations: some windows replaced.

203. 4067 Lark Street APN: 4436820400 Contributor 1925
Builder: George Kiewit

A one-story single-family residence in the American Colonial Revival style. It has a rectangular plan and its cladding is wood clapboard. Details include arch(es), corbels, entry hood(s), and a stoop. The roof is front gabled and jerkinhead, surfaced with composition shingle. Related features include a detached garage. Alterations: awnings added, perimeter wall or fence added, and wood and stone cladding added to stoop.

204. 4068-4070 Lark Street APN: 4436811100 Contributor 1925

A one-story multiple-family residence (duplex) in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, corbels, entry hood(s), and a projecting porch. The roof is flat with a flat parapet and a shaped parapet, surfaced with a material not visible. Related features include a detached garage. Alterations:

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

restuccoed (compatible), and security door added.

205. 4076 Lark Street APN: 4436811200 Contributor 1921

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include applied decoration, decorative wood elements, and a projecting porch. The roof is front gabled with bargeboards, decorative vents, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: side addition, primary door replaced, and some windows replaced.

206. 4077 Lark Street APN: 4436820300 Contributor 1921
Builder: Nelson Larson

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is textured wood clapboard with a texture coat. Details include decorative wood elements and a projecting porch. The roof is front gabled and side gabled with bargeboards, decorative vents, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: security door added, texture coat applied over clapboard siding, and porch altered.

207. 4084 Lark Street APN: 4436811300 Contributor c. 1920

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include entry hood(s) and a projecting porch. The roof is front gabled with bargeboards, decorative vents, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: perimeter wall or fence added, primary door replaced, and porch added or replaced.

208. 4085 Lark Street APN: 44368201 Non-contributor c. 1959

A two-story multiple-family residence (triplex) in the Mid-Century Modern style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, exterior stairs, and planter(s). The roof is front gabled with closed eaves, surfaced with composition shingle. Alterations: security door added, and some windows replaced.

209. 4096 Lark Street APN: 4436811400 Contributor c. 1912

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard. Details include decorative wood elements and a recessed porch. The

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

roof is front gabled and side gabled with bargeboards, brackets, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: garage door replaced, and some windows replaced.

210. 4105 Lark Street APN: 4434830400 Contributor 1919
Builder: Alberta Security Co.

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, arch(es), decorative wood elements, and a full-width projecting porch with columns and "eyebrow" roofline. The roof is front gabled and side gabled with bargeboards, brackets, decorative vents, flared eaves, and open eaves, surfaced with rolled asphalt. Related features include a detached garage. Alterations: security door added, and patio canopy and concrete block wall added at secondary elevation.

211. 4106 Lark Street APN: 4434840700 Non-contributor 1915

A two-story single-family residence with no identifiable architectural style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration and a stoop. The roof is flat with crenellations, canopy/pent roof below roofline, surfaced with a material not visible. Related features include a detached garage. Alterations: completely altered.

212. 4118 Lark Street APN: 4434841300 Contributor c. 1918

A two-story single-family residence in a vernacular idiom. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, pilasters, and a projecting porch. The roof is hipped with closed eaves, surfaced with composition shingle. Related features include a detached garage and a porte cochere. Alterations: side addition, gate added/replaced, some windows replaced, and tile added to entry.

213. 4119 Lark Street APN: 4434830300 Contributor 1911
Architect: Emmor Brooke Weaver Builder: D.L. Danforth
Locally designated (HRB #657)

A two-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is smooth stucco. Details include decorative wood elements, entry canopy(ies), and a projecting porch. The roof is hipped with exposed purlins and open eaves, surfaced with composition shingle. Related features include a gate. Alterations: primary entrance altered, and restuccoed (compatible).

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

214. 4127 Lark Street APN: 4434830200 Contributor 1916
Architect: Joel L. Brown Photo #15
Locally designated (HRB #1267)

A two-story single-family residence in the Prairie School style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, balcony(ies), brick details, decorative wood elements, entry canopy(ies), and a projecting porch. The roof is hipped with a cornice and exposed purlins, surfaced with composition shingle. Related features include a detached garage. Alterations: rear addition, garage altered/replaced, second-story bridge added to connect to new garage, and original features at primary entry restored in rehabilitation project.

215. 4130 Lark Street APN: 4434841100 Contributor 1916
Architect: Joel L. Brown Builder: Martin V. Melhorn
Locally designated (HRB #1311)

A two-story single-family residence in the Prairie School style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, decorative wood elements, entry canopy(ies), and a recessed porch. The roof is hipped with exposed purlins, surfaced with composition shingle. Alterations: rear addition, chimney altered, restuccoed (compatible), and some windows replaced.

216. 4141 Lark Street APN: 4434830100 Contributor 1916
Architect: Joel L. Brown Builder: Anderson and Brown
Locally designated (HRB #777)

A two-story single-family residence in the Prairie School style, with Craftsman elements. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, balcony(ies), brick details, decorative wood elements, and a projecting porch. The roof is hipped with closed eaves, a cornice, and molded eaves, surfaced with a material not visible. Related features include a detached garage. Alterations: awnings added, garage altered/replaced, and wood brackets added/replaced in kind.

217. 4144 Lark Street APN: 4434841000 Contributor 1923
Builder: Alberta Security Co./Martin V. Melhorn
Locally designated (HRB #888)

A two-story single-family residence in the Prairie School style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, arch(es), entry canopy(ies), grilles, and a projecting porch. The roof is hipped with brackets and closed eaves, surfaced with a material not visible. Related features include a detached garage with upper residential unit (#262, 1415 W. Montecito Way). Alterations: grilles added/replaced, restuccoed (compatible), and

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

window openings infilled at the primary facade.

218. 4154 Lark Street APN: 4433110300 Contributor 1912
Architect: William Templeton Johnson
Locally designated (HRB #1364)

A two-story single-family residence in the Italian Renaissance Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, brick details, decorative wood elements, a string course, and a full-width porch with columns, topped by glazing-enclosed sleeping porch. The roof is hipped with exposed purlins and open eaves, surfaced with composition shingle. Related features include a detached garage and a designed landscape related to the original Kate Sessions occupation of this property. Alterations: restuccoed (compatible).

219. 4159 Lark Street APN: 4433110400 Non-contributor 1986

A one-story (with daylight basement partially built into slope) single-family residence in the Italian Renaissance Revival style, with Mediterranean Revival elements. It has a rectangular plan and its cladding is smooth stucco and brick. Details include applied decoration, arch(es), brick details, pierced screen(s), a recessed porch, and quoins. The roof is flat with a tall parapet wall around a roof deck, surfaced with a material not visible. Related features include an attached garage. Alterations: all windows replaced.

Lewis Street

220. 613 W. Lewis Street APN: 4444530300 Contributor 1938
Builder: Dennstedt Co.

A one-story single-family residence in a vernacular idiom. It has an irregular plan and its cladding is wood clapboard. Details include a projecting porch. The roof is front gabled with open eaves and exposed rafter tails, surfaced with composition shingle. Alterations: side addition.

221. 720 W. Lewis Street APN: 4444230508 Non-contributor 1960

A two-story multiple-family residence (condominium) in the Mid-Century Modern style. It has a U-shaped plan and its cladding is smooth stucco. Details include balcony(ies), brise soleil, exterior stairs, planter(s), and signage. The roof is shed with wide stucco eaves, surfaced with a material not visible. Related features include an integral first story parking garage and an open entry courtyard. Alterations: all windows replaced, and garage door replaced.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

222. 906 W. Lewis Street APN: 4443942100 Non-contributor 2003

A two-story single-family residence in a contemporary style. It has an irregular plan and its cladding is wood horizontal boards and concrete. Details include a stoop and screen wall. The roof is flat, surfaced with a material not visible. Related features include an attached garage and a gated entry courtyard. The building has no major alterations.

223. 910 W. Lewis Street APN: 4443942200 Non-contributor 2003

A two-story single-family residence in a contemporary style. It has an irregular plan and its cladding is wood horizontal boards and concrete. Details include a stoop and screen wall. The roof is flat, surfaced with a material not visible. Related features include a gated entry courtyard and an attached garage. The building has no major alterations.

224. 920 W. Lewis Street APN: 4443940300 Non-contributor c. 1923

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is cut stone, wood clapboard, and textured stucco. Details include a stoop. The roof is cross gabled with bargeboards, exposed purlins, exposed rafter tails, open eaves, and decorative vents, surfaced with composition shingle. Alterations: front addition, side addition, primary door replaced, primary entrance altered, some windows replaced, and wall cladding replaced.

225. 936 W. Lewis Street APN: 4443940200 Contributor 1926
Builder: W.B. Stallard

A one-story multiple-family residence (fiveplex – originally a single-family residence) in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration and arch(es). The roof is flat with a flat parapet, surfaced with a material not visible. Alterations: side addition (at slope, not visible from public right of way), all windows replaced, awnings added, perimeter wall or fence added, secondary door replaced, and converted to multi-family from single-family use.

226. 1010-1012 W. Lewis Street APN: 4443950700 Non-contributor c. 1912

A one-story multiple-family residence (duplex – originally a single-family residence) in a contemporary (Neo-Craftsman) style. It has an irregular plan and its cladding is vinyl. Details include brick details. The roof is cross gabled with bargeboards, brackets, and open eaves, surfaced with composition shingle. Related features include an attached garage and a gated entry courtyard. Alterations: completely altered.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

227. 1028 W. Lewis Street APN: 4443950600 Contributor c. 1920

A two-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard and wood shingles. Details include balcony(ies), corbels, decorative wood elements, a projecting porch, and natural stone details at porch and balcony, including massive double-height piers. The roof is cross gabled and hipped with bargeboards, brackets, exposed purlins, exposed rafter tails, flared eaves, and window roof dormers, surfaced with composition shingle. Related features include a detached garage. Alterations: side addition, garage door replaced, roof secondary door replaced, and small front addition completed in 1924.

228. 1120 W. Lewis Street APN: 4443820800 Non-contributor 1914

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is textured stucco and cut stone. Details include decorative wood elements and a projecting porch. The roof is side gabled with bargeboards, exposed rafter tails, flared eaves, and open eaves, surfaced with composition shingle. Alterations: rear addition, porch steps replaced, security door added, security window bars added, some windows replaced, wall cladding replaced, and stone veneer added to foundation walls.

229. 1128 W. Lewis Street APN: 4443820700 Non-contributor c. 1915

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is textured stucco and brick. Details include brick details and a stoop. The roof is side gabled with bargeboards, surfaced with composition shingle. Related features include an attached garage. Alterations: rear addition, wall cladding replaced, primary door replaced, perimeter fence/wall added, and porch replaced.

230. 1210 W. Lewis Street APN: 4443810800 Non-contributor 1962

A two-story multiple-family residence (apartment house) in the Mid-Century Modern style. It has a U-shaped plan and its cladding is smooth stucco and concrete masonry unit. Details include applied decoration, balcony(ies), exterior stairs, and planter(s). The roof is cross gabled with bargeboards and exposed purlins, surfaced with composition shingle. Related features include a fountain. Alterations: security doors added.

231. 1211 W. Lewis Street APN: 4443841100 Contributor c. 1910

A one-story single-family residence in the Craftsman style. The building is now used as a preschool for the adjacent Mission Hills Congregational Church. It has an irregular plan and its cladding is wood shingles and wood clapboard. Details include a projecting porch. The roof is front gabled with decorative vents, brackets, bargeboards, exposed rafter tails, exposed purlins,

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

and open eaves, surfaced with composition shingle. Related features include a parking lot. Alterations: rear addition, perimeter wall or fence added, primary door replaced, railings added/replaced, and some windows replaced.

232. 1218 W. Lewis Street APN: 4443810700 Contributor c. 1910

A one-story single-family residence in the Vernacular Victorian style. It has a rectangular plan and its cladding is wood clapboard. Details include decorative wood elements and a recessed porch. The roof is front gabled and hipped with closed eaves and a cornice, surfaced with composition shingle. Alterations: security door added, and glazing added to porch (appears early, and original configuration still legible).

233. 1219 W. Lewis Street APN: 4443840200 Contributor c. 1910

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood shingles. Details include a recessed porch and decorative tile. The roof is cross gabled with bargeboards, brackets, open eaves, exposed rafter tails, and exposed purlins, surfaced with composition shingle. Related features include a detached garage. Alterations: perimeter wall or fence added, porch enclosed with glazing (original configuration still legible), and tile added to entry.

234. 1224 W. Lewis Street APN: 4443810600 Contributor c. 1910

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include decorative wood elements and a projecting porch. The roof is front gabled with bargeboards, brackets, exposed rafter tails, and open eaves, surfaced with composition shingle. Alterations: all windows replaced, and porch enclosed with glazing (original configuration still legible).

235. 1228 W. Lewis Street APN: 4443810500 Non-contributor c. 1911

A one-story single-family residence in the Vernacular Victorian style. It has an irregular plan and its cladding is wood shingles. Details include decorative wood elements and a stoop. The roof is front gabled with closed eaves and a cornice, surfaced with composition shingle. Related features include a detached garage. Alterations: all windows replaced, perimeter wall or fence added, porch enclosed, porch steps replaced, porch supports altered, primary door replaced, and side wall or fence added.

236. 1231 W. Lewis Street APN: 4443840100 Contributor c. 1914

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A one-story single-family residence in the Vernacular Victorian style, with Craftsman elements. It has a rectangular plan and its cladding is wood clapboard. Details include a recessed porch. The roof is hipped with window roof dormers, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include an attached garage. Alterations: rear addition, porch steps replaced, primary door replaced, some windows replaced, and some window openings altered.

237. 1303 W. Lewis Street APN: 4436821400 Non-contributor 1961
Photo #16

A two-story multiple-family residence (apartment house) in the Mid-Century Modern style. It has a U-shaped plan and its cladding is textured stucco. Details include balcony(ies), exterior stairs, and signage. The roof is front gabled and hipped with bargeboards, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a courtyard. Alterations: security door added, and all windows replaced.

238. 1319 W. Lewis Street APN: 4436820200 Non-contributor c. 1914

A one-story single-family residence (with two-story rear addition) in the Craftsman style. It has an irregular plan and its cladding is wood clapboard. Details include a string course and a stoop. The roof is front gabled and flat with bargeboards, exposed rafter tails, open eaves, and decorative vents, surfaced with composition shingle and a material not visible. Related features include an attached garage. Alterations: rear addition, porch enclosed, primary door replaced, some windows replaced, and window openings altered at the primary facade.

239. 1327 W. Lewis Street APN: 4436820100 Contributor c. 1915

A two-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is asbestos. Details include a string course and a projecting porch. The roof is side gabled with window roof dormers, bargeboards, open eaves, decorative vents, and exposed rafter tails, surfaced with composition shingle. Alterations: some windows replaced, wall cladding replaced, and some window openings altered.

240. 1421 W. Lewis Street APN: 4436810200 Contributor c. 1921

A one-story single-family residence (converted to commercial use) in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include decorative wood elements and a projecting porch. The roof is front gabled with bargeboards, decorative vents, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: signage added/replaced, converted from residential to

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

commercial use, and display window added to primary façade as part of commercial conversion.

241. 1427 W. Lewis Street APN: 4436810100 Contributor 1920
Builder: Carl Leuders

A one-story single-family residence (converted to commercial use) in the Craftsman style. It has an irregular plan and its cladding is textured stucco and wood clapboard. Details include applied decoration, decorative wood elements, and a projecting porch. The roof is cross gabled with bargeboards, corbels, decorative vents, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Alterations: converted from residential to commercial use, and rear addition.

242. 1505 W. Lewis Street APN: 4436621400 Contributor c. 1910
Builder: Nathan Rigdon

A two-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard and wood shingles. Details include a projecting porch and stone accents, trellis. The roof is front gabled with decorative vents, bargeboards, open eaves, exposed purlins, and exposed rafter tails, surfaced with composition shingle. Alterations: rear addition, and chimney altered.

243. 1508 W. Lewis Street APN: 4434730700 Non-contributor c. 1922

A one-story single-family residence (converted to commercial use) with no identifiable architectural style. It has a rectangular plan and its cladding is textured stucco. Details include arch(es), a stoop, and columns, awnings. The roof is flat with a shaped parapet, surfaced with a material not visible. Alterations: completely altered.

244. 1515 W. Lewis Street APN: 4436621200 Contributor 1910
Builder: Nathan Rigdon
Locally designated (HRB #1113)

A two-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include balcony(ies), decorative wood elements, a projecting porch, and a string course. The roof is side gabled with bargeboards, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: porch altered (original configuration still legible).

245. 1525 W. Lewis Street APN: 4436620200 Contributor c. 1914
Builder: Nathan Rigdon

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A two-story single-family residence (converted to commercial use) in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard and wood shingles. Details include decorative wood elements and a projecting porch. The roof is side gabled with bargeboards, surfaced with standing seam metal. Related features include a detached garage. Alterations: garage door replaced and roof material replaced (incompatible).

246. 1527 W. Lewis Street APN: 4436620100 Contributor c. 1910
Builder: Nathan Rigdon

A two-and-a half-story single-family residence (converted to commercial use) in the American Foursquare/Classic Box style. It has a rectangular plan and its cladding is wood clapboard. Details include decorative wood elements and a projecting porch. The roof is hipped with closed eaves and window roof dormers, surfaced with composition shingle. Alterations: signage added/replaced, and conversion from residential to commercial with no visible major exterior alterations.

247. 1530 W. Lewis Street APN: 4434730700 Non-contributor c. 1960

A two-story commercial building in a vernacular commercial idiom. It has an L-shaped plan and its cladding is textured stucco and vinyl. Details include balcony(ies), exterior stairs, and awnings. The roof is flat with a flat parapet, surfaced with a material not visible. Related features include a gated entry courtyard. Alterations: completely altered.

248. 1574-1578 W. Lewis Street APN: 4434730600 Non-contributor c. 1960

A one-story commercial building in a vernacular commercial idiom. It has a rectangular plan and its cladding is wood vertical board, brick, and textured stucco. Details include signage and canted entrance, bulkhead, awnings. The roof is flat with a flat parapet, surfaced with a material not visible. Alterations: completely altered.

249. 1604-1616 W. Lewis Street APN: 4434740700 Non-contributor c. 1965

A one-story commercial building in the Mid-Century Modern style. It has a rectangular plan and its cladding is smooth stucco. Details include signage and display windows, clipped corner. The roof is flat with open eaves and exposed beams, surfaced with a material not visible. Related features include parking lot. Alterations: signage added/replaced, and some doors replaced.

250. 1605-1615 ½ W. Lewis Street APN: 4436610100 Contributor 1911
Builder: Nathan Rigdon

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

The Rigdon Block, a three-story mixed-use (commercial and residential) building in the Prairie School style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, balcony(ies), corbeled jetty(ies), decorative wood elements, dentil molding, entry hood(s), pilasters, signage, multiple storefronts with flush fixed display windows, transoms, clerestories, and decorative surrounds, and segments of shallow tiled-roof canopies with exaggerated "dentils" matching the full-width canopy on the building to the west. The roof is hipped, flat, and shed with clay tile coping, exposed purlins, open eaves, and turret(s), surfaced with clay tile and a material not visible. Alterations: upper story addition, awnings added, signage added/replaced, some windows replaced, and storefront altered.

251. 1617-1633 W. Lewis Street APN: 4436611100 Contributor c. 1912
Builder: Nathan Rigdon Photo #17

The Montclair, a two-story mixed-use building in the Prairie School style. It has a rectangular plan and its cladding is smooth stucco. Details include entry hood(s) and multiple storefronts with fixed flush display windows, clerestories, and decorative surrounds, shallow tiled-roof canopy with exaggerated dentils spanning entire primary facade above upper story windows, rear shared balcony. The roof is flat with a flat parapet and a shaped parapet, surfaced with a material not visible. Alterations: awnings added, signage added/replaced, and storefront altered.

252. 1618-1630 W. Lewis Street APN: 4434740600 Contributor c. 1925

A one-story commercial building (with a two-story rear addition) in the Mission Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include decorative tile, a string course, signage, exterior stairs, pilasters, and awnings, bulkheads. The roof is flat with a shaped parapet and decorative vents, surfaced with a material not visible. Alterations: decorative tile added, awnings added, signage added/replaced, some windows replaced, some doors replaced, and two-story rear addition (4111 Stephens Street.) constructed in 1936.

Montecito Way

253. 1020 W. Montecito Way APN: 4443920400 Contributor 1910
Architect: Joel L. Brown Builder: Joel L. Brown and Thomas W. Sharpe
Locally designated (HRB #1341)

A two-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood shingles. Details include decorative wood elements and a projecting porch. The roof is front gabled, side gabled, and shed with bargeboards, exposed purlins, exposed rafter tails, open eaves, wall dormers, and window roof dormers, surfaced with composition shingle. Alterations: rear addition.

254. 1030 W. Montecito Way APN: 4443920300 Contributor c. 1915

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A two-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood shingles. Details include balcony(ies), decorative wood elements, and a projecting porch. The roof is front gabled and side gabled with bargeboards, brackets, exposed rafter tails, and open eaves, surfaced with composition shingle. Alterations: primary door replaced, side wall or fence added, and porch and balcony replaced in kind.

255. 1115 W. Montecito Way APN: 4443821401 Contributor 1914
Builder: George A. Huerman

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include a recessed porch. The roof is front gabled with bargeboards, open eaves, exposed purlins, exposed rafter tails, and decorative vents, surfaced with composition shingle. Related features include a detached garage. Alterations: perimeter wall or fence added.

256. 1124 W. Montecito Way APN: 4443910700 Non-contributor c. 1914

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood shingles. Details include a stoop. The roof is side gabled with open eaves, exposed rafter tails, rolled eaves, and bargeboards, surfaced with composition shingle. Alterations: perimeter wall or fence added, porch enclosed, primary door replaced, and some windows replaced.

257. 1209-1211 W. Montecito Way APN: 4443811400 Contributor c. 1925

A two-story multiple-family residence (duplex) in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include arch(es) and stoops. The roof is flat with a flat parapet, surfaced with a material not visible. The building has no major alterations, though the primary façade is largely obscured by climbing vegetation.

258. 1219-1221 W. Montecito Way APN: 4443810100 Contributor c. 1950

A two-story garage/ancillary residence in a vernacular idiom. It has a rectangular plan and its cladding is textured stucco. Details include exterior stairs and decorative wood trim. The roof is flat, surfaced with a material not visible. The building has no major alterations.

259. 1415 W. Montecito Way APN: 4434841000 Contributor 1923
Builder: Alberta Security Co./Martin V. Melhorn
Locally designated as part of 4144 Lark Street (HRB #888)

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A two-story garage/ancillary residence in the Prairie style; associated with 4144 Lark Street. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration and exterior stairs. The roof is hipped with brackets and closed eaves, surfaced with composition shingle. Alterations: garage door replaced.

260. 1617 W. Montecito Way APN: 4434740200 Contributor 1924
Builder: Louis R. Dilley
Locally designated (HRB #1231)

A one-story single-family residence in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include arch(es), corbels, entry hood(s), a stoop, and a wing wall. The roof is flat with a flat parapet, surfaced with a material not visible. Related features include an attached garage. Alterations: restuccoed (compatible), security door added, tile added to entry, and low perimeter wall added.

261. 1629 W. Montecito Way APN: 4434740100 Contributor c. 1924

A one-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include a stoop. The roof is flat with a flat parapet, surfaced with a material not visible. Related features include an attached garage and a gate. Alterations: perimeter wall or fence added, and tile added to entry.

Palmetto Way

262. 4060 Palmetto Way APN: 4436610400 Contributor c. 1924

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard and smooth stucco. Details include a recessed porch. The roof is front gabled with open eaves, bargeboards, exposed purlins, exposed rafter tails, and decorative vents, surfaced with composition shingle. Related features include a detached garage. Alterations: front setback paved, and garage door replaced.

263. 4066 Palmetto Way APN: 4436610300 Contributor c. 1922

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard and smooth stucco. Details include a projecting porch, a string course, and a pergola. The roof is front gabled with bargeboards, open eaves, exposed rafter tails, and decorative vents, surfaced with composition shingle. Alterations: flagstone added to walkway, and retaining wall altered.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

264. 4067 Palmetto Way APN: 4436620400 Contributor 1922
Builder: Mead-Haskell Co.

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard. Details include applied decoration, decorative wood elements, and a projecting partial width corner porch with battered piers. The roof is front gabled with bargeboards, decorative vents, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: some windows replaced, and tile added to entry.

265. 4075 Palmetto Way APN: 4436620300 Contributor 1922
Builder: Mead-Haskell Co.

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is textured stucco and wood clapboard. Details include decorative wood elements and projecting sun porch/mud room. The roof is front gabled with bargeboards, decorative vents, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: garage door replaced, perimeter wall or fence added, railings added/replaced, and porch enclosed with glazing (original configuration remains legible).

266. 4079-4083 Palmetto Way APN: 44366201 Non-contributor c. 1958

A two-story multiple-family residence (triplex) in the Ranch style. It has a rectangular plan and its cladding is smooth stucco, wood board and batten, and concrete masonry unit. Details include exterior stairs and planter(s). The roof is front gabled, surfaced with composition shingle. Alterations: railings added/replaced, and security door added.

267. 4080 Palmetto Way APN: 4436610200 Contributor c. 1915

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include a projecting porch. The roof is front gabled with bargeboards, open eaves, exposed rafter tails, and exposed purlins, surfaced with composition shingle. Related features include a detached garage. Alterations: garage door replaced, and porch enclosed with glazing (original configuration remains legible).

268. 4111 Palmetto Way APN: 4434730500 Contributor 1920
Builder: Alberta Security Co.

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is textured stucco. Details include a stoop. The roof is cross gabled with bargeboards,

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

open eaves, exposed purlins, exposed rafter tails, and decorative vents, surfaced with composition shingle. Related features include a detached garage. Alterations: all windows replaced, porch enclosed (original configuration remains legible), primary door replaced, and restuccoed (compatible).

269. 4119 Palmetto Way APN: 4434730400 Contributor 1921
Builder: Martin V. Melhorn
Locally designated (HRB #823)

A one-story single-family residence in the American Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, decorative wood elements, dentil molding, and a projecting porch with columns. The roof is jerkinhead with closed eaves, eave returns, vent roof dormers, and vents, surfaced with composition shingle. Related features include a detached garage. Alterations: rear addition, perimeter wall or fence added, and some windows replaced.

270. 4120 Palmetto Way APN: 4434740800 Non-contributor 1946

A two-story multiple-family residence (duplex) with no identifiable architectural style. It has a rectangular plan and its cladding is textured stucco. Details include balcony(ies), exterior stairs, and recessed porch. The roof is hipped with open eaves, surfaced with composition shingle. Related features include ancillary building(s). Alterations: all windows replaced, restuccoed (compatible), railings added/replaced, primary door replaced, window openings altered at the primary facade, and window openings altered at the secondary facade.

271. 4127 Palmetto Way APN: 4434730300 Contributor c. 1922

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, arch(es), and a projecting porch with columns and "eyebrow" roofline element. The roof is side gabled with bargeboards, brackets, decorative vents, exposed rafter tails, flared eaves, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: primary door replaced, and restuccoed (compatible).

272. 4130 Palmetto Way APN: 4434740900 Contributor 1939
Builder: D.C. Stevens

A one-story single-family residence in the Minimal Traditional style. It has an irregular plan and its cladding is scored stucco. Details include entry hood(s). The roof is hipped with open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations:

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

garage door replaced, and all windows replaced.

273. 4136 Palmetto Way APN: 4434741000 Contributor 1938
Builder: George A. Willey

A one-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include decorative tile and a recessed porch. The roof is side gabled, hipped, and flat with open eaves, exposed rafter tails, and a flat parapet, surfaced with clay tile and a material not visible. Alterations: rear addition.

274. 4139 Palmetto Way APN: 4434730200 Contributor 1922
Builder: Martin V. Melhorn
Locally designated (HRB #997)

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is smooth stucco. Details include decorative wood elements and a projecting porch with wood posts. The roof is side gabled with bargeboards, exposed rafter tails, flared eaves, open eaves, and "eyebrow" dormers, surfaced with composition shingle. Related features include a detached garage. Alterations: side addition, and restuccoed (compatible).

275. 4144 Palmetto Way APN: 4434741100 Contributor 1938
Builder: George A. Willey

A one-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include a recessed porch. The roof is cross gabled, flat, and pent with clay tile coping and a flat parapet, surfaced with clay tile. Related features include an attached garage. Alterations: some windows replaced, and rear addition added connecting house to formerly detached garage.

276. 4145 Palmetto Way APN: 4434730100 Contributor 1920
Builder: Alberta Security Co.

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, arch(es), corbels, and a projecting porch. The roof is front gabled with bargeboards, brackets, decorative vents, exposed purlins, exposed rafter tails, flared eaves, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: primary door replaced, and garage door replaced.

277. 4152 Palmetto Way APN: 4434710500 Contributor 1941
Architect: Hurlburt, Frank & Slaughter

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A one-story single-family residence in the American Colonial Revival style. It has an irregular plan and its cladding is wood channel. Details include applied decoration and columns, shutters, recessed stoop. The roof is cross gabled with molded eaves, eave returns, and a dovecote, surfaced with composition shingle. Related features include a detached garage. Alterations: garage door replaced, and perimeter fence or wall added.

278. 4155 Palmetto Way APN: 4434720400 Contributor 1918
Builder: Alexander Schreiber

A two-story single-family residence in the Prairie School style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, corbels, and a stoop. The roof is hipped with brackets and closed eaves, surfaced with a material not visible. Related features include a detached garage. Alterations: restuccoed (compatible), and porch partially enclosed (original configuration still legible, brackets extant).

279. 4167 Palmetto Way APN: 4434720300 Contributor 1918
Builder: Alexander Schreiber
Locally designated (HRB #1034)

A two-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, decorative wood elements, and a projecting porch. The roof is front gabled with bargeboards, brackets, decorative vents, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include ancillary building(s) and a detached garage. Alterations: garage altered/replaced.

280. 4170 Palmetto Way APN: 4434710300 Contributor 1939

A one-story single-family residence in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco. Details include a recessed porch and a wood screen wall. The roof is hipped with open eaves and exposed rafter tails, surfaced with composition shingle. Related features include a detached garage. Alterations: garage door replaced.

281. 4176 Palmetto Way APN: 4434710200 Contributor 1940
Builder: Tifal and King

A one-story single-family residence in the Minimal Traditional style. It has an irregular plan and its cladding is wood channel, wood vertical board, and textured stucco. Details include applied decoration, decorative wood elements, and a recessed porch. The roof is cross gabled with open eaves and exposed rafter tails, surfaced with composition shingle. Related features include a detached garage. Alterations: garage door replaced, and perimeter wall or fence added.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

282. 4179 Palmetto Way APN: 4434720200 Contributor 1919
Builder: Alexander Schreiber Photo #18
Locally designated (HRB #1321)

A two-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is smooth stucco. Details include decorative wood elements and a projecting porch with battered piers. The roof is front gabled, side gabled, and hipped with bargeboards, decorative vents, exposed purlins, and open eaves, surfaced with composition shingle. Related features include a detached garage. The building has no major alterations.

283. Palmetto Way (main house) APN: 4434710100 Contributor 1915
Architect: Wheeler and Halley Builder: Winter and Nicholson

A two-story single-family residence in the Spanish Colonial Revival style. The house is oriented perpendicular to the street and faces south. It has a rectangular plan and its cladding is smooth stucco. Details include balcony(ies), a double-height porch canopy with square post supports, a recessed porch, and a string course. The roof is side gabled and shed with exposed rafter tails and shallow eaves, surfaced with composition shingle and clay tile. Related features include detached garage with residential unit above. Alterations: perimeter wall or fence added.

284. 4190 Palmetto Way (rear house) APN: 4434710100 Contributor c. 1915

A two-story garage/ancillary residence in a vernacular idiom. This is located on the same parcel as 4190 Palmetto Way. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, exterior stairs, and a string course. The roof is flat with a flat parapet, surfaced with a material not visible. Alterations: garage door replaced.

285. 4195 Palmetto Way APN: 4434720100 Contributor 1921
Builder: Martin V. Melhorn
Locally designated (HRB #583)

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, arch(es), brick details, corbels, and a projecting porch with massive square columns and "eyebrow" roofline. The roof is front gabled and side gabled with bargeboards, brackets, decorative vents, exposed rafter tails, flared eaves, and open eaves, surfaced with rolled asphalt. Related features include a detached garage. The building has no major alterations.

286. 4201 Palmetto Way APN: 4433001700 Contributor c. 1921
Photo #19

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, corbels, decorative wood elements, dentil molding, and a projecting porch with massive columns and "eyebrow" roofline. The roof is front gabled and side gabled with bargeboards, brackets, corbels, decorative vents, exposed rafter tails, flared eaves, and open eaves, surfaced with rolled asphalt. Related features include a detached garage. Alterations: garage door replaced, security door added, some windows replaced, and tile added to entry.

287. 4202 Palmetto Way APN: 4433000500 Contributor 1914

A two-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is textured stucco. Details include arch(es) and recessed porch within two-story entry volume with arched openings. The roof is cross gabled with bargeboards, open eaves, exposed purlins, exposed rafter tails, and decorative vents, surfaced with composition shingle. Related features include a detached garage. Alterations: restuccoed (compatible), some windows replaced, some window openings altered on secondary façade, and roof material replaced (incompatible).

288. 4211 Palmetto Way APN: 4433001600 Non-contributor 1920
Builder: Morris B. Irvin

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, arch(es), corbels, a projecting porch, and a pergola. The roof is front gabled and side gabled with bargeboards, brackets, decorative vents, exposed rafter tails, flared eaves, and open eaves, surfaced with rolled asphalt. Related features include an attached garage. Alterations: garage altered/replaced, porch enclosed, and roof material replaced (compatible).

289. 4212 Palmetto Way APN: 4433000600 Contributor 1914

A two-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is textured stucco. Details include arch(es). The roof is front gabled with open eaves, exposed purlins, exposed rafter tails, bargeboards, and decorative vents, surfaced with composition shingle. Related features include a detached garage. Alterations: garage door replaced, and restuccoed (compatible) .

290. 4219 Palmetto Way APN: 4433001500 Contributor c. 1924

A one-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, arch(es), brick details, decorative tile, and a projecting porch. The roof is flat with a flat parapet, surfaced with a

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

material not visible. Related features include a detached garage. Alterations: rear addition, awnings added, railings added/replaced, restuccoed (compatible), some windows replaced, and tile added to entry.

291. 4220 Palmetto Way APN: 4433000700 Contributor 1914

A two-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is textured stucco. Details include arch(es), balconettes, corbeled jetty(ies), and a recessed porch. The roof is cross gabled with bargeboards, decorative vents, exposed purlins, exposed rafter tails, open eaves, and window roof dormers, surfaced with concrete tile. Alterations: restuccoed (compatible).

292. 4227 Palmetto Way APN: 4433001400 Non-contributor 2018

A two-story single-family residence in a contemporary (Neo-Traditional) style. It has an irregular plan and its cladding is smooth stucco. Details include arch(es), decorative wood elements, and roof deck. The roof is hipped and flat with closed eaves and a flat parapet, surfaced with clay tile and a material not visible. Related features include an attached garage. The building has no major alterations.

293. 4239 Palmetto Way APN: 4433001300 Contributor 1914
Architect: Mead and Requa Builder: Ben Hawkins
Locally designated (HRB #1298)

A two-story single-family residence in the Prairie School style. It has an irregular plan and its cladding is smooth stucco. Details include balcony(ies), brick details, corbels, decorative wood elements, planter(s), and stoop with recessed arched entry. The roof is hipped with exposed purlins and open eaves, surfaced with composition shingle. Related features include a detached garage. The building has no major alterations.

294. 4253 Palmetto Way APN: 4433000997 Contributor 1922

A one-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include arch(es). The roof is flat with a flat parapet, surfaced with a material not visible. Related features include a detached garage. The building has no major alterations.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Plumosa Way

295. 1506 Plumosa Way APN: 4433002200 Contributor 1910
Architect: Emmor Brooke Weaver Builder: Henry Neale
Locally designated (HRB #705)

A two-story single-family residence in the Mediterranean Revival style. It has an irregular plan and its cladding is smooth stucco. Details include balconettes, corbels, decorative wood elements, and a stoop. The roof is hipped with clay tile coping and exposed purlins, surfaced with clay tile. Related features include a detached garage. Alterations: rear addition, and some windows replaced.

296. 1509-1511 Plumosa Way APN: 4433002000 Non-contributor c. 1924

A one-story multiple-family residence (duplex) in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include arch(es), decorative tile, buttresses, and stoops. The roof is flat, hipped, and shed, surfaced with clay tile and a material not visible. Related features include an attached garage. Alterations: completely altered.

297. 1605 Plumosa Way APN: 4433000800 Non-contributor 1984

A two-story single-family residence in a contemporary (Neo-Traditional) style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, arch(es), and awning. The roof is hipped with molded eaves, surfaced with clay tile. Related features include an attached garage. The building has no major alterations.

298. 1610 Plumosa Way APN: 4433000900 Contributor 1912
Architect: Mead and Requa

A two-story single-family residence in the Mediterranean Revival style. It has an irregular plan and its cladding is smooth stucco. Details include arch(es), balcony(ies), pierced screen(s), a stoop, and a string course. The roof is hipped with open eaves and exposed purlins, surfaced with clay tile. The building has no major alterations.

299. 1625 Plumosa Way APN: 4433002300 Contributor 1913
Architect: Mead and Requa
Locally designated (HRB #436)

A two-story single-family residence in the Craftsman style, with Prairie School elements. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, arch(es), corbels, and a projecting porch. The roof is side gabled and shed with brackets, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

an attached garage. Alterations: some windows replaced, and tile added to entry.

Randolph Street

300. 4001 Randolph Street APN: 4436850800 Contributor 1922

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard and smooth stucco. Details include a recessed stoop and columns. The roof is cross gabled with bargeboards, open eaves, decorative vents, exposed purlins, and exposed rafter tails, surfaced with composition shingle. Related features include a detached garage. Alterations: perimeter wall or fence added.

301. 4009 Randolph Street APN: 4436850700 Non-contributor 1922

A two-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is engineered wood siding. Details include balcony(ies), decorative wood elements, a stoop, and a pergola. The roof is front gabled with open eaves, exposed purlins, and exposed rafter tails, surfaced with composition shingle. Related features include a detached garage. Alterations: completely altered.

302. 4017 Randolph Street APN: 4436850600 Contributor 1921

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is smooth stucco and wood clapboard. Details include applied decoration, decorative wood elements, and a stoop. The roof is front gabled with bargeboards, decorative vents, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Alterations: front setback paved, perimeter wall or fence added, porch supports altered, primary door replaced, some windows replaced, and tile added to entry.

303. 4021 Randolph Street APN: 4436851400 Contributor c. 1921

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include decorative wood elements and a stoop. The roof is front gabled with bargeboards, open eaves, exposed purlins, and exposed rafter tails, surfaced with composition shingle. Alterations: primary door replaced, and porch partially enclosed with glazing (original configuration still legible).

304. 4027 and 4031 Randolph Street APN: 4436851600 Contributor 1926

A two-story single-family residence in the Craftsman style; associated with 4029 Randolph Street, and located at the rear of the lot. It has a rectangular plan and its cladding is wood

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

clapboard. Details include exterior stairs, a stoop, and a corbeled entry hood. The roof is front gabled with bargeboards, open eaves, and exposed rafters, surfaced with composition shingle. Alterations: primary door replaced, and railings altered/replaced.

305. 4029 Randolph Street APN: 4436851600 Contributor 1914
Builder: Ben Hawkins

A one-and-a-half-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard and wood shingles. Details include decorative wood elements and a recessed porch. The roof is side gabled with bargeboards, brackets, exposed rafter tails, and window roof dormers, surfaced with composition shingle. Alterations: railings altered/replaced, and porch enclosed with glazing (original configuration still legible).

306. 4030-4034 Randolph Street APN: 4436630900 Contributor 1927
Builder: Louis G. Moisan Photo #20
Locally designated (HRB #1301)

A one-story multiple-family residence (duplex) in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, arch(es), entry hood(s), and a projecting porch with low wall. The roof is flat with a flat parapet, surfaced with a material not visible. Related features include a detached garage and rear ancillary building (constructed 1940). Alterations: rear addition, and restuccoed (compatible).

307. 4035 Randolph Street APN: 4436850300 Contributor 1914

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard. Details include decorative wood elements and a recessed porch. The roof is cross gabled with exposed purlins, exposed rafter tails, open eaves, and bargeboards, surfaced with composition shingle. Alterations: primary door replaced.

308. 4058 Randolph Street APN: 4436620900 Contributor c. 1922

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is textured stucco. Details include a projecting porch. The roof is front gabled with bargeboards, open eaves, and exposed rafter tails, surfaced with composition shingle. Alterations: all windows replaced, primary door replaced, and restuccoed (compatible).

309. 4061 Randolph Street APN: 4436810600 Non-contributor 1988
Architect: Richard P. Dalrymple Builder: Nau Builders

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A two-story single-family residence in a contemporary style. It has an irregular plan and its cladding is wood clapboard. Details include asymmetric massing and Postmodern-inspired design elements. The roof is front gabled, side gabled, and shed, surfaced with a material not visible. Related features include an attached garage. The building has no major alterations.

310. 4069 Randolph Street APN: 4436811500 Non-contributor 1922

A one-story single-family residence in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, arch(es), and a recessed porch. The roof is flat with a cornice, a flat parapet, and a shaped parapet, surfaced with a material not visible. Related features include a detached garage. Alterations: all windows replaced, decorative elements added, garage altered/replaced, primary door replaced, railings added/replaced, window openings altered at the primary facade, window openings altered at the secondary facade, and window surrounds altered.

311. 4074 Randolph Street APN: 4436621000 Contributor c. 1915

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is smooth stucco and artificial stone. Details include a projecting porch. The roof is cross gabled with bargeboards, open eaves, and decorative vents, surfaced with composition shingle. Related features include ancillary building(s). Alterations: all windows replaced, primary door replaced, railings added/replaced, and restuccoed (compatible).

312. 4076 Randolph Street APN: 4436621100 Contributor c. 1910

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is textured stucco and wood clapboard. Details include decorative wood elements and a projecting porch. The roof is front gabled with bargeboards, exposed purlins, exposed rafter tails, open eaves, and decorative vents, surfaced with composition shingle. Alterations: some windows replaced.

313. 4077 Randolph Street APN: 4436810300 Contributor 1922
Builder: C. Landers

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard. Details include brick details, decorative wood elements, and a projecting porch. The roof is front gabled with bargeboards, decorative vents, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Alterations: rear addition.

Arnold and Choate's Addition-North Florence Heights Historic District

San Diego, CA

Name of Property

County and State

314. 4101 Randolph Street APN: 4434840600 Contributor 1919
Builder: Morris B. Irvin
Locally designated (HRB #602)

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, arch(es), decorative wood elements, and projecting full width porch with columns and "eyebrow" roofline. The roof is front gabled and side gabled with bargeboards, brackets, decorative vents, exposed rafter tails, flared eaves, and open eaves, surfaced with rolled asphalt. Related features include a detached garage. Alterations: primary door replaced, railings added/replaced, and side porch enclosed with glazing (appears early/historic, possibly original).

315. 4111 Randolph Street APN: 4434840500 Contributor 1919
Builder: Morris B. Irvin

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, arch(es), decorative wood elements, and projecting full width porch with square columns and "eyebrow" roofline. The roof is front gabled with bargeboards, brackets, decorative vents, exposed rafter tails, flared eaves, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: garage altered/replaced, railings added/replaced, and restuccoed (compatible).

316. 4112 Randolph Street APN: 4434730800 Contributor 1922
Builder: Alberta Security Co.

A one-story single-family residence in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is smooth stucco. Details include arch(es) and a stoop. The roof is shed and flat with a flat parapet, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: all windows replaced, and canopy added to driveway.

317. 4116 Randolph Street APN: 4434730900 Contributor c. 1924

A two-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include arch(es), a recessed porch, a wing wall, and awning. The roof is flat and shed with a flat parapet, surfaced with a material not visible and clay tile. Related features include a detached garage. Alterations: garage door replaced, and rear addition.

318. 4121 Randolph Street APN: 4434840400 Non-contributor 1919
Builder: Morris B. Irvin

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A two-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, decorative wood elements, and projecting full width porch with columns and "eyebrow" roofline. The roof is front gabled with bargeboards, brackets, decorative vents, exposed rafter tails, and open eaves, surfaced with composition shingle. Alterations: upper story addition, and gate added/replaced.

319. 4127 Randolph Street APN: 4434840300 Contributor 1919

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, decorative wood elements, and projecting partial width porch with oversized columns and pergola elements. The roof is front gabled with bargeboards, brackets, decorative vents, exposed rafter tails, flared eaves, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: restuccoed (compatible), some windows replaced, and porch partially enclosed.

320. 4128 Randolph Street APN: 4434731000 Non-contributor c. 1925

A two-story single-family residence in a contemporary (Neo-Traditional) style. It has an irregular plan and its cladding is textured stucco. Details include arch(es), balcony(ies), corbels, and a recessed porch. The roof is hipped with open eaves and finials, surfaced with clay tile. Alterations: completely altered.

321. 4135 Randolph Street APN: 4434840200 Contributor c. 1919

A two-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, decorative wood elements, and projecting partial width porch with square columns. The roof is front gabled with bargeboards, brackets, decorative vents, finials, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: restuccoed (compatible).

322. 4136 Randolph Street APN: 4434731100 Contributor c. 1923

A two-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is textured stucco and natural stone. Details include a recessed porch and a pergola. The roof is cross gabled with bargeboards, exposed purlins, exposed rafter tails, open eaves, decorative vents, and a shaped parapet, surfaced with composition shingle. Alterations: upper-story addition (set back), porch supports altered, restuccoed (compatible), and some windows replaced.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

323. 4144 Randolph Street APN: 4434731200 Contributor 1925
Builder: M. Trepte and Son

A two-story single-family residence in the Spanish Colonial Revival style, with Monterey Revival elements. It has an irregular plan and its cladding is smooth stucco. Details include arch(es), balcony(ies), corbels, decorative wood elements, grilles, pierced screen(s), and a stoop. The roof is cross gabled with molded eaves, surfaced with clay tile. Related features include an attached garage. Alterations: garage door replaced, and perimeter wall or fence added.

324. 4145 Randolph Street APN: 4434840100 Contributor 1917
Builder: Alexander Schreiber

A two-story single-family residence in the Prairie School style. It has a rectangular plan and its cladding is smooth stucco. Details include applied decoration, balcony(ies), corbels, and a projecting porch. The roof is hipped with brackets and closed eaves, surfaced with a material not visible. Related features include a detached garage. Alterations: garage door replaced, secondary door replaced, and some windows replaced.

325. 4152 Randolph Street APN: 4434720500 Contributor 1922

A one-story single-family residence in the Prairie School style, with Mediterranean Revival elements. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, arch(es), and a projecting porch. The roof is hipped with closed eaves, surfaced with clay tile. Related features include an attached garage. Alterations: rear addition, and garage door replaced.

326. 4160 Randolph Street APN: 4434720600 Contributor 1924
Builder: Martin V. Melhorn and Son

A one-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, arch(es), a wing wall, and a projecting partial width porch with low wall. The roof is front gabled, flat, and shed with clay tile coping, a flat parapet, and molded eaves, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: awnings added, light fixture added/replaced, and restuccoed (compatible).

327. 4170 Randolph Street APN: 4434720700 Contributor c. 1924

A one-story single-family residence in the Tudor Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, arch(es), decorative tile, and a stoop. The roof is jerkinhead with open eaves and exposed rafter tails, surfaced with composition

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

shingle. Related features include a gated entry courtyard. Alterations: all windows replaced, restuccoed (compatible), and secondary door replaced.

328. 4176 Randolph Street APN: 4434720800 Contributor 1924

A one-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include arch(es), decorative wood elements, entry hood(s), and a stoop. The roof is flat with decorative vents, a flat parapet, and a shaped parapet, surfaced with a material not visible. Related features include a detached garage. Alterations: rear addition, restuccoed (compatible), some windows replaced, and one window opening at primary facade partially infilled to accommodate smaller window.

329. 4184 Randolph Street APN: 4434720900 Non-contributor 1925
Builder: Ideal Building Co.

A one-story single-family residence in the Tudor Revival style. It has an irregular plan and its cladding is textured stucco. Details include arch(es), a stoop, a wing wall, and awnings. The roof is cross gabled with molded eaves and decorative vents, surfaced with composition shingle. Related features include an attached garage. Alterations: all windows replaced, awnings added, garage door replaced, restuccoed (compatible), window openings altered at the primary facade, window openings altered at the secondary facade, and window surrounds altered.

330. 4194 Randolph Street APN: 4434721000 Contributor 1925
Architect: Edward Depew Builder: Ideal Building Co.
Locally designated (HRB #1324)

A one-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include arch(es) and a stoop. The roof is cross gabled and flat with decorative vents and a flat parapet, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: garage door replaced, and some windows replaced.

331. 4201 Randolph Street APN: 4433110100 Contributor 1913
Architect: William Templeton Johnson
Locally designated (HRB #482)

The Francis W. Parker Lower School, a one-and-half-story institutional building in the Mediterranean Revival style. It has an O-shaped plan and its cladding is smooth stucco. Details include arches; balconies; signage; and a stoop with steps, columns, and a trellis. The roof is flat, hipped, and pent with open eaves, exposed rafter tails, and a tower volume, surfaced with clay

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

tile and a material not visible. Related features include ancillary building(s), and a landscaped courtyard. Alterations: rear addition, some windows replaced, and signage altered.

332. 4204 Randolph Street APN: 4433001800 Contributor c. 1910

A two-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include decorative wood elements and projecting partial width porch with balcony above. The roof is hipped with bargeboards, brackets, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage. Alterations: garage door replaced, perimeter wall or fence added, and stucco added/replaced at porch columns.

333. 4224 Randolph Street APN: 4433001900 Non-contributor c. 1926

A two-story multiple-family residence (duplex) in a contemporary style. It has a rectangular plan and its cladding is smooth stucco. Details include balcony(ies), entry hood, and stoop. The roof is flat with a flat parapet, surfaced with a material not visible. Alterations: completely altered.

Stephens Street

334. 4055 Stephens Street APN: 4436610600 Non-contributor c. 1914

A two-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood clapboard and wood shingles. Details include decorative wood elements and a recessed porch. The roof is cross gabled and front gabled with bargeboards, brackets, decorative vents, exposed rafter tails, and open eaves, surfaced with composition shingle. Alterations: front addition, rear addition, upper story addition, perimeter wall or fence added, and some windows replaced.

335. 4061 Stephens Street APN: 4436610700 Non-contributor 1921
Builder: Morris B. Irvin

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is engineered wood siding and wood clapboard. Details include projecting porch, pergola. The roof is jerkinhead with bargeboards, exposed purlins, open eaves, and decorative vents, surfaced with composition shingle. Alterations: window openings altered at the secondary facade, some windows replaced, perimeter wall or fence added, and wall cladding replaced at secondary facades.

336. 4069-4071 Stephens Street APN: 4436610800 Contributor c. 1925

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A two-story multiple-family residence (duplex) in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include arch(es) and a recessed porch. The roof is flat with a flat parapet, surfaced with a material not visible. Related features include a detached garage. Alterations: some windows replaced, primary door replaced, security bars added to porch, retaining wall added to front lot line.

337. 4075 Stephens Street APN: 4436610900 Contributor c. 1912

A one-story single-family residence in the Craftsman style. It has a rectangular plan and its cladding is wood clapboard. Details include a projecting porch with natural stone piers. The roof is front gabled with bargeboards, brackets, decorative vents, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include ancillary building(s). Alterations: rear addition, all windows replaced, perimeter fence/wall added, and primary door replaced.

338. 4081 Stephens Street APN: 4436611000 Contributor c. 1915

A one-story single-family residence in the Vernacular Victorian style. It has a rectangular plan and its cladding is wood clapboard. Details include decorative wood elements and a projecting porch. The roof is hipped with open eaves and exposed purlins, surfaced with composition shingle. Alterations: perimeter wall or fence added.

339. 4119-4121 Stephens Street APN: 4434740500 Contributor 1937
Builder: A.L. and A.E. Dennstedt

A two-story multiple-family residence (duplex) in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco and wood channel. Details include brick details, entry canopy(ies), entry hood(s), pierced screen(s), a string course, and stoop entries. The roof is hipped with exposed purlins, molded eaves, and open eaves, surfaced with composition shingle. Related features include a detached garage. The building has no major alterations.

340. 4127 Stephens Street APN: 4434740400 Non-contributor 1925
Builder: L.R. Dilley

A one-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include arch(es), pierced screen(s), and a stoop. The roof is front gabled and flat with a flat parapet, surfaced with clay tile and a material not visible. Related features include a detached garage. Alterations: restuccoed (incompatible), window openings altered at the primary facade, window openings altered at the secondary facade, all windows replaced, security window bars added, security door added, and carpet added.

Arnold and Choate's Addition-North Florence Heights Historic District

San Diego, CA

Name of Property

County and State

341. 4133 Stephens Street APN: 4434740300 Contributor 1924
Builder: Dilley and Horner

A one-story single-family residence in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include arch(es) and a stoop. The roof is flat with a flat parapet, surfaced with a material not visible. Related features include a detached garage. Alterations: all windows replaced, and restuccoed (compatible).

342. 4151 Stephens Street APN: 4434710600 Contributor 1920
Builder: Alexander Schreiber and Morris B. Irvin
Locally designated (HRB #772)

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is textured stucco. Details include arch(es), corbels, decorative wood elements, and a full-width porch with large columns and "eyebrow" roofline element. The roof is front gabled with decorative vents, open eaves, exposed rafter tails, and corbels, surfaced with composition shingle. Related features include a detached garage. The building has no major alterations.

343. 4161 Stephens Street APN: 4434710700 Contributor 1920
Builder: Morris B. Irvin

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, arch(es), corbels, decorative wood elements, and a projecting porch with large columns and "eyebrow" roofline element. The roof is side gabled with bargeboards, brackets, decorative vents, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include a detached garage and a porte cochere. Alterations: garage altered/replaced.

344. 4171 Stephens Street APN: 4434710800 Non-contributor 1920

A two-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, arch(es), balcony(ies), and a projecting porch with curving "eyebrow" roofline. The roof is front gabled and shed with bargeboards, brackets, decorative vents, exposed rafter tails, and open eaves, surfaced with composition shingle. Alterations: side addition, upper story addition, and tile added to entry.

345. 4181 Stephens Street APN: 4434710900 Contributor 1920
Builder: Alexander Schreiber and Morris B. Irvin
Locally designated (HRB #1038)

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is textured stucco. Details include arch(es), corbels, decorative wood elements, and a full-width porch with large columns and "eyebrow" roofline elements. The roof is front gabled with open eaves, corbels, decorative vents, and exposed purlins, surfaced with composition shingle. Related features include a detached garage. Alterations: garage door replaced, addition to side elevation, and primary door replaced.

346. 4191 Stephens Street APN: 4434711000 Contributor 1920
Builder: Alexander Schreiber and Morris B. Irvin
Locally designated (HRB #762)

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, arch(es), decorative wood elements, dentil molding, a projecting porch, and a pergola. The roof is front gabled with bargeboards, brackets, decorative vents, open eaves, exposed rafter tails, and corbels, surfaced with composition shingle. Related features include a porte cochere and a detached garage. Alterations: rear addition, garage altered/replaced, and restuccoed (compatible).

347. 4195 Stephens Street (main house) APN: 4434711100 Contributor 1920
Builder: Alexander Schreiber and Morris B. Irvin
Locally designated (HRB #942)

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is textured stucco. Details include corbels and a stoop. The roof is front gabled with bargeboards, open eaves, corbels, and decorative vents, surfaced with composition shingle. Related features include detached garage with upper residential unit. Alterations: perimeter wall or fence added, and tile added to entry.

348. 4195 Stephens Street (rear house) APN: 4434711100 Contributor 1920
Builder: Alexander Schreiber and Morris B. Irvin
Locally designated as part of 4195 Stephens Street (HRB #942)

A two-story garage/ancillary residence in a vernacular idiom. This is located on the same parcel as 4195 Stephens Street. It has a rectangular plan and its cladding is smooth stucco. Details include a string course. The roof is front gabled with brackets, closed eaves, and decorative vents, surfaced with composition shingle. The building has no major alterations.

349. 4215 Stephens Street APN: 4433000300 Contributor 1920
Builder: Lowerson and Wolstencroft

Arnold and Choate's Addition-North Florence Heights Historic District
 Name of Property

San Diego, CA
 County and State

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, decorative wood elements, and a projecting porch. The roof is gable-on-hip with bargeboards, exposed rafter tails, exposed purlins, open eaves, and vents, surfaced with composition shingle. Related features include a detached garage. Alterations: tile added to entry, perimeter wall or fence added, and garage door replaced.

350. 4223 Stephens Street APN: 4433002400 Non-contributor 2001

A two-story single-family residence in a contemporary (Neo-Craftsman) style. It has an irregular plan and its cladding is wood shingles. Details include a stoop, balcony(ies), and stone accents, trellis. The roof is front gabled with bargeboards, brackets, exposed purlins, exposed rafter tails, and open eaves, surfaced with composition shingle. Related features include an attached garage and a walled entry courtyard. The building has no major alterations.

Washington Place

351. 1302 Washington Place APN: 4436840900 Contributor 1913
 Builder: Bay City Construction Co./Martin V. Melhorn
 Locally designated (HRB #318)

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood shingles. Details include applied decoration, decorative wood elements, and a projecting corner porch with natural stone walls, piers, and cheek walls. The roof is cross gabled with bargeboards, brackets, exposed purlins, exposed rafter tails, open eaves, and window roof dormers, surfaced with composition shingle. Related features include an attached garage and a natural stone retaining wall. Alterations: rear addition, and garage altered/replaced.

352. 1314 Washington Place APN: 4436840800 Contributor c. 1915

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood shingles. Details include a recessed porch, brick details, and decorative wood elements. The roof is cross gabled with open eaves, bargeboards, exposed purlins, and exposed rafter tails, surfaced with composition shingle. Related features include a detached garage and stone retaining wall. The building has no major alterations.

Table 1. District Resources

#	Address	APN	Year Built	Status
1	1119 W. Arbor Drive	4443910200	1922	Contributor
2	1126 W. Arbor Drive	4442640700	c. 1913	Contributor
3	1201 W. Arbor Drive	4434821400	1914	Contributor
4	1211 W. Arbor Drive	4434821300	1914	Contributor
5	1212 W. Arbor Drive	4433101200	c. 1917	Contributor

Arnold and Choate's Addition-North Florence Heights Historic District

San Diego, CA

Name of Property

County and State

6	1222 W. Arbor Drive	4433101100	1923	Contributor
7	1224 W. Arbor Drive	4433101000	1941	Contributor
8	1225 W. Arbor Drive	4434820100	c. 1920	Contributor
9	1630 W. Arbor Drive	4433000400	1924	Non-contributor
10	905 Barr Avenue	4442711000	1930	Contributor
11	911 Barr Avenue	4442710900	1926	Contributor
12	4063 Eagle Street	4444530700	c. 1919	Contributor
13	4070 Eagle Street	4444120900	c. 1914	Contributor
14	4071 Eagle Street	4444530600	1919	Contributor
15	4074 Eagle Street	4444121000	1941	Contributor
16	4079 Eagle Street	4444530500	1919	Contributor
17	4084 Eagle Street	4444121100	c. 1915	Non-contributor
18	4085 Eagle Street	4444530200	c. 1920	Contributor
19	4093 Eagle Street	4444530100	1920	Contributor
20	4094 Eagle Street	4444121200	1920	Contributor
21	4104 Eagle Street	4444230600	c. 1914	Non-contributor
22	4105 Eagle Street	4444603000	1924	Contributor
23	4111 Eagle Street	4444602900	c. 1913	Contributor
24	4112 Eagle Street	4444230700	1920	Contributor
25	4117 Eagle Street	4444602800	c. 1912	Contributor
26	4120 Eagle Street	4444230800	1919	Contributor
27	4130 Eagle Street	4444230900	1919	Contributor
28	4138 Eagle Street	4444231000	c. 1913	Contributor
29	4144 Eagle Street	4444231100	c. 1914	Contributor
30	4067 Falcon Street	4444120400	1915	Contributor
31	4079 Falcon Street	4444120300	1913	Contributor
32	4083-4089 Falcon Street	4444120200	1945	Contributor
33	4097 Falcon Street	4444120100	c. 1910	Contributor
34	4100 Falcon Street	4444240400	2012	Non-contributor
35	4117-4121 Falcon Street	4444230400	c. 1914	Non-contributor
36	4129 Falcon Street	4444230300	c. 1911	Contributor
37	4135 Falcon Street	4444230200	1920	Non-contributor
38	4145 Falcon Street	4444230100	c. 1920	Contributor
39	4147 Falcon Street	4444230100	1925	Contributor
40	704 Fort Stockton Drive	4444120800	1914	Contributor
41	710 Fort Stockton Drive	4444120700	c. 1914	Contributor
42	1112 Fort Stockton Drive	4443831400	1946	Contributor
43	1116-1120 Fort Stockton Drive	4443830700	1912	Contributor
44	1125 Fort Stockton Drive	4444050200	1909	Contributor
45	1129 Fort Stockton Drive	4444050100	1913	Contributor
46	1130 Fort Stockton Drive	4443830600	c. 1912	Contributor
47	1215 Fort Stockton Drive	4436831300	1925	Contributor
48	1223 Fort Stockton Drive	4436831800	c. 1912	Contributor
49	1225 Fort Stockton Drive	4436831700	c. 1912	Contributor
50	1227 Fort Stockton Drive	4436831600	c. 1912	Contributor
51	1228 Fort Stockton Drive	4443840600	c. 1910	Contributor

Arnold and Choate's Addition-North Florence Heights Historic District

San Diego, CA

Name of Property

County and State

52	1301 Fort Stockton Drive	4436841400	1910	Contributor
53	1302-1304 Fort Stockton Drive	4436820900	c. 1912	Non-contributor
54	1309 Fort Stockton Drive	4436841300	1914	Non-contributor
55	1318 Fort Stockton Drive	4436820800	c. 1914	Contributor
56	1319 Fort Stockton Drive	4436840300	c. 1912	Non-contributor
57	1320 Fort Stockton Drive	4436820700	c. 1914	Contributor
58	1321 Fort Stockton Drive	4436840200	c. 1914	Contributor
59	1329 Fort Stockton Drive	4436840100	1911	Contributor
60	1330 Fort Stockton Drive	4436820600	c. 1912	Contributor
61	1417 Fort Stockton Drive	4436850200	c. 1925	Non-contributor
62	1420 Fort Stockton Drive	4436810700	c. 1916	Non-contributor
63	1430 Fort Stockton Drive	4436810800	c. 1913	Contributor
64	1431 Fort Stockton Drive	4436850100	c. 1921	Contributor
65	1504 Fort Stockton Drive	4436620800	1918	Non-contributor
66	1516 Fort Stockton Drive	4436620700	c. 1910	Non-contributor
67	1520 Fort Stockton Drive	4436620600	1920	Contributor
		4436630700		
68	1525 Fort Stockton Drive	4436630800	1922-25	Contributor
69	1530 Fort Stockton Drive	4436620500	1921	Contributor
70	1602 Fort Stockton Drive	4436610500	1965	Non-contributor
71	4234 Hawk Street	4442630600	c. 1916	Contributor
72	4254 Hawk Street	4442620600	1923	Contributor
73	4255 Hawk Street	4442710600	1940	Non-contributor
74	4258 Hawk Street	4442620700	c. 1914	Contributor
75	4263 Hawk Street	4442710500	1922	Contributor
76	4268 Hawk Street	4442620800	1950	Contributor
77	4269 Hawk Street	4442710400	1922	Non-contributor
78	4276 Hawk Street	4442620900	c. 1913	Contributor
79	4279 Hawk Street	4442710300	1924	Contributor
80	4284 Hawk Street	4442621000	1991	Non-contributor
81	4285 Hawk Street	4442710200	1925	Non-contributor
82	4292 Hawk Street	4442621100	c. 1915	Contributor
83	4295 Hawk Street	4442710100	2005	Non-contributor
84	931 Hunter Street	4442740100	1920	Contributor
85	1003 Hunter Street	4442630500	c. 1918	Non-contributor
86	1009 Hunter Street	4442630400	c. 1915	Contributor
87	1015 Hunter Street	4442630300	c. 1915	Contributor
88	1025 Hunter Street	4442630200	c. 1915	Non-contributor
89	1031 Hunter Street	4442630100	1914	Contributor
90	1101 Hunter Street	4442641300	1924	Contributor
91	1102 Hunter Street	4442610600	c. 1920	Contributor
92	1115 Hunter Street	4442641100	c. 1920	Contributor
93	1120 Hunter Street	4442610500	1922	Contributor
94	1160 Hunter Street	4442610400	1925	Contributor
95	1212 Hunter Street	4433100600	c. 1919	Contributor
96	1220 Hunter Street	4433100500	c. 1922	Contributor

Arnold and Choate's Addition-North Florence Heights Historic District

San Diego, CA

Name of Property

County and State

97	4066 Ibis Street	4443830900	c. 1916	Contributor
98	4070 Ibis Street	4443831000	c. 1915	Non-contributor
99	4078 Ibis Street	4443831100	c. 1916	Contributor
100	4086 Ibis Street	4443831200	c. 1912	Contributor
101	4096 Ibis Street	4443831300	c. 1910	Non-contributor
102	4102 Ibis Street	4443820900	c. 1915	Non-contributor
103	4109-4111 Ibis Street	4443950500	1926	Contributor
104	4114 Ibis Street	4443821000	1911	Contributor
105	4117-4121 Ibis Street	4443950400	1926	Contributor
106	4124 Ibis Street	4443821100	c. 1914	Contributor
107	4125-4129 Ibis Street	4443950300	1926	Contributor
108	4128 Ibis Street	4443821200	1920	Non-contributor
109	4135 Ibis Street	4443950200	1914	Contributor
110	4136 Ibis Street	4443821300	c. 1914	Non-contributor
111	4144 Ibis Street	4443821401	1921	Contributor
112	4145 Ibis Street	4443950100	c. 1914	Contributor
113	4152 Ibis Street	4443910800	1910	Contributor
114	4164 Ibis Street	4443910900	1926	Contributor
115	4171 Ibis Street	4443920200	c. 1912	Contributor
116	4230 Ibis Street	4442641000	c. 1912	Contributor
117	4236 Ibis Street	4442641200	1924	Contributor
118	4251 Ibis Street	4442620500	c. 1911	Contributor
119	4261 Ibis Street	4442620400	c. 1911	Contributor
120	4268 Ibis Street	4442610700	c. 1920	Contributor
121	4269 Ibis Street	4442620300	1927	Contributor
122	4270 Ibis Street	4442610800	1920	Contributor
123	4276 Ibis Street	4442610900	c. 1915	Contributor
124	4277 Ibis Street	4442620200	1936	Contributor
125	4020 Ingalls Street	4436841000	c. 1920	Non-contributor
126	4024 Ingalls Street	4436841100	c. 1915	Contributor
127	4027 Ingalls Street	4436830300	c. 1910	Contributor
128	4028 Ingalls Street	4436841200	c. 1915	Contributor
129	4033 Ingalls Street	4436830200	c. 1890	Contributor
130	4060-4062 Ingalls Street	4436821000	c. 1915	Non-contributor
131	4061 Ingalls Street	4443840500	c. 1915	Non-contributor
132	4068-4072 Ingalls Street	4436821100	c. 1910	Non-contributor
133	4069 Ingalls Street	4443840400	c. 1912	Non-contributor
134	4074 Ingalls Street	4436821200	c. 1914	Non-contributor
135	4082 Ingalls Street	4436821300	c. 1915	Non-contributor
136	4087 Ingalls Street	4443840300	c. 1914	Non-contributor
137	4104 Ingalls Street	4434830500	1919	Contributor
138	4112 Ingalls Street	4434830600	1919	Contributor
139	4120 Ingalls Street	4434830700	2014	Non-contributor
140	4121 Ingalls Street	4443810400	c. 1910	Contributor
141	4128 Ingalls Street	4434830800	1920	Contributor
142	4129 Ingalls Street	4443810300	c. 1910	Contributor

Arnold and Choate's Addition-North Florence Heights Historic District

San Diego, CA

Name of Property

County and State

143	4133 Ingalls Street	4443810200	c. 1919	Non-contributor
144	4140 Ingalls Street	4434830900	c. 1907	Contributor
145	4141-4145 Ingalls Street	4443810100	c. 1920	Contributor
146	4142 Ingalls Street	4434831000	1947	Non-contributor
147	4151 Ingalls Street	4434820700	1921	Contributor
148	4159 Ingalls Street	4434820600	1921	Contributor
149	4162 Ingalls Street	4434811000	1927	Contributor
150	4165 Ingalls Street	4434820500	1921	Contributor
151	4167 Ingalls Street	4434820400	c. 1920	Non-contributor
152	4171 Ingalls Street	4434820300	1912	Contributor
153	4185 Ingalls Street	4434820200	1915	Contributor
154	4028 Jackdaw Street	4436831100	c. 1912	Contributor
155	4036 Jackdaw Street	4436831200	1925	Contributor
156	4046 Jackdaw Street	4436831400	c. 1925	Contributor
157	4061 Jackdaw Street	4443830500	c. 1915	Non-contributor
158	4069 Jackdaw Street	4443830400	c. 1912	Contributor
159	4070 Jackdaw Street	4443841100	1920	Contributor
160	4073 Jackdaw Street	4443830300	1924	Contributor
161	4085 Jackdaw Street	4443830200	c. 1915	Contributor
162	4095 Jackdaw Street	4443830100	c. 1912	Contributor
163	4112 Jackdaw Street	4443810900	c. 1912	Non-contributor
164	4115 Jackdaw Street	4443820600	c. 1917	Non-contributor
165	4116 Jackdaw Street	4443811000	1919	Non-contributor
166	4121 Jackdaw Street	4443820500	c. 1912	Non-contributor
167	4125 Jackdaw Street	4443820400	c. 1910	Contributor
168	4130 Jackdaw Street	4443811100	1919	Contributor
169	4133 Jackdaw Street	4443820300	c. 1940	Contributor
170	4138 Jackdaw Street	4443811200	c. 1910	Contributor
171	4139 Jackdaw Street	4443820200	c. 1918	Non-contributor
172	4141 Jackdaw Street	4443820100	c. 1915	Contributor
173	4146 Jackdaw Street	4443811300	c. 1914	Contributor
174	4152-4152 ½ Jackdaw Street	4434820800	1919	Contributor
175	4160 Jackdaw Street	4434820900	1919	Contributor
176	4165 Jackdaw Street	4443910600	c. 1914	Contributor
177	4167-4169 Jackdaw Street	4443910500	1914	Contributor
178	4170 Jackdaw Street	4434821000	c. 1910	Contributor
179	4176 Jackdaw Street	4434821100	c. 1919	Contributor
180	4181 Jackdaw Street	4443910400	c. 1914	Contributor
181	4185 Jackdaw Street	4443910300	1910	Contributor
182	4186 Jackdaw Street	4434821200	1914	Contributor
183	4195 Jackdaw Street	4443910100	1922	Contributor
184	4201 Jackdaw Street	4442640600	c. 1915	Contributor
185	4211 Jackdaw Street	4442640500	c. 1915	Contributor
186	4214 Jackdaw Street	4433101300	c. 1916	Non-contributor
187	4220 Jackdaw Street	4433101400	c. 1912	Contributor
188	4221 Jackdaw Street	4442640400	c. 1923	Contributor

Arnold and Choate's Addition-North Florence Heights Historic District

San Diego, CA

Name of Property

County and State

189	4227 Jackdaw Street	4442640300	1922	Contributor
190	4230 Jackdaw Street	4433101500	c. 1912	Contributor
191	4235 Jackdaw Street	4442640200	c. 1911	Non-contributor
192	4243 Jackdaw Street	4442640100	1922	Contributor
193	4244 Jackdaw Street	4433101600	1917	Non-contributor
194	4269 Jackdaw Street	4442610200	c. 1923	Contributor
195	4276 Jackdaw Street	4433100700	c. 1923	Contributor
196	4016 Lark Street	4436851100	1920	Contributor
197	4024-4026 Lark Street	4436851200	1924	Contributor
198	4027 Lark Street	4436840400	c. 1922	Contributor
199	4044 Lark Street	4436851300	1915	Contributor
200	4054 Lark Street	4436810900	c. 1911	Contributor
201	4064-4066 Lark Street	4436811000	c. 1927	Contributor
202	4065 Lark Street	4436820500	1925	Contributor
203	4067 Lark Street	4436820400	1925	Contributor
204	4068-4070 Lark Street	4436811100	1925	Contributor
205	4076 Lark Street	4436811200	1921	Contributor
206	4077 Lark Street	4436820300	1921	Contributor
207	4084 Lark Street	4436811300	c. 1920	Contributor
208	4085 Lark Street	44368201	c. 1959	Non-contributor
209	4096 Lark Street	4436811400	c. 1912	Contributor
210	4105 Lark Street	4434830400	1919	Contributor
211	4106 Lark Street	4434840700	1915	Non-contributor
212	4118 Lark Street	4434841300	c. 1918	Contributor
213	4119 Lark Street	4434830300	1911	Contributor
214	4127 Lark Street	4434830200	1916	Contributor
215	4130 Lark Street	4434841100	1916	Contributor
216	4141 Lark Street	4434830100	1916	Contributor
217	4144 Lark Street	4434841000	1923	Contributor
218	4154 Lark Street	4433110300	1912	Contributor
219	4159 Lark Street	4433110400	1986	Non-contributor
220	613 W. Lewis Street	4444530300	1938	Contributor
221	720 W. Lewis Street	4444230508	1960	Non-contributor
222	906 W. Lewis Street	4443942100	2003	Non-contributor
223	910 W. Lewis Street	4443942200	2003	Non-contributor
224	920 W. Lewis Street	4443940300	c. 1923	Non-contributor
225	936 W. Lewis Street	4443940200	1926	Contributor
226	1010-1012 W. Lewis Street	4443950700	c. 1912	Non-contributor
227	1028 W. Lewis Street	4443950600	c. 1920	Contributor
228	1120 W. Lewis Street	4443820800	1914	Non-contributor
229	1128 W. Lewis Street	4443820700	c. 1915	Non-contributor
230	1210 W. Lewis Street	4443810800	1962	Non-contributor
231	1211 W. Lewis Street	4443841100	c. 1910	Contributor
232	1218 W. Lewis Street	4443810700	c. 1910	Contributor
233	1219 W. Lewis Street	4443840200	c. 1910	Contributor
234	1224 W. Lewis Street	4443810600	c. 1910	Contributor

Arnold and Choate's Addition-North Florence Heights Historic District

San Diego, CA

Name of Property

County and State

235	1228 W. Lewis Street	4443810500	c. 1911	Non-contributor
236	1231 W. Lewis Street	4443840100	c. 1914	Contributor
237	1303 W. Lewis Street	4436821400	1961	Non-contributor
238	1319 W. Lewis Street	4436820200	c. 1914	Non-contributor
239	1327 W. Lewis Street	4436820100	c. 1915	Contributor
240	1421 W. Lewis Street	4436810200	c. 1921	Contributor
241	1427 W. Lewis Street	4436810100	1920	Contributor
242	1505 W. Lewis Street	4436621400	c. 1910	Contributor
243	1508 W. Lewis Street	4434730700	c. 1922	Non-contributor
244	1515 W. Lewis Street	4436621200	1910	Contributor
245	1525 W. Lewis Street	4436620200	c. 1914	Contributor
246	1527 W. Lewis Street	4436620100	c. 1910	Contributor
247	1530 W. Lewis Street	4434730700	c. 1960	Non-contributor
248	1574-1578 W. Lewis Street	4434730600	c. 1960	Non-contributor
249	1604-1616 W. Lewis Street	4434740700	c. 1965	Non-contributor
250	1605-1615 ½ W. Lewis Street	4436610100	1911	Contributor
251	1617-1633 W. Lewis Street	4436611100	c. 1912	Contributor
252	1618-1630 W. Lewis Street	4434740600	c. 1925	Contributor
253	1020 W. Montecito Way	4443920400	1910	Contributor
254	1030 W. Montecito Way	4443920300	c. 1915	Contributor
255	1115 W. Montecito Way	4443821401	1914	Contributor
256	1124 W. Montecito Way	4443910700	c. 1914	Non-contributor
257	1209-1211 W. Montecito Way	4443811400	c. 1925	Contributor
258	1219 W. Montecito Way	4443810100		Contributor
259	1415 W. Montecito Way	4434841000	1923	Contributor
260	1617 W. Montecito Way	4434740200	1924	Contributor
261	1629 W. Montecito Way	4434740100	c. 1924	Contributor
262	4060 Palmetto Way	4436610400	c. 1924	Contributor
263	4066 Palmetto Way	4436610300	c. 1922	Contributor
264	4067 Palmetto Way	4436620400	1922	Contributor
265	4075 Palmetto Way	4436620300	1922	Contributor
266	4079-4083 Palmetto Way	44366201	c. 1958	Non-contributor
267	4080 Palmetto Way	4436610200	c. 1915	Contributor
268	4111 Palmetto Way	4434730500	1920	Non-contributor
269	4119 Palmetto Way	4434730400	1921	Contributor
270	4120 Palmetto Way	4434740800	1946	Non-contributor
271	4127 Palmetto Way	4434730300	c. 1922	Contributor
272	4130 Palmetto Way	4434740900	1939	Contributor
273	4136 Palmetto Way	4434741000	1938	Contributor
274	4139 Palmetto Way	4434730200	1922	Contributor
275	4144 Palmetto Way	4434741100	1938	Contributor
276	4145 Palmetto Way	4434730100	1920	Contributor
277	4152 Palmetto Way	4434710500	1941	Contributor
278	4155 Palmetto Way	4434720400	1918	Contributor
279	4167 Palmetto Way	4434720300	1918	Contributor
280	4170 Palmetto Way	4434710300	1939	Contributor

Arnold and Choate's Addition-North Florence Heights Historic District

San Diego, CA

Name of Property

County and State

281	4176 Palmetto Way	4434710200	1940	Contributor
282	4179 Palmetto Way	4434720200	1919	Contributor
283	4190 Palmetto Way (main)	4434710100	1915	Contributor
284	4190 Palmetto Way (rear)	4434710100	c. 1915	Contributor
285	4195 Palmetto Way	4434720100	1921	Contributor
286	4201 Palmetto Way	4433001700	c. 1921	Contributor
287	4202 Palmetto Way	4433000500	1914	Contributor
288	4211 Palmetto Way	4433001600	1920	Non-contributor
289	4212 Palmetto Way	4433000600	1914	Contributor
290	4219 Palmetto Way	4433001500	c. 1924	Contributor
291	4220 Palmetto Way	4433000700	1914	Contributor
292	4227 Palmetto Way	4433001400	2018	Non-contributor
293	4239 Palmetto Way	4433001300	1914	Contributor
294	4253 Palmetto Way	4433000997	1922	Contributor
295	1506 Plumosa Way	4433002200	1910	Contributor
296	1509-1511 Plumosa Way	4433002000	c. 1924	Non-contributor
297	1605 Plumosa Way	4433000800	1984	Non-contributor
298	1610 Plumosa Way	4433000900	1912	Contributor
299	1625 Plumosa Way	4433002300	1913	Contributor
300	4001 Randolph Street	4436850800	1922	Contributor
301	4009 Randolph Street	4436850700	1922	Non-contributor
302	4017 Randolph Street	4436850600	1921	Contributor
303	4021 Randolph Street	4436851400	c. 1921	Contributor
304	4027 and 4031 Randolph Street	4436851600	1926	Contributor
305	4029 Randolph Street	4436851600	1914	Contributor
306	4030-4034 Randolph Street	4436630900	1927	Contributor
307	4035 Randolph Street	4436850300	1914	Contributor
308	4058 Randolph Street	4436620900	c. 1922	Contributor
309	4061 Randolph Street	4436810600	1988	Non-contributor
310	4069 Randolph Street	4436811500	1922	Non-contributor
311	4074 Randolph Street	4436621000	c. 1915	Contributor
312	4076 Randolph Street	4436621100	c. 1910	Contributor
313	4077 Randolph Street	4436810300	1922	Contributor
314	4101 Randolph Street	4434840600	1919	Contributor
315	4111 Randolph Street	4434840500	1919	Contributor
316	4112 Randolph Street	4434730800	1922	Contributor
317	4116 Randolph Street	4434730900	c. 1924	Contributor
318	4121 Randolph Street	4434840400	1919	Non-contributor
319	4127 Randolph Street	4434840300	1919	Contributor
320	4128 Randolph Street	4434731000	c. 1925	Non-contributor
321	4135 Randolph Street	4434840200	c. 1919	Contributor
322	4136 Randolph Street	4434731100	c. 1923	Contributor
323	4144 Randolph Street	4434731200	1925	Contributor
324	4145 Randolph Street	4434840100	1917	Contributor
325	4152 Randolph Street	4434720500	1922	Contributor
326	4160 Randolph Street	4434720600	1924	Contributor

Arnold and Choate's Addition-North Florence Heights Historic District

San Diego, CA

Name of Property

County and State

327	4170 Randolph Street	4434720700	c. 1924	Contributor
328	4176 Randolph Street	4434720800	1924	Contributor
329	4184 Randolph Street	4434720900	1925	Non-contributor
330	4194 Randolph Street	4434721000	1925	Contributor
331	4201 Randolph Street	4433110100	1913	Contributor
332	4204 Randolph Street	4433001800	c. 1910	Contributor
333	4224 Randolph Street	4433001900	c. 1926	Non-contributor
334	4055 Stephens Street	4436610600	c. 1914	Non-contributor
335	4061 Stephens Street	4436610700	1921	Non-contributor
336	4069-4071 Stephens Street	4436610800	c. 1925	Contributor
337	4075 Stephens Street	4436610900	c. 1912	Non-contributor
338	4081 Stephens Street	4436611000	c. 1915	Contributor
339	4119-4121 Stephens Street	4434740500	1937	Contributor
340	4127 Stephens Street	4434740400	1925	Non-contributor
341	4133 Stephens Street	4434740300	1924	Contributor
342	4151 Stephens Street	4434710600	1920	Contributor
343	4161 Stephens Street	4434710700	1920	Contributor
344	4171 Stephens Street	4434710800	1920	Non-contributor
345	4181 Stephens Street	4434710900	1920	Contributor
346	4191 Stephens Street	4434711000	1920	Contributor
347	4195 Stephens Street (main)	4434711100	1921	Contributor
348	4195 Stephens Street (rear)	4434711100	1920	Contributor
349	4215 Stephens Street	4433000300	1920	Contributor
350	4223 Stephens Street	4433002400	2001	Non-contributor
351	1302 Washington Place	4436840900	1913	Contributor
352	1314 Washington Place	4436840800	c. 1915	Contributor

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1907-1950

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Irvin, Morris B.

Melhorn, Martin V

Rigdon, Nathan

Trepte, Walter

(Continued at the end of Section 8)

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Arnold and Choate's Addition-North Florence Heights Historic District is eligible for the National Register of Historic Places at the local level of significance under Criteria A and C. Under Criterion A, the district is significant in the area of Community Planning and Development for its association with significant patterns of residential development facilitated by the advent and expansion of intraurban streetcar service in San Diego. The district is a strong expression of how early suburban expansion was directly facilitated by the use of electric streetcar as a primary mode of transportation. Under Criterion C, the district is eligible in the area of Architecture as an excellent, intact concentration of early twentieth century architectural styles, expressed primarily in the form of single-family residential buildings. With 76 percent of properties contributing, the district retains sufficient integrity to convey its significance. The period of significance is 1907-1950, reflecting the period during which the district developed.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Development History: Arnold and Choate's Addition and North Florence Heights

Arnold and Choate's Addition and North Florence Heights are two contiguous residential subdivisions that were conceived amid successive speculative real estate booms in San Diego in the late nineteenth century, and were improved and developed beginning in the early twentieth century upon the construction of an electric streetcar line to this area of San Diego.

Early History

Prior to the mid-eighteenth century, what is now the Arnold and Choate's Addition-North Florence Heights Historic District was a part of the greater Kumeyaay nation. Also known by the Hispanicized name Diegueño, the Kumeyaay occupied a swath of land spanning much of what eventually became San Diego and Imperial counties, as well as the north section of Baja California.¹ This area became a part of the Spanish Empire in 1769 and the Republic of Mexico in 1821.² While it was located near San Diego's *presidio* (military fortification) and *pueblo* (civilian settlement – known as Old Town), both of which had been founded by the Spanish, this area was not advantageous to the needs of Spanish Colonial or Mexican settlements and thus remained undeveloped during the Spanish Colonial and Mexican era eras of California history.

In 1850, California was ceded to the United States. San Diego incorporated as a city and was anointed the seat of San Diego County. Given its status as a former Spanish and Mexican settlement, the City of San Diego “inherited the legal rights and the lands assigned under Spanish

¹ Joe Mozingo, “Ancient Ways and Modern Times,” *Los Angeles Times*, Sept. 26, 2011.

² American Institute of Architects San Diego Chapter, *AIA Guide to San Diego* (San Diego: American Institute of Architects San Diego Chapter, 1977), 9-10.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

and Mexican law.”³ A survey was commissioned of lands within the San Diego city limits and the former pueblo lands were parsed into large tracts, many of which were put up for sale to raise money and sustain the city coffers. These tracts were then acquired by speculative developers who were interested in realizing the city’s development potential. Investors were especially drawn to San Diego’s large natural harbor, which was conducive to commerce and trade. Among those who invested in San Diego real estate at this time was Alonzo Horton, who in 1867-68 purchased 960 acres adjacent to the harbor on which to build a modern American city. Horton constructed a wharf and subdivided his holdings into an orderly grid of streets, blocks, and lots.⁴ In doing this, he was successful in shifting San Diego’s nucleus away from Old Town and toward his new development, which was referred to both as New Town and Horton’s Addition.

San Diego witnessed some modest growth during the 1860s and ‘70s, almost all of which was concentrated in and around Horton’s Addition/New Town. In 1870, an extravagant new hotel called the Horton House opened near the center of Horton’s Addition. It was heralded as “the finest hotel south of San Francisco.”⁵ Another pivotal moment came in 1871, when a monumental new courthouse building was constructed at the corner of Broadway and Union Street in Horton’s Addition, on land that was donated by Horton. As the courthouse was the hub of local government, its construction unequivocally signified the southward shift of the city.⁶

However, areas beyond the north boundary of Horton’s Addition – including what would eventually become Arnold and Choate’s Addition and North Florence Heights – remained undeveloped. At the time, this area was far removed from the city center and difficult to access. Viable modes of public transit did not yet extend that far beyond San Diego’s business district.

The first attempt to develop the area north of Horton’s Addition occurred in 1869. That year, Henry Johnston of San Francisco acquired 65 acres of Pueblo Lot 1121, which occupied a remote location at the edge of a mesa to the north of Horton’s Addition. Johnston was a master mariner and captain of the *S.S. Orizaba*, a side-wheeled wooden steamship that ferried passengers between San Francisco, San Diego, and other key destinations along the California coast. His acquisition included what was then a remote outcropping overlooking the San Diego Bay. Johnston bought the property for \$16.25, or about \$0.25 per acre, and planned to eventually construct a house for himself there.⁷ Not long after acquiring the land, Johnston sold roughly half of it to Ormsby Hite, his first mate, for \$50, netting a healthy profit in the process.⁸

However, Johnston’s ambitious vision went unrealized. He died in 1878, before he could build his San Diego house.⁹ His land remained undeveloped and far removed from the city center.

³ Clare B. Crane, “The Pueblo Lands,” *The Journal of San Diego History* (37.2), Spring 1991.

⁴ Ibid.

⁵ Booth, Larry, et al., “Portrait of a Boom Town: San Diego in the 1880s,” in *California Historical Quarterly* (50.4), 1971.

⁶ William Ellsworth Smythe, *History of San Diego, 1542-1908* (San Diego: The History Company, 1908), 383-385.

⁷ Jerry Macmullen, “The Orizaba and Johnston Heights,” in *The Journal of San Diego History*, Vol. 5.3, Jul. 1959.

⁸ Macmullen, “The Orizaba and Johnston Heights,” 1959.

⁹ Macmullen, “The Orizaba and Johnston Heights,” 1959.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Railroad Speculation and the Origins of Arnold and Choate's Addition

The origins of the historic district are rooted in speculative real estate development that took place in the late nineteenth century, when the promise of a transcontinental railroad line to San Diego dominated the public discourse and influenced the trajectory of development. It was at this time that the first of the district's two tracts – Arnold and Choate's Addition – was recorded.

In 1872, Thomas Scott, a railroad magnate and president of the Texas and Pacific Railway Company, announced plans to build a transcontinental rail line from Marshall, Texas to San Diego, the latter of which was selected to be the line's western terminus.¹⁰ That San Diego would have a direct connection to Eastern cities caught the attention of land speculators and ignited a real estate boom. Lots in Horton's Addition suddenly increased in value manifold, and in peripheral areas of the city rapacious investors acquired and subdivided swaths of undeveloped land with the expectation that the railroad would bring hordes of prospective buyers. San Diego's population grew from about 2,300 to more than 4,000 following the railroad's announcement.¹¹

The seeds of the historic district were sown amid this period of frenzied speculation. Attorney Cyrus Arnold and dry goods merchant Daniel Choate were among those who tried their hand at real estate development. In November 1872, they bought a tract of barren land about four miles north of the business district and to the east of the land that had been purchased by Henry Johnston. Their acquisition spanned roughly 120 acres and was bounded by present-day Arbor Drive (north), University Avenue (south), Randolph Street (west), and Curlew Street (east). They subdivided the land into a tract that they eponymously named Arnold and Choate's Addition.¹²

However, the ambitions of earnest speculators like Arnold and Choate were squelched when, amid the financial Panic of 1873, the Texas and Pacific Railway Company was unable to secure financing and suspended plans to construct a San Diego-bound rail line.¹³

Development in San Diego came to a near-halt amid the news that a transcontinental railroad would not, in fact, be coming to the region. The news dealt a blow that "was a severe one to the young city and many thought [to be] fatal."¹⁴ San Diego's population dropped from 4,000 to 1,500 amid the economic fallout; new construction in the city was scant in subsequent years.¹⁵ Arnold and Choate's Addition was among the many San Diego subdivisions that were conceived on speculation and would remain undeveloped for decades to come.

¹⁰ Smythe, *History of San Diego*, 1908, 354-355.

¹¹ "Uptown Historic Context and Oral History Report," prepared for the City of San Diego by IS Architecture and Walter Enterprises, Nov. 24, 2003, 11.

¹² "Uptown Community Plan Area, Draft Historic Resources Survey Report," prepared by the City of San Diego Planning Department, Nov. 2015, rev. May 2016, D-8.

¹³ Lewis B. Lesley, "A Southern Transcontinental Railroad Into Southern California: Texas and Pacific versus Southern Pacific, 1865-1885," in *Pacific Historical Review* (5.1), Mar. 1936, 52-60.

¹⁴ Smythe, *History of San Diego*, 1908, 355.

¹⁵ "Uptown Historic Context and Oral History Report," 2003, 11.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

In the 1880s, at the behest of boosters and civic leaders, the California Southern Railroad – a subsidiary of the Atchison, Topeka and Santa Fe Railroad – planned and built a railroad connection between San Diego and Colton. The line opened in 1885 and, at long last, provided San Diego with a transcontinental rail link, albeit a circuitous one.¹⁶ Its completion marked a momentous occasion for the city. Land values again rose, and real estate was a lucrative pursuit.

With the new rail line open, the barren mesas north of the business district were once again eyed by earnest developers. One such developer was Sarah Johnston Cox-Miller, the daughter of Henry Johnston and heir to his estate. In 1886, she subdivided her father's land into a residential tract and named it Johnston Heights. She built a house in the tract to be a model for further development, using salvaged pieces from her father's ship.¹⁷ Completed in 1888, the house was called the Villa Orizaba and was the first building constructed in this outlying area of the city.

However, later in 1888 the railroad-induced boom that had fueled rapid land speculation in San Diego abruptly collapsed. As the economy languished, creditors set out to collect debts, and many speculative developers put their acreage up for sale to repay their arrears.¹⁸ Many of those who had moved to San Diego in the 1880s left town just as quickly as they had arrived, driving the city's population down from about 40,000 in 1887 to 16,159 in 1890.¹⁹ Houses were deserted, civic improvement projects were aborted, and local unemployment rates increased.²⁰

The economic boom of the mid-1880s ignited speculation but did not culminate in any significant construction activity in the Uptown community. Cox-Miller's Villa Orizaba stood in isolation. Arnold and Choate's Addition remained entirely undeveloped and existed only on paper maps. Development in this area of the city was largely stymied by its inaccessibility. Public transportation did not yet reach that far from the business district, leaving the Uptown community difficult to access and isolated from the city center, which sat four miles to the south.

Advent of Intraurban Transit and the Origins of North Florence Heights

The expansion of mass transportation, again, sparked interest in developing what is now the historic district circa 1890, when intraurban transit was extended near the area for the first time.

In 1889, the San Diego Cable Railway Company was founded by a consortium of investors headed by bankers D.D. Dare and J.W. Collins, who set out to construct a new cable rail line between the business district and outlying areas to the north and east. Engineer Frank Van Vleck was selected to build the new cable line.²¹ Its route began in the business district and then traveled "up the hill to 4th Street to University Avenue, where it turned east for several blocks before continuing north on what would become Park Boulevard and Adams Avenue," where it

¹⁶ James Price, "The Railroad Stations of San Diego County," in *The Journal of San Diego History* (34.2), 1988.

¹⁷ Macmullen, "The Orizaba and Johnston Heights," 1959.

¹⁸ James R. Mills, *San Diego: Where California Began* (San Diego: San Diego Historical Society, 1976), n.p.

¹⁹ Richard W. Crawford, ed., "From Boom to Bust (1885-1888)," in *The Journal of San Diego History* (41.3), Summer 1995.

²⁰ Mills, *San Diego: Where California Began*, 1976, n.p.

²¹ Susan Haga, "San Diego's Cable Railway," in *The Journal of San Diego History* (15.2), Spring 1969.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

reached its terminus in the University Heights neighborhood.²² At the end of the line, the company developed a five-acre recreation park to entice potential riders.²³

Construction of the cable line was completed in 1890.²⁴ The line opened to great fanfare and won effusive praise from the local press, which predicted that it would hasten residential development in outlying areas that to date had been difficult – if not impossible – to access.²⁵

The cable line was a boon to real estate developers. Once again, there was fervent interest in subdividing peripheral areas to the north of the business district, which for the first time were served by a reliable mode of transit. Lot sales picked up in Arnold and Choate's Addition, whose southern boundary was skirted by the cable line. (These sales were speculative and did not result in the immediate construction of new buildings). Elsewhere along the line, investors acquired property and filed subdivision maps in the hope that the cable line would facilitate development.

Marcus Schiller, a local developer and civic leader, was among those allured by the promise of future development along the cable rail line. In 1890, he purchased a 32-acre tract of undeveloped land to the immediate west of Arnold and Choate's Addition and recorded a subdivision map for a tract called North Florence Heights.²⁶ On paper, North Florence Heights effectively read as a westward extension of the existing Arnold and Choate's Addition tract.²⁷

The subdivision and subsequent promotion of North Florence Heights were directly related to the completion of the cable line. Early advertisements for property in North Florence Heights touted the tract's adjacency to the new cable line, which was located just blocks away and made it possible for potential homebuilders to easily commute to and from the central business district.

However, the optimism spurred by the cable line was short-lived. In 1891, the San Diego Cable Railway Company was dissolved amid a banking scandal, forcing the cable line into receivership; in 1892, the cable line stopped operating completely, severing the only viable connection between the business district and the peripheral lands to the north.²⁸ Tracts like Arnold and Choate's Addition and North Florence Heights, which had been conceived on speculation, remained entirely undeveloped and continued to effectively exist on paper only.

Arrival of Kate O. Sessions

The area failed to attract builders in subsequent years on account of its isolation and inaccessibility. However, these qualities were appealing to noted local horticulturalist Kate O. Sessions (1857-1940). Originally from the San Francisco Bay area, Sessions moved to San

²² Richard Crawford, "Riding the Streetcar Rails Was the Way to Go in San Diego," *San Diego Union-Tribune*, Oct. 18, 2008.

²³ Crawford, "Riding the Streetcar Rails Was the Way to Go in San Diego," 2008.

²⁴ Crawford, "Riding the Streetcar Rails Was the Way to Go in San Diego," 2008.

²⁵ "The Cable Railway," *The San Diego Weekly Union*, May 8, 1890.

²⁶ "Uptown Community Plan Area, Draft Historic Resources Survey Report," rev. 2016, D-103.

²⁷ Subdivision map for North Florence Heights Addition to the City of San Diego, California, recorded Jun. 9, 1890.

²⁸ Crawford, "Riding the Streetcar Rails Was the Way to Go in San Diego," 2008.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Diego in the 1880s, first working as a schoolteacher before pivoting to a career in horticulture.²⁹ In 1892, she brokered an unusual lease agreement with the City of San Diego, in which she was allowed to use 30 acres of the then-unimproved Balboa Park for a nursery. In exchange, Sessions agreed to plant 100 trees in the park each year for the term of her lease.³⁰

However, when Sessions' lease expired in 1902 it was not renewed, leaving her in search of alternate locations. She set her sights on a large swath of land spanning portions of the Arnold and Choate's Addition and North Florence Heights subdivisions, which offered the vast expanses of open space that was needed to sustain her business for an affordable price.

In 1903, Sessions began investing heavily in the area. She purchased multiple lots in North Florence Heights and moved her nursery and growing grounds there, erecting a sales office at the northeast corner of Lewis and Stephens streets. She also built lathhouses nearby, and leased several adjacent lots and used them as growing grounds for the various trees and plant species that she propagated. (Neither the sales office nor the lathhouses are extant). In short order, "Sessions owned or leased most of the North Florence Heights section...as well as several blocks in Arnold and Choate's subdivision," making her the area's most prodigious early occupant.³¹

Sessions used the land to cultivate various types of trees and shrubs including the poinsettia, jacaranda, Queen palm, and other species that she is credited with introducing to San Diego.³²

Emergence of a Streetcar Suburb

Circa 1907, Sessions aggressively lobbied John D. Spreckels, sugar beet magnate and enterprising owner of the San Diego Electric Railway Company, to build a streetcar line in proximity to her nursery, which at the time was served (somewhat poorly) by a dirt road. Spreckels acquiesced, and Sessions prevailed. Planning for the extended Number 3 streetcar line commenced shortly thereafter, circa 1907. In 1908, the company completed its extension of the Number 3 line several miles to the north and west, into the undeveloped mesas that would soon develop into the Mission Hills neighborhood. The extended Number 3 line traveled north along Fourth and First avenues, then veered west onto Washington Street and north onto Hawk Street, and finally turned west onto Lewis Street where it approached its then-final stop at the corner of Lewis and Stephens streets – which was located directly in front of Sessions' sales office.³³

Spreckels' decision to route the line down Lewis Street was a controversial one. Sessions had lobbied for this route, but Sarah Johnston Cox-Miller – owner of the Johnston Heights (later re-named Inspiration Heights) tract to the west – wanted the streetcar to instead run in closer proximity to her tract, which bred ill will between the two women and culminated in a lawsuit.³⁴

²⁹ San Diego History Center, "Kate Sessions, 1857-1940," online, accessed Jun. 2023.

³⁰ Keith A. Owens, "Planting of 2 Trees Honors Kate Sessions, Adds to Her Legacy," *Los Angeles Times*, Nov. 10, 1985.

³¹ "Historical Assessment & Historical Assessment Addendum, 1406 Plumosa Way, San Diego, California 92103," prepared by Scott A. Moomjian, Esq., Sept. 2001, 6.

³² "Uptown Community Plan Area, Draft Historic Resources Survey Report," rev. 2016, D-103.

³³ "Uptown Community Plan Area, Draft Historic Resources Survey Report," rev. 2016, D-104.

³⁴ Mission Hills Heritage, "Walking Tour of Inspiration Heights" (brochure), Sept. 26, 2009.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

His decision also proved to be a consequential one, as it was the arrival of the streetcar that finally lent impetus to the development of the Arnold and Choate's Addition and North Florence Heights tracts – both of which had existed on maps since the nineteenth century but had failed to attract any serious suitors aside from Kate Sessions. The streetcar line's Lewis Street route passed directly through Arnold and Choate's Addition and North Florence Heights, rendering parcels within these tracts developable for the first time. (Several years later, in 1913, the streetcar line was extended about a mile further west to Fort Stockton Drive and Trias Street).³⁵

When the Number 3 streetcar line began running in 1908, a residential neighborhood immediately began to take shape alongside it. The vast expanses of barren land in Arnold and Choate's Addition and North Florence Heights were thereafter improved with suburban dwellings and soon developed into cohesive residential blocks comprising single-family houses.

These houses were built incrementally and on an ad-hoc basis by both individual owners and speculative developer-builders. Some prospective homebuyers would purchase a single parcel and construct a house of their choosing, but often developer-builders would acquire several parcels and build speculative houses that they would then offer for sale – a common development tactic in San Diego in the early twentieth century. Martin V. Melhorn, Morris B. Irvin, Alexander Schreiber, Nathan Rigdon, and Walter Trepte were among the San Diego developer-builders who invested in the area and factored heavily in its early development.³⁶

Generally, houses in these tracts tended to be smaller and humbler than the resplendent, high-style dwellings that were being built in the adjacent Mission Hills tracts to the west. They offered viable middle-income housing options in what was increasingly becoming an exclusive and expensive residential neighborhood. Humble as they were, these early houses nonetheless embodied residential architectural styles that prevailed in San Diego at the time: Craftsman, Prairie School, or eclectic variations thereof. They were often constructed by their owners or lay contractors, though some are also attributed to local architects and builders. Prominent San Diego architects including Emmor Brooke Weaver, William Templeton Johnson, Frank Mead, Richard Requa, Joel L. Brown, and William H. Wheeler all designed houses within the neighborhood, as did the above-listed builders Melhorn, Irvin, Schreiber, Rigdon, and Trepte.

As the Arnold and Choate's Addition and North Florence Heights tracts began to evolve into an established residential neighborhood, various neighborhood-oriented commercial and institutional uses were also introduced to serve the day-to-day needs of those who lived there. In 1911, developer-builder Nathan Rigdon constructed a large, three-story mixed-use commercial building at the corner of Lewis and Calhoun (now Palmetto Way) streets, across the street from Sessions' nursery and adjacent to what was then the end of the Number 3 streetcar line.³⁷ Known as the Rigdon Block, the building comprised five retail stores at street level and

³⁵ Richard V. Dodge, *Rails of the Silvergate: The Spreckels San Diego Empire* (San Marino, CA: Golden West Books, 1960), 43.

³⁶ "\$12,000 Apartments Being Erected on Mission Hills," *San Diego Union*, May 7, 1911.

³⁷ "\$12,000 Apartments Being Erected on Mission Hills," *San Diego Union*, May 7, 1911.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

six apartment units up above.³⁸ In 1912, Rigdon designed and built another mixed-use building, the Montclair Apartments, on the lot immediately west of the Rigdon Block, resulting in a continuous span of commercial uses that anchored what became a neighborhood business node.

In 1912, the Francis W. Parker School opened in the neighborhood. Founded by husband-and-wife Clara Sturges Johnson and William Templeton Johnson, the school was modeled on the forward-thinking principles of the “father of progressive education” Francis W. Parker, and its curriculum emphasized civic engagement and a holistic approach to learning.³⁹ The school opened with three students – two of whom were the Johnsons’ sons – and initially operated out of a bungalow at Fort Stockton Drive and Randolph Street. However, it quickly outgrew its modest quarters. In 1913, the school moved into a new building about three blocks north, at Randolph Street and Arbor Drive. The new building was designed in the Mediterranean Revival style by William Templeton Johnson – who, in addition to co-founding the school, was also an architect. The building was oriented inward around a central quadrangle, and its classrooms had sliding doors that opened into the quadrangle to facilitate indoor-outdoor learning – then an innovative approach to school design, and a central tenet of the school’s holistic philosophy.⁴⁰

Churches also established a strong presence in the neighborhood beginning in the 1910s. The Mission Hills Methodist Episcopal Church organized in 1910, and in 1915 it dedicated a large new building at the southwest corner of Fort Stockton Drive and Lark Street.⁴¹ Designed by William Gibb in the Mission Revival style, the building is three stories tall and features stained glass windows designed by Judson Studios of Los Angeles.⁴² (Nathan Rigdon, who was on the church’s board of trustees, was a local builder-developer who made notable contributions to the early development of the surrounding neighborhood). In 1910, the Catholic St. Vincent de Paul congregation was formed and, circa 1918, built a Mission Revival style church building at Fort Stockton Drive and Hawk Street.⁴³ In 1911, the Mission Hills Congregational Church was organized, initially convening in a bungalow chapel at Fort Stockton Drive and Jackdaw Street.⁴⁴

The churches, school, and business blocks helped to anchor the burgeoning residential neighborhood. All were located on prominent corner sites with ample visibility, were housed in large and architecturally distinctive buildings, and exuded a commanding presence in a neighborhood that was predominantly being developed with one- and two-story suburban houses.

The 1910s were a prolific period of development for the burgeoning neighborhood. Of the 352 properties comprising the district, 182 – or 52 percent – were constructed between 1907 and

³⁸ Allen Hazard and Janet O’Dea, *Images of America: Mission Hills* (Charleston, SC: Arcadia Publishing, 2015), 90.

³⁹ Hazard and O’Dea, *Images of America: Mission Hills*, 2015, 35-36; Ethel Minter Lichtman, “The Zest for Learning,” in *The Journal of San Diego History* (39.3), Summer 1993.

⁴⁰ Hazard and O’Dea, *Images of America: Mission Hills*, 2015, 37-38.

⁴¹ “Church Formed in Mission Hills,” *San Diego Union*, Jun. 26, 1910; “Methodists Plan Church Dedication,” *San Diego Union*, Jan. 16, 1915.

⁴² Hazard and O’Dea, *Images of America: Mission Hills*, 2015, 37-38. 58; “2015 Marks an Important Year for Mission Hills United Methodist Church,” *Presidio Sentinel*, Dec. 11, 2014.

⁴³ Hazard and O’Dea, *Images of America: Mission Hills*, 2015, 60.

⁴⁴ Hazard and O’Dea, *Images of America: Mission Hills*, 2015, 52-53.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

1919. By the end of the 1910s, Arnold and Choate's Addition and North Florence Heights had transcended their reputations as far-flung, undevelopable hinterlands and had come of age as a populous suburban neighborhood – a reflection of the profound impact that the streetcar had on shaping development patterns in the early the twentieth century. Blocks that had remained undeveloped for decades were now peppered with single-family residences and commercial and institutional uses, which signified the neighborhood's coming of age.

Continued Development (1920s)

The Arnold and Choate's Addition and North Florence Heights subdivisions continued to develop in earnest throughout the 1920s. Southern California was riding a wave of economic prosperity during this time, which ushered in mass migration to the region. In San Diego specifically, development was further bolstered by the Panama-California Exposition. Held in Balboa Park between 1915 and 1917, the exposition, which celebrated the opening of the Panama Canal and touted San Diego's strategic location as the first port of call for the ships that passed through it, drew thousands of visitors and attracted widespread attention to the city.

In 1920, San Diego's population was 74,361; by 1930, that figure had almost doubled and was 147,897.⁴⁵ To accommodate the growing population, new subdivisions were platted and developed in peripheral areas of the city, and existing neighborhoods that were located alongside streetcar lines were infilled with new buildings. Arnold and Choate's Addition and North Florence Heights fell into the latter category. Though both tracts had seen a considerable amount of growth in the 1910s, there still remained ample land on which to build new houses and other uses. New buildings – mostly houses – were slotted into partially developed blocks.

130 of the 352 properties within the district (37 percent) were built between 1920 and 1930. Nearly all are single-family houses that complemented the neighborhood's existing building stock with respect to size, massing, and lot placement. However, a small number of contextual multi-family residences were also constructed in the neighborhood in the 1920s, increasing density and providing economical alternatives to the traditional single-family dwelling. These multi-family buildings consisted of duplexes, triplexes, and fourplexes that emulated the appearance of adjacent houses and were inconspicuously woven into the neighborhood fabric.⁴⁶

By the 1920s, the prevailing architectural character of the neighborhood had evolved. The Craftsman and Prairie School style held on through the early part of the decade, but these styles soon fell out of favor and were supplanted by Period Revival styles, which represented romanticized interpretations of past architectural traditions from destinations around the world. Different Period Revival styles were applied to different houses. However, the Spanish Colonial Revival style was by far the most common as Spanish-derived architecture was seen as exceptionally well-suited to the Southern California region. A majority of houses that were built in the neighborhood during the 1920s and early 1930s are expressions of San Diegans' infatuation with the stucco-ed and red-tiled aesthetic of Spanish architecture, which was popularized by the buildings at the 1915 Panama-California Exposition. In addition, some houses

⁴⁵ "Uptown Historic Context and Oral History Report," 2003, 26.

⁴⁶ Development patterns gleaned from field inspection and analysis of Sanborn maps dated 1921.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

from this period are designed in distantly related historicist idioms including the Mediterranean Revival and Colonial Revival styles and, to a lesser extent, the Tudor Revival style.

Local institutions expanded at this time to keep pace with the growth of the adjacent neighborhood. In 1921, the Mission Hills Congregational Church replaced its bungalow chapel with a large new sanctuary at Fort Stockton Drive and Jackdaw Street. Designed by noted local architect Louis J. Gill, the church was designed in a chaste interpretation of the Mission Revival style and was completed at a cost of \$32,800.⁴⁷ At Fort Stockton Drive and Lark Street, the Mission Hills Methodist Episcopal Church built a substantial addition to its church in 1922. Designed by Los Angeles architect Arthur Lindley, the addition utilized the same Mission Revival style as the original building, resulting in a seamless transition between old and new.⁴⁸

In a somewhat ironic twist of fate, the streetcar service that horticulturist Kate Sessions had lobbied for ultimately squeezed her out of the neighborhood that she had helped put on the map. The arrival of the streetcar line in 1908 amplified development pressures on the streets and blocks adjacent to her nursery and growing grounds. Well aware of the heightened value of her land, Sessions began selling off portions of it on a parcel-by-parcel basis starting in the 1910s, which slowly but surely winnowed down her nursery lands.⁴⁹ By about 1920, almost all of the land that had once been owned by Sessions had been sold and developed with residences, and what little remained of her nursery was moved to a peripheral site at Fort Stockton Drive and Randolph Street. Sessions sold her business and the Fort Stockton Drive land to two of her employees in 1922.⁵⁰ By 1925, she had moved about six miles north to the then-sparsely-developed Pacific Beach neighborhood, where she founded another nursery along Rose Creek.⁵¹

(Sessions' nursery business, which is now called the Mission Hills Nursery, remains in continuous operation on Fort Stockton Drive, making it one of the neighborhood's – and San Diego's – longest-standing local businesses).

As she incrementally sold off her land, Sessions sought to exert influence over neighborhood improvements, drawing upon her background in horticulture and her vision of how the suburban landscape should look. The 4100 block of Lark Street – which was developed between 1911 and 1923, and was historically the main access point to Sessions' growing grounds and lathhouses – is a small yet redolent expression of her influence. In contrast to other streets within the neighborhood that were graded and landscaped in more conventional fashion, this block of Lark Street is visually distinctive. The street itself is relatively wide, and is flanked on either side by

⁴⁷ "Mission Hills Congregational Church Plans to Erect New Place of Worship Before Autumn," *San Diego Union*, May 2, 1920; "Mission Hills Congregational Church Dedicated," *San Diego Union*, Mar. 21, 1921.

⁴⁸ Hazard and O'Dea, *Images of America: Mission Hills*, 2015, 51; "New Sunday School Unit of Mission Hills Methodist Church to be Dedicated Sunday," *San Diego Union*, Sept. 13, 1922.

⁴⁹ "4030-4034 Randolph Street, San Diego, CA, 92103, Historical Resource Research Report," prepared by Heritage Architecture and Planning, Jan. 29, 2018, 4.

⁵⁰ Bobbie Bagel, "Deep Roots: Mission Hills Garden Center Saved," *Our Heritage News* (newsletter of Save our Heritage Organisation), Mar./Apr. 2017.

⁵¹ "4030-4034 Randolph Street, San Diego, CA, 92103, Historical Resource Research Report," prepared by Heritage Architecture and Planning, Jan. 29, 2018, 4.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

oversized parkways that are lined with rows of Queen palm trees that Sessions is credited with introducing to the San Diego region. The parcels feature deep setbacks that provide ample room for landscaping. Curbs and sidewalks have a pink tinge, an aesthetic that Sessions championed in an attempt to add some visual interest to utilitarian infrastructure, and parcels along the block are peppered with exotic trees that are presumed to be vestiges of Sessions' once-vast nursery land.⁵²

Development in the neighborhood continued unabated through the late 1920s, until the stock market crashed in October 1929 and sent cataclysmic shock waves across the American economy. By this time, the district contained cohesive blocks of suburban houses, and was anchored by businesses and institutions that were clustered around the Lewis Street streetcar line.

Great Depression, World War II, and the Postwar Period (1930-1950)

Development in the neighborhood from the 1930s onward was less punctuated and more incremental. Most blocks in the district were already largely developed.⁵³ However a nominal amount of infill development occurred during the 1930s and 1940s, which generally complemented the neighborhood's existing character and helped round out its development.

By the early 1930s, the economic effects of the Great Depression had taken firm hold and culminated in a drastic downtick in new development across San Diego, particularly in the city's suburban neighborhoods. The languid economy and record levels of unemployment all but eliminated demand for new residential construction. Just one new house was added to the district in 1930. No new buildings were constructed within the district over the next several years.

In 1936, the neighborhood comprising Arnold and Choate's Addition and North Florence Heights (and several adjacent blocks) was evaluated by the Home Owners Loan Corporation (HOLC) to assess its suitability for federally backed mortgages. In its assessment, the HOLC alluded to the racial homogeneity of the neighborhood at that time. Specifically, the HOLC assessment remarks that there is "no infiltration of any inharmonious influences," and "no influx of any foreign element" – thinly veiled references to non-whites. The assessment further notes that "homes for the most part are well-maintained and show pride of ownership," and that the area was "approximately 95 percent developed; 75% owner occupied; 23% rented; 2% vacant."⁵⁴

Both nationally and locally, economic prospects began to improve by the late 1930s and early 1940s and construction activity resumed, albeit at a much more tempered pace. Within the district, 14 new buildings were completed during the latter years of the Depression, including nine between 1935 and 1939 and five between 1940 and 1942. Consistent with existing patterns of neighborhood development, new construction at this time consisted almost entirely of single-family houses, though two duplexes and a triplex were also constructed within the district.

These Depression-era houses tended to be architecturally more restrained than those that were constructed in previous periods of growth. Their footprints tended to be smaller and more

⁵² "Uptown Community Plan Area, Draft Historic Resources Survey Report," rev. 2016, 73.

⁵³ Information about development patterns gleaned from Sanborn maps and historic aerial imagery.

⁵⁴ HOLC records accessed via "Mapping Inequality: Redlining in New Deal America," online, accessed Jun. 2023.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

compact, and their façades tended to be rendered in the Minimal Traditional style, which was aesthetically simple and rooted in familiar modes of residential design. In no small part this was influenced by the Federal Housing Administration (FHA) and other programs associated with the New Deal. To help bolster the construction industry, the FHA provided federal insurance for privately financed mortgages so long as lenders submitted to federal design standards, which encouraged the application of compact, efficient designs and conventional architectural styling.

During World War II, building moratoria were imposed on private construction so that all essential building materials and resources could be directed toward the war effort. This, in turn, halted virtually all domestic housing construction except for defense purposes.⁵⁵ New construction in the neighborhood (and elsewhere in San Diego) ground to a halt by about 1942.

Development activity within Arnold and Choate's Addition and North Florence Heights picked up once again after the war, though by this time there was scant remaining land on which to build. Only three new residential buildings were added to the district between 1946 and 1950 including one single-family house, one duplex, and one apartment house. All were compatible with existing buildings within the neighborhood in terms of scale, massing, and style, and filled in the few empty spaces along its established streetscapes. In addition, one new commercial building was constructed at the corner of Fort Stockton Drive and Ibis Street in 1946. While its Moderne styling deviated from the earlier architectural styles that were applied to the neighborhood's other commercial buildings, its corner location, relatively low scale, and flush placement at the sidewalk stayed true to the neighborhood's pedestrian scale and orientation.

Streetcar service to Mission Hills ceased in 1947, when the San Diego Electric Railway Company began decommissioning its electric streetcar lines and replacing them with motorized buses that could travel more freely on city streets.⁵⁶ The streetcar tracks on Lewis Street and other infrastructure associated with the Number 3 line were removed shortly thereafter.

The last contributing buildings in the district were completed in 1950. Sanborn maps and historic aerial images show that the district was entirely built out by this time, closing the period of significance. Also by 1950, all vestiges of the streetcar line that had served the neighborhood for decades had also been removed, thus ending residents' reliance on this method of transportation.

Starting in the 1950s, many of San Diego's established neighborhoods accommodated new construction in the form of infill and redevelopment.⁵⁷ However, compared to many nearby neighborhoods Mission Hills experienced little physical change in the postwar years; redevelopment was generally focused on the business core located on and around the Washington Street corridor, comprising the southernmost blocks of Arnold and Choate's Addition. On Washington Street, auto-oriented shopping centers replaced older business blocks, and on blocks north of Washington Street some existing low-scale houses were replaced with

⁵⁵ U.S. Department of Housing and Urban Development, Office of Policy Development and Research, "HUD's Historical Timeline 1930-2010," online, accessed Jun. 2023.

⁵⁶ Bryant Evans, "Diesel Motors Spelling Doom for Street Cars," *San Diego Union*, Aug. 18, 1946.

⁵⁷ "Uptown Community Plan Area, Draft Historic Resources Survey Report," rev. 2016, 15-16.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

apartment buildings and other uses that were taller and denser than the buildings they replaced. In contemporary years, taller and much denser mixed-use commercial and residential buildings have been built in the Mission Hills business core, particularly on and around Washington Street. These improvements have resulted in significant changes to the prevailing scale and character of Washington Street, as well as to the southern portion of the original Arnold and Choate's Addition tract. The district – which is lower in scale and exudes a more quintessentially suburban quality than the commercial core to the south – is consistent with how this area of San Diego historically developed into a residential district throughout the first half of the twentieth century.

Statement of Significance: Criterion A (Pattern of Events)

The Arnold and Choate's Addition-North Florence Heights Historic District conveys significant geographical patterns of community planning and development associated with the expansion of electric streetcar service in San Diego in the early twentieth century. The district is a good local example of a streetcar suburb, and is demonstrative of how this mode of intraurban transportation facilitated outward urban expansion and directly dictated patterns of development.

Since the nineteenth century, transportation has been a key determinant of residential development patterns in cities throughout the United States. Modes of intraurban transportation have long played a pivotal role in dictating how Americans traveled between their places of residence and their places of employment. Advances in transportation technology hastened the emergent trend of suburbanization by providing a means by which new development could reach farther out from central cities and into the hinterlands of central cities.

During the Industrial Revolution, areas on the outskirts of cities were increasingly seen as desirable places to live. As cities industrialized and emerged as centers of American manufacturing, they also “became increasingly crowded and congested places perceived to be unhealthy and dangerous.”⁵⁸ The clean air, ample open space, and dearth of factories in peripheral environments were seen as antidotes to the density, pollution, congestion, and other ailments that accompanied industrialization and pervaded the nineteenth century American city.

Steam-powered railroads and horse-drawn streetcars were among the earliest modes of public transportation associated with suburban growth. Railroads swiftly expanded in the mid-nineteenth century to facilitate the transport of goods and raw materials between American cities, and often incorporated passenger stops into their routes as a way to generate additional revenue. These passenger stops, in turn, lent impetus to the development of “railroad suburbs” on the borderlands between city and country – close enough to the central city to be within a reasonable distance of business and manufacturing centers, but far enough removed from urban problems and “the lower classes who could not afford the high cost of commuting.”⁵⁹ Railroad suburbs provided middle and upper-income households with an escape from cities and were increasingly

⁵⁸ David L. Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington, D.C.: U.S. Department of the Interior, National Park Service, Sept. 2002), 38.

⁵⁹ Ames and McClelland, *National Register Bulletin: Historic Residential Suburbs*, Sept. 2002, 16.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

seen as an idealized way of life. What is perhaps the most famous of these railroad suburbs is Riverside, Illinois, a suburb of Chicago that exuded a picturesque setting and was planned by eminent landscape architects Frederick Law Olmsted and Calvert Vaux.⁶⁰ Those who lived in Riverside were able to do so since they were able to easily take the railroad into central Chicago.

One problem with railroad suburbs, however, is that they could only be developed adjacent to existing heavy rail lines, leaving large swaths of the urban periphery inaccessible and undeveloped. The advent of the horse-drawn streetcar, which ran on fixed routes down city streets, offered a solution. Horse-drawn streetcar tracks, which became common starting in the 1860s, typically ran along major roads radiating outward from downtowns, allowing for suburbanization in the interstitial zones outside of cities.⁶¹ Since they were not as far removed from the city center, and since horse-drawn streetcars were more affordable than commuter railroads, these suburbs often attracted households of more modest means than railroad suburbs.

Commuter railroads and horse-drawn streetcar lines laid the groundwork for suburban development in most American cities. However, it was the advent of electric streetcar lines in the late nineteenth century that hastened the growth of peripheral areas and lent impetus to a distinctive new mode of suburban development that came to be known as the “streetcar suburb.”

What is considered to be the first successful example of an electric streetcar was introduced by Frank Sprague, an entrepreneur and inventor who has been dubbed “the father of electric traction.”⁶² In 1887, Sprague installed a twelve-mile-long street railway system in Richmond, Virginia that was powered by electric motors. Sprague’s technology was revolutionary; it eliminated the need for live animals and “allowed people to travel in ten minutes as far as they could walk in thirty minutes,” offering a more modern and efficient mode of intraurban transit.⁶³

Cities across the United States were quick to adopt Sprague’s technology, phasing out their antiquated horse-drawn apparatuses and replacing them with modern electric cars. In 1890, there were 5,783 miles of streetcar tracks in American cities; by 1907, that figure had risen to 34,404 miles of track, reflecting a nearly sixfold increase.⁶⁴

Electric streetcars arrived in San Diego in the 1890s. In 1891, entrepreneur and sugar beet magnate John D. Spreckels purchased the assets of several failed horse- and cable-powered car operators and organized the San Diego Electric Railway Company (SDERC). Spreckels consolidated the various lines into a single network and upgraded them to electromotive power.⁶⁵

⁶⁰ Ames and McClelland, National Register Bulletin: Historic Residential Suburbs, Sept. 2002, 16.

⁶¹ Ames and McClelland, National Register Bulletin: Historic Residential Suburbs, Sept. 2002, 16-17.

⁶² Edison Tech Center, “Frank Julian Sprague: The Accomplishments and Life of F.J. Sprague, 1857-1934,” online, accessed Jun. 2023.

⁶³ Ames and McClelland, National Register Bulletin: Historic Residential Suburbs, Sept. 2002, 18.

⁶⁴ Paul L. Knox, *Urbanization: An Introduction to Urban Geography* (Englewood Cliffs, NJ: Prentice Hall, 1994), 89.

⁶⁵ Dodge, *Rails of the Silver Gate: The Spreckels San Diego Empire*, 1960, 23-24.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

The SDERC's first lines – one that traveled north from the business district along Fifth Avenue, and another that ran southeast to the Logan Heights neighborhood – began operating in 1892.⁶⁶ Spreckels built new lines in subsequent years and tightened his grip over the transit industry by buying out his competitors. After Spreckels purchased the competing Citizens' Traction Company in 1897, the SDERC solidified its identity as the chief operator of mass transit in San Diego.⁶⁷ By the early twentieth century, "Spreckels' electrically powered empire stretched from the Hotel del Coronado, to the downtown wharf, to Chula Vista, to Kensington, to La Jolla," functioning as the connective tissue between these geographically disparate areas of the city.⁶⁸

The advent of electric streetcars significantly changed prevailing patterns of urbanization. Electric-powered streetcars made it possible to extend transit lines far out into the periphery, reaching out into areas of cities that had previously been difficult – and sometimes impossible – to access. When new streetcar lines were constructed, swaths of undeveloped land alongside them became within reach of business districts and instantly became prime opportunities for new development. This, in turn, led to a new development pattern that came to be known as the "streetcar suburb." The streetcar suburb was an eminent mode of development in American cities in the late nineteenth and early twentieth centuries, with streetcars dictating the geographical location, form, layout, and aesthetic character of new residential neighborhoods during this time.

Streetcar suburbs were defined by a cadre of common characteristics that helped distinguish them from older neighborhoods and provided them with a distinctive aesthetic character:

Concentrated along radial streetcar lines, streetcar suburbs extended outward from the city, sometimes giving the growing metropolitan area a star shape. Unlike railroad suburbs which grew in nodes around rail stations, streetcar suburbs formed continuous corridors. Because the streetcar made numerous stops spaced at short intervals, developers platted rectilinear subdivisions where homes, generally on small lots, were built within a five- or 10-minute walk of the streetcar line. Often the streets were extensions of the gridiron that characterized the plan of the older city.

Neighborhood oriented commercial facilities, such as grocery stores, bakeries, and drugstores, clustered at the intersections of streetcar lines or along the more heavily traveled routes. Multiple story apartment houses also appeared at these locations, designed either to front directly on the street or to form a u-shaped enclosure around a recessed entrance court and garden.⁶⁹

Arnold and Choate's Addition and North Florence Heights developed in direct response to the expansion of San Diego's streetcar network in the late nineteenth and early twentieth centuries.

⁶⁶ "Development of Street Railway Shown by Photographs," *Evening Tribune*, Jul. 1, 1924.

⁶⁷ "Under One Control," *Evening Tribune*, Apr. 23, 1897.

⁶⁸ "Tracking Down the Past: Streetcar Named Growth," *San Diego Union*, Jul. 20, 1981.

⁶⁹ Ames and McClelland, *National Register Bulletin: Historic Residential Suburbs*, Sept. 2002, 20.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

In 1906, the SDERC laid tracks for a new Third Avenue streetcar line, which connected the business district to the Robinson (formerly Florence) Hotel at Third Avenue and Fir Street. In 1907, the Third Avenue line was extended about two miles north to First Avenue and Washington Street; in 1908 it was extended again to Lewis and Stephens streets, where it terminated immediately in front of the sales office of Kate Sessions' plant nursery. (In 1913 the Third Avenue line was extended yet again, continuing about a mile further west to its final stop at Fort Stockton Drive and Trias Street, near the center of the Mission Hills neighborhood).⁷⁰

The route of the extended Number 3 streetcar line passed directly through the Arnold and Choate's Addition and North Florence Heights tracts – both of which remained undeveloped apart from Sessions' nursery operation when the streetcar first arrived here in 1908. Development within these tracts commenced almost immediately after Spreckels announced plans to extend the Number 3 line to Lewis and Stephens streets. The earliest house in the neighborhood was constructed in 1907, and additional houses were constructed beginning in 1908 – which directly correlates to the planning and construction of the extended streetcar line.

The district's layout and physical attributes embody the characteristics of a quintessential streetcar suburb. In spite of the surrounding area's varied topography, the area was platted in strict accordance with a rectilinear grid that read as an extension of San Diego's existing street network. Blocks within the district are relatively short and exude a strong pedestrian orientation, reflecting early residents' reliance on the adjacent streetcar as their primary mode of transportation. Lots are relatively small and compact, and are generally improved with modest houses that catered to middle-income households who aspired to move out from the city center. Houses are set back and are separated from the street by landscaped front yards that paint a contrast – however modest – from the density and congestion that typified urban environments.

Typical of streetcar suburbs, small-scale commercial properties are integrated into the district and are largely concentrated along Lewis Street, which is where the streetcar once ran. Institutional properties including churches and schools anchor blocks that are otherwise developed with houses. These commercial and institutional uses are relatively low in scale and are neighborhood-oriented, reflecting the fact that they served the needs of those who lived there.

In summary, the district is eligible under Criterion A for its direct association with patterns of streetcar suburbanization in San Diego. The impetus of the neighborhood's development in the early twentieth century correlates with the expansion of San Diego's streetcar network to the Mission Hills area in 1907-1908. The physical layout and characteristics of the district clearly express how development patterns were dictated by the use of streetcars as a primary mode of transportation.

⁷⁰ "Tracking Down the Past: Streetcar Named Growth," *San Diego Union*, Jul. 20, 1981.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Statement of Significance: Criterion C (Architecture)

The Arnold and Choate's Addition-North Florence Heights Historic District is significant as a cohesive and intact concentration of early twentieth century residential architectural styles. Buildings within the district are designed in architectural styles that are compatible with one another and collectively express the visual vocabulary of San Diego's early suburban neighborhoods. Through their distinctive characteristics, these buildings convey the architectural principles underpinning San Diego's residential built environment in the early twentieth century.

Buildings within the district exhibit some variety in terms of their relative scale and grandeur, with some appearing more modest and others presenting as higher-style. Individually they are good to excellent examples of their respective architectural styles. However, together they paint a compelling picture of how trends in domestic architecture were adapted to the middle-income suburban environments that prevailed in San Diego in the early decades of the twentieth century.

Many buildings within the district were designed and/or constructed by local architects and building contractors who were active in San Diego in the early twentieth century and have been recognized by the City of San Diego as masters. Forty properties in the district are designated as local (San Diego) historical resources, all for reasons relating to the quality of their architecture.

The district is defined by concentrations of late nineteenth and early twentieth century American movements and Period Revival styles. These styles are compatible with one another and aesthetically convey how the district evolved and matured over time. Examples of the Vernacular Victorian and Minimal Traditional styles also pepper the district, albeit with less frequency; these styles, though rarer, nonetheless complement the district's prevailing architectural character. Collectively, these architectural styles convey the character of San Diego's early suburban neighborhoods, which contained a somewhat eclectic variety of architectural idioms.

Late Victorian-Era Architecture

Houses that were constructed in Southern California during the late nineteenth and very early twentieth centuries embodied elements of the Late Victorian-era architectural styles that were popular at this time. This was often expressed through the Queen Anne style, an articulated derivative of Late Victorian-era architecture that was popular among the well-do-to. Queen Anne style buildings were replete with decorative details that were disseminated by advances in mass production. These appurtenances were typically combined in free-wheeling and eclectic ways – “no roof treatment could be too complicated, and no surface was left unembellished.”⁷¹

In middle-income settings like the historic district, homebuilders often took the extravagant characteristics of the Queen Anne style and pared them down, creating a more vernacular dialect of Late Victoria-era architecture. Vernacular Victorian houses often included some ornamentation in the form of decorative spindles, scrollwork, and trim but are distinguished from

⁷¹ City of Los Angeles, “SurveyLA Historic Context Statement: Architecture and Engineering: Late 19th and Early 20th Century Residential Architecture,” Jul. 2019, 16.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

their higher-style counterparts by their smaller scale, simpler forms, and more judicious application of decorative details.

Eight buildings in the district are designed in the Vernacular Victorian style. Character-defining features of the style as expressed in the district include simple square building forms, gabled and/or hipped roofs, wood lap siding, full- or partial-width porches, wood double-hung windows, canted window bays, and modest decorative details including spindles, scrollwork, and other mass produced features. The style was popular from about 1885 to 1910.⁷²

Late 19th and Early 20th Century American Movements

Buildings in the district that were constructed during the 1910s and through the early 1920s generally embody characteristics of the Craftsman or Prairie School styles. Both styles were associated with a broader movement that aspired to look beyond historical architectural precedents and develop new styles that were authentically American. The Craftsman and Prairie School styles promoted an honest, straightforward visual vocabulary that embraced the application of natural, handcrafted materials. Both are associated with the Arts and Crafts movement that extolled the virtues of nature and emerged as a reaction against mass production.

Prairie School

The Prairie School style is typically associated with the Midwestern United States and is relatively uncommon in Southern California. However, the Prairie School style can be found in San Diego neighborhoods that witnessed development in the early decades of the twentieth century – an anomaly generally attributed to Irving J. Gill, a San Diego architect who apprenticed in the Chicago offices of Adler and Sullivan and worked alongside esteemed architect Frank Lloyd Wright, who is credited with pioneering the Prairie School style.⁷³

Prairie School architecture incorporates features like simple box-like forms, horizontal planes, and flat roofs with broad eaves that make reference to the wide, flat, treeless expanses of the American prairie. Like the Craftsman style, the Prairie School style was rooted in the Arts and Crafts movement and embraced honest, straightforward aesthetics and handcrafted materials. Frank Lloyd Wright designed a number of houses in Midwestern cities around the turn-of-the-twentieth century, all of which reflected his keen interest in devising an authentically American architectural style that took cues from nature. Wright referred to his emergent style as “organic architecture,” reflecting the influential role that nature played in steering his design philosophy.

15 buildings in the district are designed in the Prairie School style. Character-defining features of the style as expressed in the district include simple massing and box-like forms; a prevailing sense of horizontality; flat or low-pitched roofs with wide eaves and brackets; stucco wall cladding; wood double-hung and fixed windows; and simple façades that lack surface ornament. The style remained popular from about 1900 to 1920.⁷⁴

⁷² City of Los Angeles, “SurveyLA Historic Context Statement: Architecture and Engineering: Late 19th and Early 20th Century Residential Architecture,” Jul. 2019, 30-34.

⁷³ San Diego History Center, “Irving John Gill, 1870-1936,” accessed online. Jun. 2023.

⁷⁴ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2014), 551.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

American Foursquare/Classic Box

The American Foursquare (sometimes referred to as the Classic Box, or Prairie Box) style is a derivative of the Prairie School movement that was applied exclusively to residential architecture. It, too, is defined by boxy massing and broad proportions, but is typically simpler, more traditional, and more utilitarian than its Prairie School counterpart. Essentially symmetrical cubes with hipped roofs, houses designed in the American Foursquare style exuded a practical, straightforward aesthetic that was cost-effective and conducive to middle-income sensibilities.

American Foursquare architecture grew out of a burgeoning movement around the turn of the twentieth century to develop new architectural idioms that were both simplified and distinctly American. The style was promoted by magazines, architectural pattern books, and catalogs, and in its simplest form was characterized by four square rooms above three square rooms with a central hall and stairway.⁷⁵ This arrangement was practical, flexible, and versatile, permitting roomy interiors in modest residences that were sited on compact parcels in urban environments.

Two buildings in the district are designed in the American Foursquare/Classic Box style. Character-defining features of the style as expressed in the district include two story height, symmetrical façades, simple massing and box-like forms, hipped roofs with overhanging eaves and prominent central dormers, wood clapboard wall cladding, substantial front porches, and double-hung wood windows. The style remained popular from about 1895 to 1920.⁷⁶

Craftsman

Craftsman architecture is largely a California phenomenon that grew out of the broader Arts and Crafts movement around the turn of the twentieth century. At this time, Southern California was witnessing extraordinary growth and was coming of age, and in turn architects were experimenting with aesthetic choices that more directly responded to the context of the region.

Craftsman architecture is generally expressed in the context of single-family residential buildings. The small, low-slung Craftsman bungalow and the larger, two-story, single-family house are the residential property types most closely associated with this style. The quintessential bungalow is a modest one- or one-and-a-half story dwelling with a low-pitched roof and an accentuated front porch. The typical two-story dwelling has either two full stories or a “pop-up” second story and is typically grander than its bungalow counterpart. The Craftsman style was inspired by the work of architects Charles and Henry Greene, who practiced in Pasadena from 1893 to 1914 and designed intricately detailed buildings that referenced the English Arts and Crafts movement, East Asian architecture, and their own training in the manual arts.⁷⁷ It was popularized through its extensive dissemination in architectural trade journals and pattern books.

⁷⁵ City of Los Angeles, “SurveyLA Historic Context Statement: Architecture and Engineering: Arts and Crafts Movement, 1895-1930,” Jun. 2016, 35.

⁷⁶ City of Los Angeles, “SurveyLA Historic Context Statement: Architecture and Engineering: Arts and Crafts Movement, 1895-1930,” Jun. 2016, 38-39.

⁷⁷ McAlester, *A Field Guide to American Houses*, 2014, 578.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

137 buildings in the district are designed in the Craftsman style, making it the most common style in the district. Character-defining features of the style as expressed in the district include low-pitched gabled roofs; broad eaves and exposed structural roof members like rafters, purlins, and knee brackets; wood shingle, wood lap, and/or stucco wall cladding; broad front entry porches of half- or full-width with squared or battered supports; wood double-hung, casement, and/or tripartite windows; and the application of stone and other natural materials for columns, chimneys, and other decorative accents. The style remained popular from about 1905 to 1930.⁷⁸

Period Revival

The district also contains a concentration of buildings that are designed in Period Revival styles. Period Revival architecture was most commonly applied to buildings within the district that were constructed during the 1920s, '30s, and early '40s.

The Period Revival movement flourished after World War I and significantly influenced Southern California's architectural character during the interwar years. It supplanted the earlier Arts and Crafts movement as the dominant mode of residential architecture. Generally, the Period Revival movement appropriated and reinterpreted elements of historical architectural trends, often in somewhat loose and eclectic fashion. Referencing past architectural traditions in this manner glorified imagery of a romanticized past. In many locations, and particularly in Southern California, the movement also represented a search for identity. By making visual reference to well-established idioms, architects evinced a sense of longevity in a region that was still self-conscious about its relative youth. Southern California's burgeoning motion picture industry also played a notable role in influencing the public's embrace of historical precedents.

The Period Revival styles that are represented within the district are (in order from most common to least common): Spanish Colonial Revival (including Mission Revival), Colonial Revival, Mediterranean Revival (including Italian Renaissance Revival), and Tudor Revival. Buildings designed in these styles exhibit some variation with respect to their relative size, scale, and grandeur, demonstrating these styles' widespread appeal and flexible adaptation.

Spanish Colonial Revival

The Spanish Colonial Revival is among the most common Period Revival styles in Southern California, and particularly in San Diego. The ascension of the style is attributed to the widespread exposure it received during the Panama-California Exposition of 1915, which was held in nearby Balboa Park.⁷⁹ The exposition grounds contained a series of monumental buildings designed by architect Bertram Grosvenor Goodhue, which drew upon the richness, diversity, and eclecticism of Spanish architecture. The buildings—whose florid, resplendent façades incorporated sculptural ornament juxtaposed against simple stucco surfaces—represented an embellished interpretation of Spanish architecture known as Churrigueresque.

The success of the exposition, and the attention that Goodhue's buildings drew, generated interest in Spanish architecture and prompted other architects to look to Spanish architectural

⁷⁸ McAlester, *A Field Guide to American Houses*, 2014, 567.

⁷⁹ McAlester, *A Field Guide to American Houses*, 2014, 522.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

precedents for inspiration. Many of these architects were also stationed in Europe during World War I and were introduced to the architecture of Spain.⁸⁰ What resulted was an amalgam of Spanish-derived architectural elements that became known as the Spanish Colonial Revival style.

40 buildings in the district are designed in the Spanish Colonial Revival style (including four buildings designed in the closely-related Mission Revival style). Character-defining features of the style as expressed in the district include asymmetrical façades and complex massing; flat or low-pitched roofs with clay tile cladding, shallow eaves, and parapets; multi-light wood double-hung, casement, and fixed windows; arched door and window openings; courtyards, balconies, loggias, and/or covered patios; and a range of decorative elements such as corbels and jetties, wood and metal grilles, stucco wing walls, clay tile attic vents, and ornate metal light fixtures. The style remained popular from about 1915 to 1940.⁸¹

Colonial Revival

One of the most enduring Period Revival styles, the Colonial Revival style (also called the American Colonial Revival style) aspired to revive the major architectural traditions, forms, and motifs evident in the early American Colonial settlements of the Eastern United States. The style included features found in the buildings of early America, with particular emphasis on elements associated with the architecture of the nation's English and Dutch roots.⁸²

Interest in reviving elements of the nation's Colonial-era roots is generally attributed to the Centennial International Exposition of 1876, which was held in Philadelphia to celebrate the hundred-year anniversary of the signing of the Declaration of Independence.⁸³ The exposition evinced a sense of patriotism and encouraged Americans to revisit and celebrate their collective past, a theme that carried over into almost every aspect of American society including architecture and the built environment. Subsequent advances in printing technology helped to popularize the Colonial Revival style through the dissemination of photographs and other visual materials promoting its aesthetic. These materials often came with specifications that gave architects the ability to interpret the style with a high degree of historical accuracy.⁸⁴

16 buildings in the district are designed in the Colonial Revival style. Character-defining features of the style as expressed in the district include simple rectangular building footprints; symmetrical and balanced façades; gabled roofs with slight eaves, eave returns, and/or dormers; prominent chimneys; wood and brick wall cladding; prominent entrances with Classically-derived details including pediments, columns, and/or pilasters; paneled entry doors, often accompanied by sidelights, fanlights, and/or transoms; multi-light wood windows, typically

⁸⁰ McAlester, *A Field Guide to American Houses*, 2014, 522-534.

⁸¹ McAlester, *A Field Guide to American Houses*, 2014, 522.

⁸² McAlester, *A Field Guide to American Houses*, 2014, 414.

⁸³ Dell Upton and John Michael Vlach, *Common Places: Readings in American Vernacular Architecture* (Athens, GA: University of Georgia Press, 1986), 263.

⁸⁴ City of Roanoke, VA, *Residential Pattern Book for the City of Roanoke* (Roanoke: Roanoke Planning, Building, and Development Department, 2008), 64-65.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

double-hung; and Classical details such as columns, pilasters, quoins, and dentils. The style was long-lived compared to other Period Revival styles, and was popular from about 1880 to 1955.⁸⁵

Mediterranean Revival

The Mediterranean Revival style is an eclectic synthesis of architectural elements derived from various cultures around the Mediterranean region including Italy, Spain, southern France, and northern Africa. These stylistic references were perceived to be well suited to the built environment of Southern California because of its Spanish, and by proxy, Mediterranean roots. They were also seen as an appropriate regional choice for California due to the parallels often drawn between Southern California's temperate climate and that of the Mediterranean region.⁸⁶

Many of the prevailing architectural styles in the late nineteenth and early twentieth centuries—Beaux Arts, Mission Revival, Spanish Colonial Revival, and Italian Renaissance Revival—can all be broadly classified as Mediterranean in origin. By the 1910s and 1920s, the lines distinguishing these individual styles were increasingly blurred, and their characteristics increasingly blended, by architects who drew upon trends from countries across the Mediterranean region. The aesthetic that emerged from this amalgamation of influences took on an identity of its own and became known as Mediterranean Revival.

Given its eclectic roots, the style was interpreted by different architects in different ways. In general, Mediterranean Revival style buildings were distinguished by their formality and grandeur. These qualities rendered the style a popular choice for high style residences whose owners and occupants sought to project a sense of prominence and wealth. Many of San Diego's most acclaimed architects incorporated the Mediterranean Revival style into their repertoires.

Italian Renaissance Revival architecture is derived from the Mediterranean Revival style, distinguished by its palatial massing and overt visual cues to Italian architectural motifs. Common features include simple building forms, flat or low-pitched roofs, arched doorways accented by classical columns or pilasters, ornamental balustrades, and rusticated corner quoins.

Six buildings in the district are designed in the Mediterranean Revival style (including two buildings designed in the closely-related Italian Renaissance Revival style). Character-defining features of the Mediterranean Revival style as expressed in the district include boxy massing, symmetrical façades with a dominant first story, low-pitched hipped roofs with clay tile cladding and boxed and/or bracketed eaves, stucco wall cladding, arched door and window openings, and decorative wrought iron elements. The style remained popular from about 1918 to 1942.⁸⁷

⁸⁵ McAlester, *A Field Guide to American Houses*, 2014, 409.

⁸⁶ William Deverell and Greg Hise, eds., *A Companion to Los Angeles* (Hoboken, NJ: John Wiley and Sons, 2014), 296.

⁸⁷ SurveyLA, Los Angeles Citywide Historic Context Statement, "Context: Architecture and Engineering 1850-1980, Theme: Mediterranean and Indigenous Revival Architecture 1893-1948," prepared by Daniel Prosser, Nov. 2018, 44.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Tudor Revival

The Tudor Revival style is an eclectic idiom that drew upon “a variety of late Medieval and early Renaissance English prototypes, ranging from thatch-roofed folk cottages to grand manors.”⁸⁸ Like other Period Revival idioms, this style was widely publicized in architectural journals and pattern books which included photographs, measured drawings, and illustrations of old English style dwellings and introduced this aesthetic to the American public. The style’s characteristically quaint and rusticated appearance was widely seen as ideally suited to suburban living. Masonry veneering techniques developed in the 1920s further propelled the style’s popularity by making it easier and cheaper to replicate stone and brick façade treatments and decorative half-timbering.

Two buildings in the district are designed in the Tudor Revival style. Character-defining features of the style as expressed in the district include asymmetrical façades; steeply pitched gabled roofs; massive chimneys with decorative caps; stucco, brick, or wood wall cladding, often used in combination; decorative half-timbering; entrance vestibules with arched openings; and tall multi-light wood casement windows. The style remained popular from about 1890 to 1940.⁸⁹

Minimal Traditional

The Minimal Traditional style was popular during the Great Depression and early postwar years and was generally applied to buildings built between the late 1930s and early 1950s, which helped round out the district’s streetscapes. Minimal Traditional style architecture is visually compatible with the other dominant architectural styles in the district because it carries forward the forms and architectural features found in earlier houses, albeit in a more restrained manner.

The Minimal Traditional style emerged in the mid-1930s in direct response to the demand for inexpensive, efficient houses that satisfied the requirements of the Federal Housing Administration (FHA) and other federal programs of the New Deal era.⁹⁰ When the Great Depression thwarted demand for new houses and hindered the construction industry, architects turned their attention to the design of efficient and economical small houses that qualified for FHA financing. At the time, the FHA “limited the maximum sales price of homes they would insure so that the average home size and cost remained within the reach of a broad market.”⁹¹ In response, architects directed considerable energy toward designing houses as efficient as possible, since every added square foot of living space and all unnecessary details drove up costs and thus made it harder to qualify for the coveted FHA loan.⁹² Architectural trade journals dedicated considerable coverage to this topic. Some of Southern California’s most esteemed architects of the day, whose careers had stagnated because of the Great Depression, were often featured prominently. Multi-page spreads in these publications touted the architects’ ideas for designing houses that were economical, yet sufficiently modern and functional, and most importantly met the rigorous design conditions that were developed and enforced by the FHA.

⁸⁸ McAlester, *A Field Guide to American Houses*, 2014, 454.

⁸⁹ McAlester, *A Field Guide to American Houses*, 2014, 449.

⁹⁰ McAlester, *A Field Guide to American Houses*, 2014, 588-589.

⁹¹ McAlester, *A Field Guide to American Houses*, 2014, 589.

⁹² McAlester, *A Field Guide to American Houses*, 2014, 589.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Minimal Traditional style buildings can be found throughout the United States. The style enjoyed great popularity in Southern California where, as a result of a robust regional economy, the demand for housing remained alive and well throughout the Great Depression and World War II. The style was well-suited to mass production and was applied to the multitude of new, large-scale subdivisions that were developed across Southern California in the late 1930s and early 1940s. Developers and merchant builders were able to take the pre-approved FHA designs associated with the style and quickly construct large developments of new single-family houses.

Eight buildings in the district are designed in the Minimal Traditional style. Character-defining features of the style expressed in the district include one-story building heights; small and compact building forms; low-pitched gabled or hipped roofs with shallow eaves; stucco wall cladding, often accentuated by wood siding, stone, or brick; modest porches; multi-light wood or steel windows; and a lack of ornament. The style remained popular from about 1935 to 1955.

Architects and Builders

Buildings in the district were designed individually and represent the work of various architects and builders who were active in San Diego – and in some cases, elsewhere in Southern California – amid its primary period of development. Since historical building permits in the City of San Diego are not available for most properties, various secondary source materials were used to identify architects and builders to the greatest extent possible. These sources include newspaper archives from the *San Diego Union* and *Evening Tribune*, and architectural trade journals such as *Southwest Builder and Contractor* and *Southwest Contractor and Manufacturer*.

Architects

Several of the buildings in the district were designed by architects. Architects who are known to have designed buildings in the district were all based in San Diego. Joel L. Brown, Louis J. Gill, William Templeton Johnson, Frank Mead and Richard S. Requa (Mead and Requa), Emmor Brooke Weaver, and William H. Wheeler. Following is a brief biographical sketch of each of the above-listed architects. All are recognized as master architects by the City of San Diego.

Joel L. Brown

Joel Lewis Brown (1870-1954) was born in Indiana and worked as an architect there early in his career. From the late 1890s until about 1908, he worked for major architectural firms in Indiana, designing several prominent municipal buildings including the Classical Revival style Hartford City Public Library and Hartford City High School.⁹³ Circa 1908, Brown moved to San Diego, where he quickly earned a reputation as a talented local architect and builder. In San Diego, he specialized in residential design and became well-known for designing high-quality single-family houses, mostly in the Craftsman and Prairie School styles that were popular in the region at the time. Reflecting the upper-middle-income clientele to whom Brown catered, many of his known works are located in the Mission Hills neighborhood.⁹⁴

⁹³ City of San Diego Historical Resources Board, "Biographies of Established Masters," rev. 2020, 9.

⁹⁴ City of San Diego Historical Resources Board, "Biographies of Established Masters," rev. 2020, 9.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Louis J. Gill

Louis J. Gill (1885-1969) was raised in Syracuse, New York. In 1911, he graduated with an architecture degree from Syracuse University and moved west to San Diego to work as a draftsman in the office of his uncle, noted San Diego architect Irving J. Gill.⁹⁵ Louis and Irving Gill entered into partnership in 1914 as Gill and Gill, Architects, and designed a number of high-profile building projects in San Diego including the La Jolla Women's Club. In 1919, the Gills dissolved their partnership, and Louis Gill went on to work independently, honing his reputation as one of San Diego's most skilled architects.⁹⁶ He was a versatile architect who designed a substantial number of building types including houses and commercial buildings but developed expertise in the design of churches, hospitals, and other large institutions. His buildings generally embodied a chaste dialect of the Mission Revival style for which both Gills are best known.

In 1935, Louis Gill was appointed chair of a group of four prominent San Diego architects who were commissioned to design the City-County Administration Building, an Art Deco landmark that was completed in 1938 and is widely considered to be one of Gill's most prominent commissions. He also co-founded the San Diego Chapter of the American Institute of Architects in 1928 and served on the California State Board of Architectural Examiners for more than two decades.⁹⁷ Louis Gill retired in 1955 and died in Los Angeles in 1969.⁹⁸

William Templeton Johnson

William Templeton Johnson (1877-1957) was born in Staten Island, New York. Johnson worked as a roofer in his youth, which introduced him to the architecture trade. He worked for the New York City-based architectural firm of Delano and Aldrich before traveling to Paris to study architecture at the renowned École de Beaux Arts. In 1912, Johnson came to San Diego and established his own architectural practice.⁹⁹ He and his wife, Clara Sturges Johnson, founded the Francis W. Parker School in San Diego in 1912, and in 1913 he designed a new building for the school, which accommodated its emphasis on holistic learning and progressive principles.¹⁰⁰ The school became an anchor within the burgeoning Mission Hills neighborhood.

Johnson thereafter solidified his reputation as one of San Diego's most prolific local architects. He designed a number of San Diego's highest-profile commercial, civic, and institutional buildings of the 1920s and 1930s including several large office buildings throughout Downtown San Diego, the La Jolla Public Library, La Jolla High School, the Junipero Serra Museum in Presidio Park, and the Fine Arts Gallery and Museum of Natural History in Balboa Park. Johnson designed the city's post office in 1937, was on the team of four architects who designed

⁹⁵ City of San Diego Historical Resources Board, "Biographies of Established Masters," rev. 2020, 19.

⁹⁶ C. Douglas Kroll, "Louis John Gill." *The Journal of San Diego History* (30.3), Summer 1984.

⁹⁷ Kroll, "Louis John Gill, Summer 1984.

⁹⁸ UC Santa Barbara, "Finding Aid for the Louis J. Gill Papers, ca. 1911-ca. 1969," online, accessed Jun 2023.

⁹⁹ City of San Diego Historical Resources Board, "Biographies of Established Masters," rev. 2020, 29.

¹⁰⁰ "Francis W. Parker School Dedication: Aim to Train the Heads as Well as the Minds," *San Diego Union*, Nov. 16, 1913.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

the City-County Administration Building in 1938, and designed numerous houses over his career.¹⁰¹ Johnson was inducted into the AIA College of Fellows in 1939 and retired in 1955.¹⁰²

Johnson was a versatile architect who worked in multiple idioms, but exhibited mastery in the Spanish Colonial and Mediterranean Revival styles that were popular at the apex of his career.¹⁰³

Frank Mead and Richard Requa (Mead and Requa)

Frank Mead (1865-1940) was born in Camden, New Jersey. He briefly worked as an architect in Philadelphia before spending several years traveling extensively across the Mediterranean, during which time he developed a keen interest in the region's architecture.¹⁰⁴ Mead came to San Diego in 1903, working in the office of noted local architects William Sterling Hebbard and Irving Gill (Hebbard and Gill) before leaving to travel across the American Southwest. Mead returned to San Diego in 1912 and entered into partnership with fellow architect Richard Requa.

Richard Smith Requa (1881-1941) was born in Illinois and came to San Diego in 1900. His career in architecture began in 1907, when he worked in the office of Irving Gill. In 1912 he opened his own practice and later entered into partnership with architect Frank Mead. Their firm, Mead and Requa, was known for elaborate Mediterranean Revival and Spanish Colonial Revival style buildings. Their partnership was dissolved in 1920.

Requa thereafter began a partnership with builder Herbert Jackson: "Requa provided the skills of a designer, while Jackson applied his knowledge of engineering and structural materials."¹⁰⁵

Requa is known as an exponent of the Spanish Colonial Revival and Mediterranean Revival styles, inspired by his world travels and seen as a regionally appropriate aesthetic for San Diego. He was also a prolific writer, penning articles and publishing books about the Spanish and Mediterranean styles. Requa's portfolio includes a substantial number of custom houses in established San Diego neighborhoods including Mission Hills, Kensington, Point Loma and La Jolla, as well as several prominent civic buildings located throughout the San Diego region. Requa was appointed Master Architect for the California Pacific International Exposition of 1935-1936, in which he improved many of the existing exposition buildings at Balboa Park and also designed several new landmark buildings.

Requa was also involved in the design of the San Diego County Administration Building, designed the civic center for the Spanish-themed suburban enclave of Rancho Santa Fe in northern San Diego County, and contributed to the design of prominent early buildings in the City of Ojai. Requa died in 1941; his former business partner, Frank Mead, died in 1940.¹⁰⁶

¹⁰¹ City of San Diego Historical Resources Board, "Biographies of Established Masters," rev. 2020, 29.

¹⁰² City of San Diego Historical Resources Board, "Biographies of Established Masters," rev. 2020, 29.

¹⁰³ Sarah Schaffer, "A Civic Architect for San Diego: The Work of William Templeton Johnson," *The Journal of San Diego History* (45.3), Summer 1999.

¹⁰⁴ City of San Diego Historical Resources Board, "Biographies of Established Masters," rev. 2020, 40.

¹⁰⁵ City of San Diego Historical Resources Board, "Biographies of Established Masters," rev. 2020, 47.

¹⁰⁶ City of San Diego Historical Resources Board, "Biographies of Established Masters," rev. 2020, 47.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Emmor Brooke Weaver

Emmor Brooke Weaver (1876-1968), originally from Iowa, studied architecture at the University of Chicago Urbana-Champaign and came to San Diego in 1903.¹⁰⁷ He initially worked as a draftsman in the office of Hebbard and Gill. Weaver left the firm circa 1906 to enter into private practice, marketing himself as a designer of “artistic bungalows.” His solo practice focused on custom residences, which were typically designed in a rustic interpretation of the Craftsman style and were notable on account of their quality craftsmanship.¹⁰⁸ Weaver briefly partnered with architect John Vawter from 1910-1912, and continued working in San Diego until his retirement in 1945.¹⁰⁹ Several of the houses designed by Weaver are locally designated as San Diego historical resources.

William H. Wheeler

William Henry Wheeler (1878-1956) was born in Australia. He apprenticed with an architect in Melbourne before moving to Canada, and later to San Francisco, to pursue a career in architecture. While in San Francisco he studied engineering at UC Berkeley.¹¹⁰ Following the 1906 San Francisco Earthquake, he moved to Arizona, where he worked as the supervising architect for the Southern Pacific Railroad until 1912. Wheeler arrived in San Diego in 1913.¹¹¹

In San Diego, Wheeler maintained a successful architectural practice for the next 30 years. His designs embodied the variety of Period Revival styles that were popular at the time. He designed prominent civic and institutional buildings in San Diego throughout the 1910s and '20s including Eagles Hall, the Balboa Theatre, Temple Beth Israel Synagogue, and All Saints Episcopal Church, and also designed the monumental Angelus Temple in Los Angeles for the Foursquare Church which was led by evangelist Aimee Semple McPherson.

In 1928, Wheeler co-founded the San Diego chapter of the American Institute of Architects along with fellow San Diego architects Irving and Louis Gill and John Siebert.¹¹² Wheeler also served as President of the California State Board of Architecture.¹¹³ He was the father of Richard George Wheeler, another prominent San Diego architect. William Weaver died in 1956.¹¹⁴

Builders

Many of the district's buildings were not designed by a licensed architect, but instead were designed and constructed by contractors with expertise in architectural drafting. The tendency for contractors to design and construct individual buildings was a common practice in San Diego's early suburban neighborhoods. As explained by historian Alexander Bevil, “during the periods

¹⁰⁷ City of San Diego Historical Resources Board, “Biographies of Established Masters,” rev. 2020, 61.

¹⁰⁸ Alexander D. Bevil, “Emmor Brooke Weaver,” in *Toward a Simpler Way of Life: The Arts and Crafts Architects of California*, ed. Robert Winter (Berkeley, CA: University of California Press, 1997), 209.

¹⁰⁹ City of San Diego Historical Resources Board, “Biographies of Established Masters,” rev. 2020, 61.

¹¹⁰ City of San Diego Historical Resources Board, “Biographies of Established Masters,” rev. 2020, 61-62.

¹¹¹ Biographical Dictionary of Architects in Canada, 1800-1950, “Wheeler, William Henry,” online, accessed Jun. 2023.

¹¹² AIA San Diego, “Cheers to 95 Years! AIA San Diego Turns 95,” online, Apr. 19, 2023, accessed Jun. 2023.

¹¹³ Ibid.

¹¹⁴ Wheeler, William, Report of Interment, Jan. 30, 1956, online, accessed Jun. 2023.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

both before and after World War I, while most of the competent architects in San Diego were engaged in designing major commercial buildings and large-scale residences, [a] 'design vacuum' of sorts existed in the outlying suburban areas."¹¹⁵ Accordingly, local contractors with backgrounds in design and drafting were able to help fill this void and meet the demand for new, middle-income and upper-middle-income suburban housing at the time.

Most of the builders who were active in the district were responsible for only one building, or a small number of buildings, based on available background information. Four builders appear to have been particularly active in the district, designing a substantial number of houses: Morris B. Irvin, Martin V. Melhorn, Nathan Rigdon, Alexander Schreiber, and Walter Trepte. Irvin, Melhorn, Rigdon, and Schreiber are recognized as master builders by the City of San Diego.

Morris B. Irvin

Morris B. Irvin (1868-1933) was born in Illinois and raised in Nebraska. He moved to San Diego circa 1912, at the height of a development boom brought on by the anticipation of the forthcoming Panama-California Exposition. Irvin is considered to be among the first developer-builders to engage in large-scale speculative home building in San Diego.¹¹⁶ In 1915, he established the Irvin Security Company, which was "a contracting firm dedicated to buying, selling, and leasing real estate and constructing buildings."¹¹⁷ The company was involved in all aspects of the development process including land acquisition, design, construction, and the eventual sale of speculative houses.

The Irvin Security Company is known to have designed more than one hundred speculative houses throughout the greater Mission Hills neighborhood, including sixteen within the Arnold and Choate's Addition and North Florence Heights subdivisions. Architecturally, the company expressed a strong preference for Craftsman style architecture, which was popular at the time. Many of the houses designed by Irvin are stylistically classified as California Craftsman "seagull" bungalows, which are distinguished by a prominent undulated eave that dominates the primary façade.¹¹⁸ Irvin also designed houses in the Mission Revival and Spanish Colonial Revival styles as they ascended in popularity. Irvin died in San Diego in 1933.¹¹⁹

Martin V. Melhorn

Martin V. Melhorn (1866-1925) was born in Indiana. He worked in Nebraska and Colorado before moving to San Diego in 1911. Working in partnership with fellow builders John C. Rice and John J. Wahrenberger, Melhorn founded the Bay City Construction Company in 1911, which specialized in the construction of middle- and upper-middle-income speculative houses.¹²⁰ The company was one of many local design-build firms established as the demand for new housing in

¹¹⁵ Alexander D. Bevil, "Architectural and Historical Assessment of the Villa Orizaba," report, prepared Oct. 9, 1995, 16.

¹¹⁶ City of San Diego Historical Resources Board, "Biographies of Established Masters," rev. 2020, 73.

¹¹⁷ City of San Diego Historical Resources Board, "Biographies of Established Masters," rev. 2020, 74.

¹¹⁸ City of San Diego Historical Resources Board, "Biographies of Established Masters," rev. 2020, 74.

¹¹⁹ "Morris B. Irvin," in California, U.S. Death Index, accessed Jun. 2023 via Ancestry.com.

¹²⁰ City of San Diego Historical Resources Board, "Biographies of Established Masters," rev. 2020, 77.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

San Diego swelled in the years before the Panama-California Exposition. In 1913, Melhorn established another company, named the Alberta Security Company for his wife Alberta Melhorn, which served as the financial arm of his burgeoning construction empire. The Bay City Construction Company was dissolved in 1916. Melhorn continued to design, construct, and sell speculative houses through various successor firms, eventually entering into partnership with his son under the name M.V. Melhorn and Son.¹²¹ Martin Melhorn died in 1925.

Of the developer-builders who were active in San Diego at this time, Melhorn was one of the most architecturally adept. He established himself as a skilled designer of Craftsman and Prairie School style houses, incorporating distinctive features and details that demonstrated his attunement to craftsmanship and his interest in quality design. He exhibited a penchant for experimentation, blending together elements of various styles in creative and eclectic ways. In his later years – and in response to shifts in popular taste – Melhorn shifted to designing primarily in Period Revival styles. Melhorn designed and built a substantial number of houses in the Arnold and Choate's Addition and North Florence Heights tracts..

Nathan Rigdon

Nathan Rigdon (1867-1939) was born in Maryland. He lived in Colorado before arriving in San Diego circa 1909. Early in his adult life, Rigdon was an ordained Methodist minister, and remained active in the Methodist church in subsequent years. Census records list his vocation as a “builder and speculator” upon coming to San Diego.¹²² A contractor who also dabbled in architectural design, Rigdon designed and built a substantial number of houses in the greater Mission Hills community in the early decades of the twentieth century, and in doing so helped define the area's distinctive character. Rigdon's designs are well “known for their high quality, functional floor plans and extensive use of wood throughout the interior spaces.”¹²³ Rigdon designed in various architectural styles that were popular at the time, though he expressed a strong affinity for the Prairie School and Craftsman styles. Rigdon later moved to the Los Angeles area, where he died in 1939.¹²⁴

Alexander Schreiber

Alexander Schreiber (1887-1947) was born in Kansas and came to San Diego in 1912. He worked as a carpenter and building contractor, and by the 1920s is also noted as operating a real estate office in the Hillcrest neighborhood.¹²⁵ Schreiber was a prolific builder, designing and constructing houses and commercial buildings in communities that were witnessing rapid development at the time. Many of the buildings attributed to Schreiber are designed in the Craftsman and Spanish Colonial Revival styles, and most were built on speculation. Notably, he is also credited as “an early experimenter in the use of electricity in houses,” and as “building the

¹²¹ City of San Diego Historical Resources Board, “Biographies of Established Masters,” rev. 2020, 77.

¹²² City of San Diego Historical Resources Board, “Biographies of Established Masters,” rev. 2020, 83.

¹²³ City of San Diego Historical Resources Board, “Biographies of Established Masters,” rev. 2020, 83.

¹²⁴ “Former Builder Dies,” *Glendale News-Press*, Jun. 8, 1939.

¹²⁵ City of San Diego Historical Resources Board, “Biographies of Established Masters,” rev. 2020, 85.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

first house in San Diego completely wired for electrical appliances.”¹²⁶ Schreiber died in 1947.¹²⁷

Walter Trepte

Walter Trepte (1893-1985) was born in San Francisco and came to San Diego as a child. His father, Moritz Trepte, owned a successful contracting business. Walter Trepte studied architectural design in secondary school and entered the construction trade in 1913, working as a foreman for his father's construction business. Circa 1918, Walter entered in partnership with his father, establishing the firm of M. Trepte and Son, and in 1928 he became president of the company.¹²⁸ Known as the Trepte Co., the company went on to design a substantial number of houses and commercial buildings across San Diego, and also designed bridges for public agencies including the California Department of Transportation (Caltrans). Walter Trepte retired in 1967 and his son, Eugene Trepte, took control of the family business, which continued to play an active role in the construction of prominent local buildings. Walter Trepte died in 1985.¹²⁹

Additional Builders

Anderson and Brown
Brown-Olmsted
Bush, V.R.
Butler, William Joel
Chapin, S.D.
Coleman, E.L.
Danforth, D.L.
Dennstedt Co.
Dilley, Louis R.
Droyer and Sloane
Dryden, David O.
Eacrett, F.R.
Engler, Russell
Evenson, F.
Frankenburger, B.M.
Freson, Charles M.
Gales, W.L.
Graves, J.S.
Gray, Earl
Hawkins, Ben
Horner, Benjamin
Huerman, George A.
Ideal Building Company
Jacobson, Ed

¹²⁶ City of San Diego Historical Resources Board, “Biographies of Established Masters,” rev. 2020, 85.

¹²⁷ “Alexander Schreiber,” in California, U.S. Death Index, accessed Jun. 2023 via Ancestry.com.

¹²⁸ “Trepte Co. Marks 75th Anniversary,” *San Diego Union and Daily Bee*, Jan. 17, 1971.

¹²⁹ “Walter Trepte,” in U.S., Find a Grave Index, accessed Jun. 2023 via Ancestry.com.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Jenkins Construction Company
Johnson, W.B.
Keyes, Arthur E.
Kiewit, George
Kinder, John (also spelled in some sources as Kynder)
Kirby, W.H.
Landers, C.
Larson, Nelson
Lueders, Carl
Lowerson and Wolstencroft
Marritt, Ed
McFarland, H.L.
Mead-Haskell Company
Moisan, Louis G.
Neale, Henry
Perrigo, R.D.
Robinson, J.A.
Sharpe, Thomas W.
Shaw-Cole Company
Slaughter, J.C.
Southard, A.M.
Stallard, W.B.
Stephens, D.C.
Stephens Bros.
Stone, G.F.
Thornhill, W.S.
Tifal and King
Wahrenberger, William
Waltin, D.S.
Wiley, George A.
Winter and Nicholson

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

“2015 Marks an Important Year for Mission Hills United Methodist Church.” *Presidio Sentinel*. Dec. 11, 2014.

“12,000 Apartments Being Erected on Mission Hills.” *San Diego Union*. May 7, 1911.

American Institute of Architects San Diego Chapter. *AIA Guide to San Diego*. San Diego: American Institute of Architects San Diego Chapter, 1977.

Ames, David L., and Linda Flint McClelland. *National Register Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places*. Washington, D.C.: U.S. Department of the Interior, National Park Service, National Register of Historic Places, September 2002.

Ancestry.com (various databases). Accessed Jun. 2023.

Bagel, Bobby. “Deep Roots: Mission Hills Garden Center Saved.” *Our Heritage News* (newsletter of Save our Heritage Organisation). Mar/Apr. 2017.

Bevil, Alexander D. “Architectural and Historical Assessment of the Villa Orizaba.” Report prepared October 9, 1995.

Bevil, Alexander D. “Emmor Brooke Weaver.” In *Toward a Simpler Way of Life: The Arts and Crafts Architects of California*, ed. Robert Winter. Berkeley, CA: University of California Press, 1997.

Biographical Dictionary of Architects in Canada, 1800-1950. “Wheeler, William Henry.” Online. Accessed Jun. 2023. <http://dictionaryofarchitectsincanada.org/node/2271>

“Bids for School Additions are Received.” *Evening Tribune*. Feb. 22, 1921.

Booth, Larry, et. al. “Portrait of a Boom Town: San Diego in the 1880s.” *California Historical Quarterly* Vol. 50.4, 1971.

“Church Formed in Mission Hills.” *San Diego Union*. Jun. 26, 1910.

City of San Diego Historical Resources Board. “Biographies of Established Masters.” Rev. Oct. 21, 2020.

City of San Diego Planning Department. “Uptown Community Plan Area: Historic Resource

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Survey Report." November 2016.

Crane, Clare B. "The Pueblo Lands." *The Journal of San Diego History* Vol. 37.2. Spring 1991.

Crawford, Richard W., ed. "From Boom to Bust (1885-1888)." *The Journal of San Diego History* Vol. 41.3. Summer 1995.

_____. "Riding the Streetcar Rails Was the Way to Go in San Diego." *San Diego Union-Tribune*. Oct. 18, 2008.

"Development of Street Railway Shown by Photographs." *Evening Tribune*. Jul. 1, 1924.

Deverell, William, and Greg Hise, eds. *A Companion to Los Angeles*. Hoboken, NJ: John Wiley and Sons, 2014.

Dodge, Richard V. "Rails of the Silvergate: The Spreckels San Diego Empire." *Pacific Railway Journal*. 1960.

Edison Tech Center. "Frank Julian Sprague: The Accomplishments and Life of F.J. Sprague, 1857-1934." Online. Accessed Jun. 2023.
<https://edisontechcenter.org/FrankSprague.html>

Evans, Bryant. "Diesel Motors Spelling Doom for Street Cars." *San Diego Union*. Aug. 18, 1946.

"Francis W. Parker School Dedication: Aim to Train the Heads as Well as the Minds." *San Diego Union*. Nov. 16, 1913.

Haga, Susan. "San Diego's Cable Railway." *The Journal of San Diego History* Vol. 15.2. Spring 1989.

Hazard, Allen, and Janet O'Dea. *Images of America: Mission Hills*. Charleston, SC: Arcadia Publishing, 2015.

Historical Resource Research Reports (multiple). Accessed via the California Historical Resources Inventory Database, City of San Diego. Online. Accessed Jun. 2023.
<https://sandiego.cfwebtools.com/>.

Jackson, Kenneth. *Crabgrass Frontier: The Suburbanization of the United States*. New York: Oxford University Press, 1985.

Knox, Paul L. *Urbanization: An Introduction to Urban Geography*. Englewood Cliffs, NJ: Prentice Hall, 1994.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

- Kroll, C. Douglas. "Louis John Gill." *The Journal of San Diego History* Vol. 30.3. 1994.
- Lesley, Lewis B. "A Southern Transcontinental Railroad into Southern California: Texas and Pacific versus Southern Pacific, 1865-1885." *Pacific Historical Review* Vol. 5.1. Mar. 1996.
- Lichtman, Ethel Minter. "The Zest for Learning." *The Journal of San Diego History* Vol. 39.3. Summer 1993.
- Macmullen, Jerry. "The Orizaba and Johnston Heights." *The Journal of San Diego History* Vol. 5.3. July 1959.
- "Mapping Inequality: Redlining in New Deal America." Online. Accessed Jun. 2023.
<https://dsl.richmond.edu/panorama/redlining/#loc=13/37.758/-122.494&city=san-francisco-ca>.
- McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2014.
- "Methodists Plan Church Dedication." *San Diego Union*. Jan. 16, 1915.
- Mills, James R. *San Diego: Where California Began*. San Diego: San Diego Historical Society, 1976.
- "Mission Hills Congregational Church Dedicated." *San Digo Union*. Mar. 21, 1921.
- "Mission Hills Congregational Church Plans to Erect New Place of Worship Before Autumn." *San Diego Union*. May 2, 1920.
- Mission Hills Heritage. "Mission Hills History." Online. Accessed Jun. 2023.
<http://missionhillsheritage.org/mhhistory.htm>.
- Mozingo, Joe. "Ancient Ways and Modern Times." *Los Angeles Times*. September 26, 2011.
- "New Sunday School Unit of Mission Hills Methodist Church to be Dedicated Sunday." *San Diego Union*. Sept. 13, 1922.
- Newspaper archives for the *San Diego Union* and *Evening Tribune* (various dates). Accessed Jun. 2023 via GenealogyBank.
- Owens, Keith A. "Planting of 2 Trees Honors Kate Sessions, Adds to Her Legacy." *Los Angeles Times*. Nov. 10, 1985.
- Pourade, Richard. *City of the Dream, 1940-1970*. San Diego: Union-Tribune Publishing Co.,

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

1977.

_____. *Gold in the Sun, 1909-1919*. San Diego: Union-Tribune Publishing Co., 1966.

_____. *The Rising Tide, 1920-1941*. San Diego: Union-Tribune Publishing Co., 1967.

Price, James N. "The Railroad Stations of San Diego County." *The Journal of San Diego History* Vol. 34.2. Spring 1988.

San Diego County California: A Record of Settlement, Organization, Progress and Achievement, Vol. II. Chicago: The S.J. Clarke Publishing Company, 1913.

San Diego History Center. "Irving John Gill, 1870-1936." Online. Accessed Jun. 2023.
<https://sandieghistory.org/archives/biographysubject/irvinggill/>.

San Diego History Center. "Kate Sessions, 1857-1940." Online. Accessed Jun. 2023.
<https://sandieghistory.org/archives/biographysubject/sessions/>.

"School Board Planning Many Improvements." *San Diego Union*. Jul. 13, 1921.

Schaffer, Sarah. "A Civic Architect for San Diego: The Work of William Templeton Johnson." *The Journal of San Diego History* Vol. 45.3. Summer 1999.

Smythe, William Ellsworth. *History of San Diego, 1542-1908*. San Diego: The History Company, 1908.

"Tracking Down the Past: Streetcar Named Growth." *San Diego Union*. Jul. 20, 1981.

Tract Maps (various dates). Provided courtesy of Mission Hills Heritage.

UC Santa Barbara. "Finding Aid for the Louis J. Gill Papers, ca. 1911-ca. 1969." Online. Accessed Jun. 2023. <https://oac.cdlib.org/findaid/ark:/13030/c8mc8z0h/>

"Under One Control." *Evening Tribune*. Apr. 23, 1897.

Upton, Dell, and John Michael Vlach. *Common Places: Readings in American Vernacular Architecture*. Athens, GA: University of Georgia Press, 1986.

"Uptown Historic Context and Oral History Report." Prepared for the City of San Diego by IS Architecture and Walter Enterprises. Nov. 24, 2003.

U.S. Department of Housing and Urban Development, Office of Policy Development and Research. "HUD's Historical Timeline, 1930-2010." Online. Accessed Jun. 2023.
https://www.huduser.gov/hud_timeline/.

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: City of San Diego; San Diego Public Library; San Diego County Assessor; Mission Hills Heritage Private Collections; San Diego History Center

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 69 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A
(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 32.754654 | Longitude: -117.178525 |
| 2. Latitude: 32.755259 | Longitude: -117.177434 |
| 3. Latitude: 32.755306 | Longitude: -117.174637 |
| 4. Latitude: 32.755668 | Longitude: -117.171546 |
| 5. Latitude: 32.753267 | Longitude: -117.172787 |
| 6. Latitude: 32.752774 | Longitude: -117.169705 |
| 7. Latitude: 32.751084 | Longitude: -117.168780 |

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

8. Latitude: 32.750805 Longitude: -117.173795
9. Latitude: 32.750416 Longitude: -117.177651
10. Latitude: 32.750864 Longitude: -117.178491

Verbal Boundary Description (Describe the boundaries of the property.)

The district boundary follows the centerline of Stephens Street (west); corresponds to the contour of a canyon extending to Eagle Street (east); corresponds to the contour of a canyon extending to Barr Avenue (north); and is defined by sections of Washington Place, Fort Stockton Drive, and Lewis Street (south).

Boundary Justification (Explain why the boundaries were selected.)

The district boundary was drawn to encompass sections of two adjacent subdivisions (Arnold and Choate's Addition, North Florence Heights) that retain integrity and cohesion.

The district boundary was drawn to generally correspond to the original tract boundaries delineating Arnold and Choate's Addition (recorded 1872) and North Florence Heights (recorded 1890). These subdivisions are coterminous and share nearly identical development histories, contexts, and physical attributes.

The irregular shape of the south boundary was dictated by development patterns; specifically, it excludes the southernmost blocks of the original Arnold and Choate's Addition tract, which witnessed infill and redevelopment after World War II and do not relate aesthetically or contextually with the rest of the tract. The irregular shapes of the north and east boundaries were dictated by geography; specifically these boundaries correspond to the contours of canyons, which are located within the original tract boundaries but are not associated with the historic contexts and were therefore excluded from the district boundary.

11. Form Prepared By

name/title: Andrew Goodrich, AICP; Mary Ringhoff; Emily Varley
organization: Architectural Resources Group
street & number: 360 E. 2nd Street, Suite 225
city or town: Los Angeles state: CA zip code: 90012
e-mail: a.goodrich@argcreate.com
telephone: 626.583.1401 x 104
date: August 2023

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Arnold and Choate's Addition-North Florence Heights Historic District
City or Vicinity: San Diego
County: San Diego
State: California
Photographer: Andrew Goodrich and Mary Ringhoff, Architectural Resources Group
Date Photographed: November-December 2022
Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 20 Randolph Street, streetscape east side, view northeast
- 2 of 20 Ingalls Street, streetscape east side, view southeast
- 3 of 20 Lark Street, streetscape north side, view northeast
- 4 of 20 Randolph Street, streetscape west side, view northwest
- 5 of 20 4105 Eagle Street (#22), American Colonial Revival, view northeast
- 6 of 20 1112 Fort Stockton Drive (#42), Moderne, view northwest

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

- 7 of 20 1302-1304 Fort Stockton Drive (#53, non-contributor), view northeast
- 8 of 20 1318 Fort Stockton Drive (#55), Craftsman, view northeast
- 9 of 20 4263 Hawk Street (#75), Spanish Colonial Revival, view northeast
- 10 of 20 4268 Hawk Street (#76), Minimal Traditional, view northwest
- 11 of 20 1102 Hunter Street (#91), American Colonial Revival, view northeast
- 12 of 20 4121 Ingalls Street (#140), Vernacular Victorian, view northeast
- 13 of 20 4170 Jackdaw Street (#178), American Foursquare, view northwest
- 14 of 20 4044 Lark Street (#199, Mission Revival), view southwest
- 15 of 20 4127 Lark Street (#214), Prairie School, view northeast
- 16 of 20 1303 W. Lewis Street (#237, non-contributor), view southeast
- 17 of 20 1617-1633 W. Lewis Street (#251), Prairie School, view southwest
- 18 of 20 4179 Palmetto Way (#282), Craftsman, view northeast
- 19 of 20 4201 Palmetto Way (#286), Craftsman, view northeast
- 20 of 20 4030-4034 Randolph Street (#306), Spanish Colonial Revival, view northwest

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

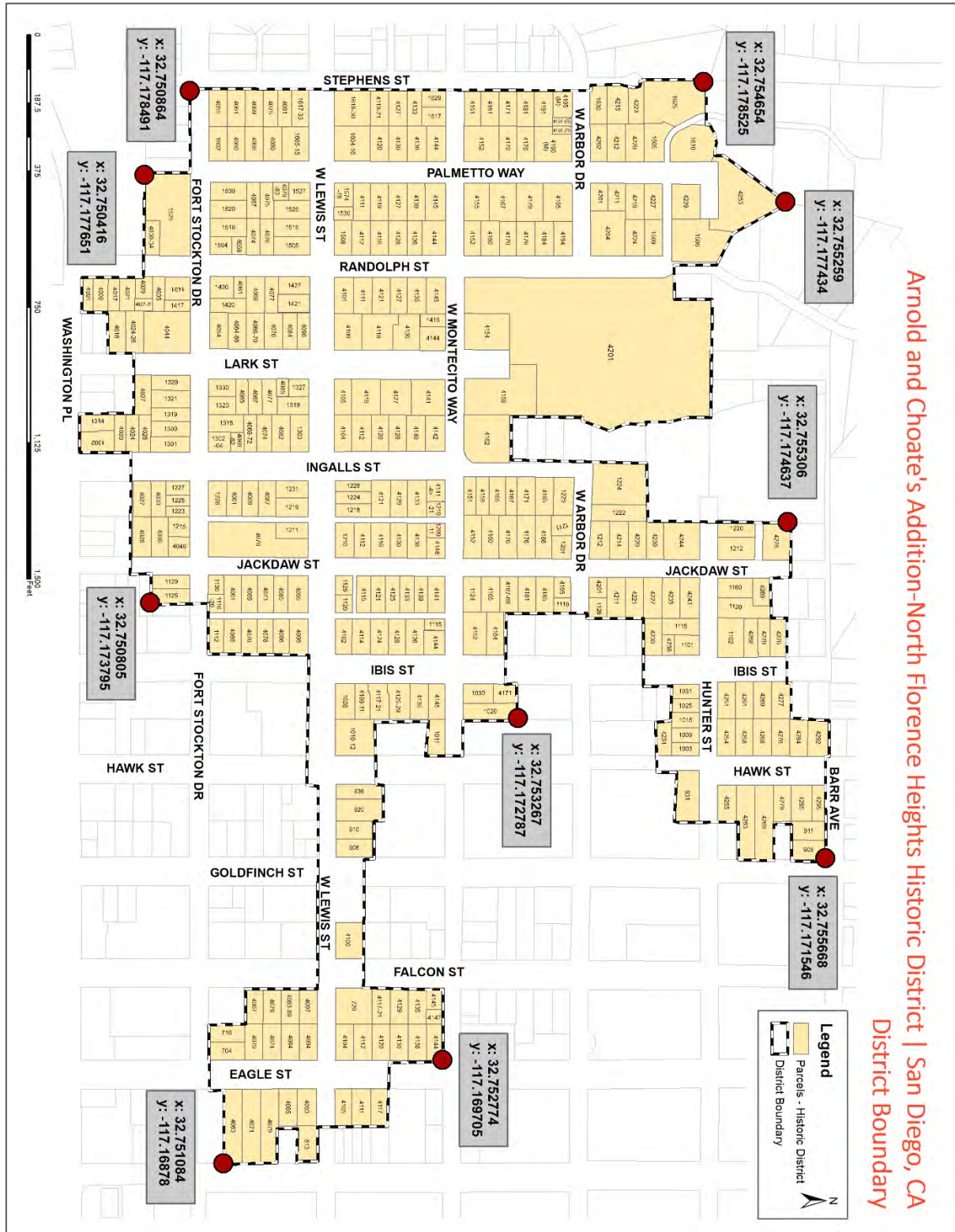
- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Arnold and Choate's Addition-North Florence Heights Historic District
 Name of Property

San Diego, CA
 County and State

Location Map

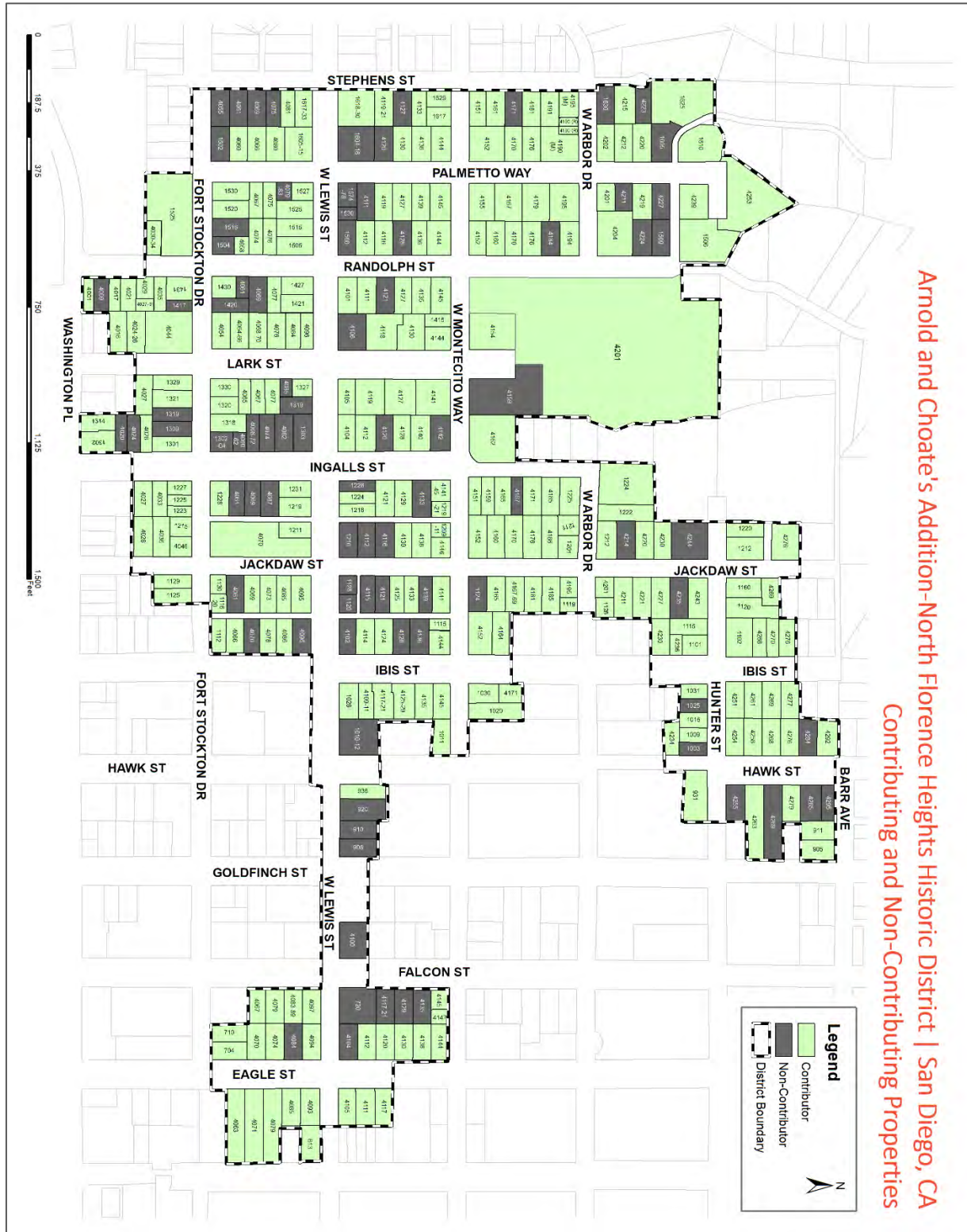


Arnold and Choate's Addition-North Florence Heights Historic District | San Diego, CA
 District Boundary

Arnold and Choate's Addition-North Florence Heights Historic District
 Name of Property

San Diego, CA
 County and State

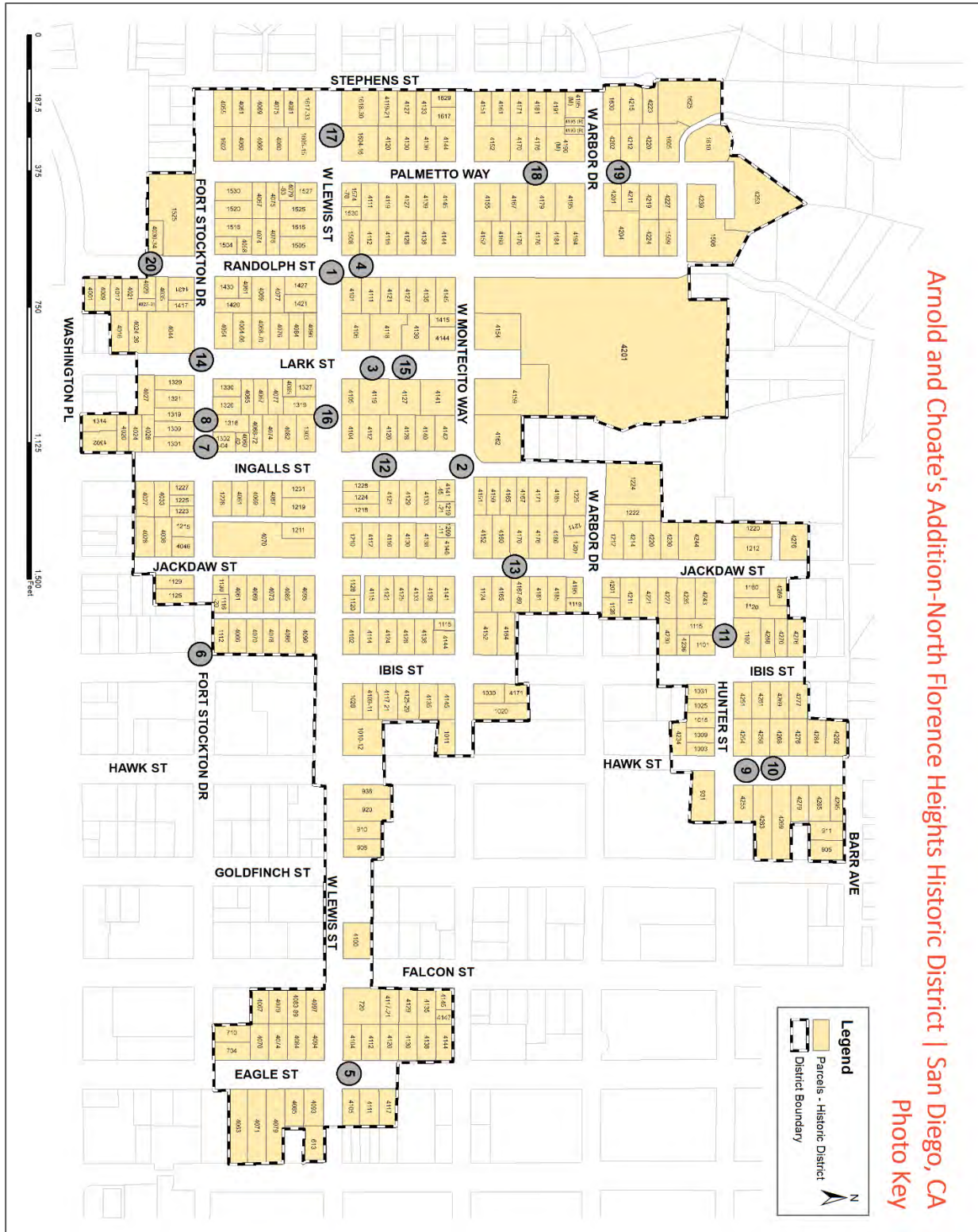
Sketch Map and Contributor Key



Arnold and Choate's Addition-North Florence Heights Historic District
 Name of Property

San Diego, CA
 County and State

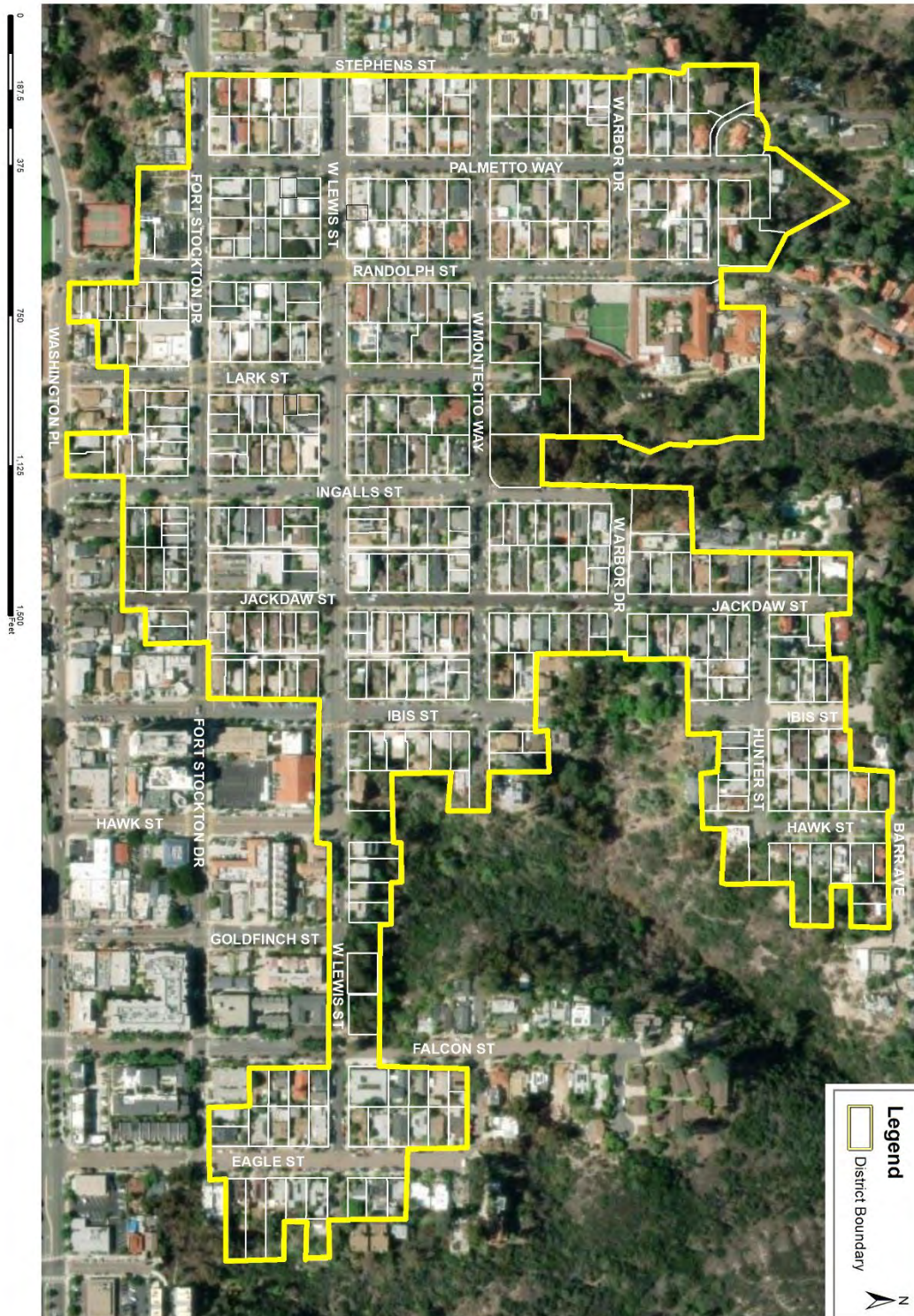
Photo Key



Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Aerial Photo Map



Arnold and Choate's Addition-North Florence Heights Historic District | San Diego, CA
District Boundary

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

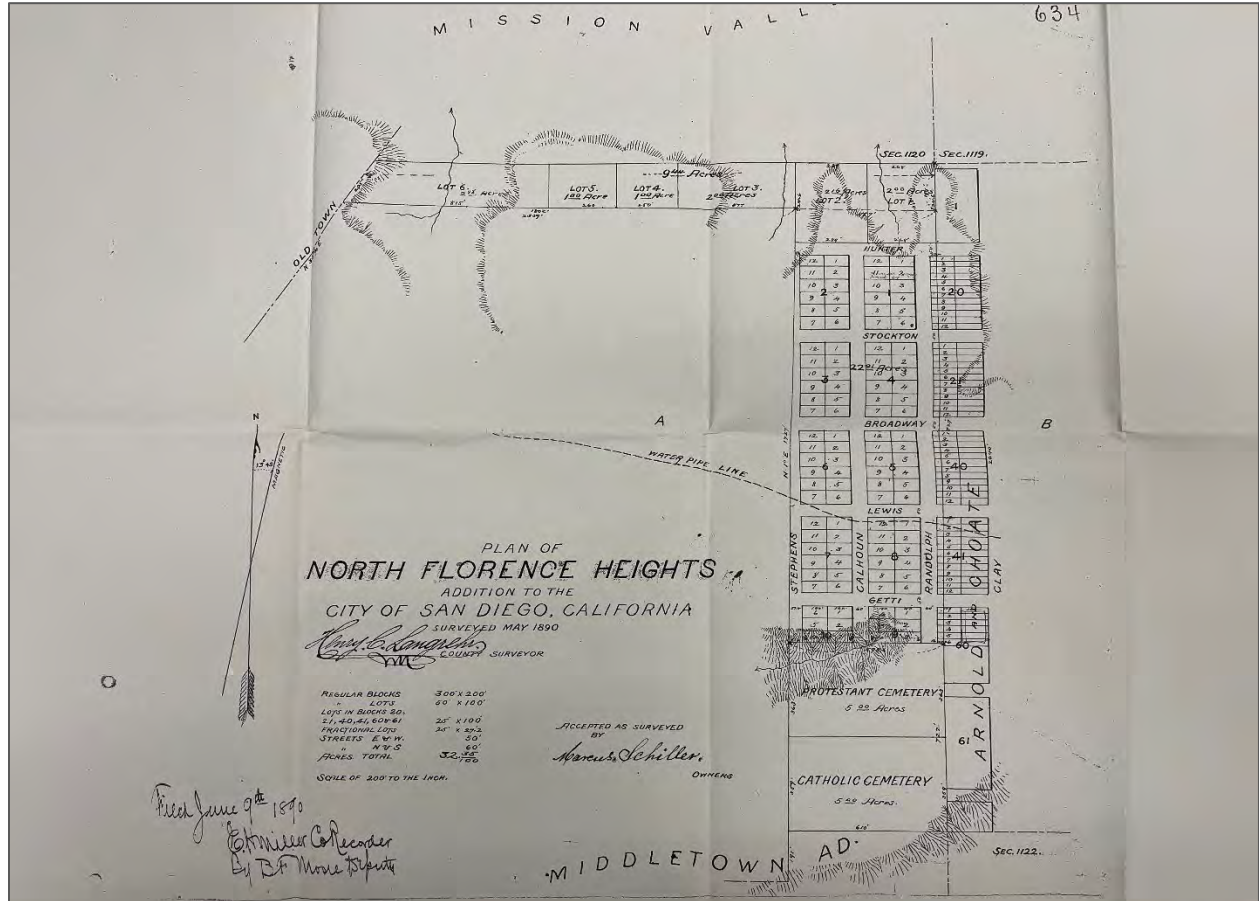
Figure 1 Subdivision map, Arnold and Choate's Addition, 1872 (Provided courtesy of Mission Hills Heritage)



Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Figure 2 Subdivision map, North Florence Heights, 1890 (Provided courtesy of Mission Hills Heritage)



Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Figure 3 Lark Street streetscape (Arnold and Choate's Addition), n.d. (San Diego History Center)



Figure 4 4100 block of Ibis Street (Arnold and Choate's Addition), view southeast, 1936 (San Diego History Center)



Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Figure 5 Rendering of the Rigdon Block, 1605-1615 ½ W. Lewis Street (North Florence Heights), 1911 (San Diego Union)

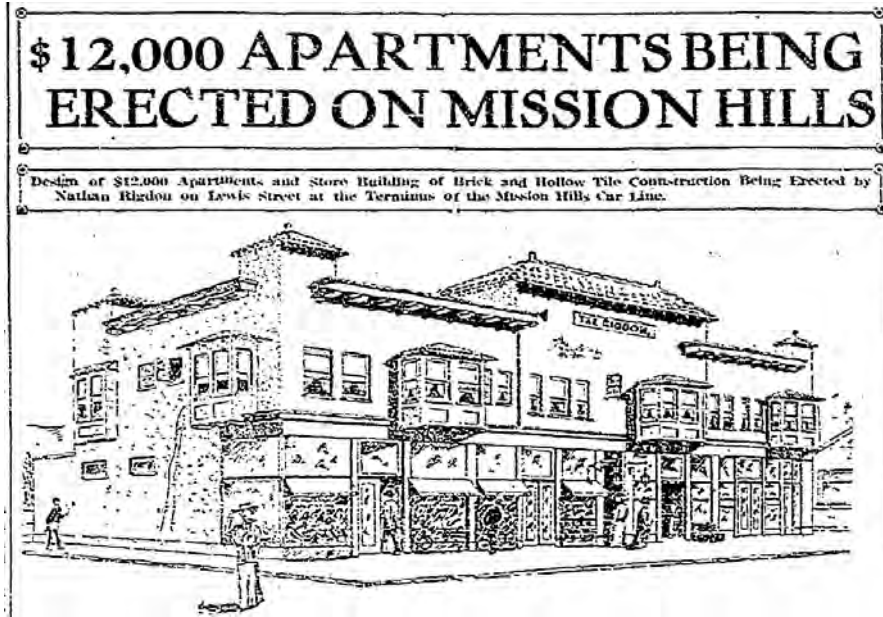


Figure 6 Mission Hills Congregational Church, 4170 Jackdaw Street (Arnold and Choate's Addition), 1928 (San Diego History Center)



Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Figure 7 Aerial image of historic district, 1928 (San Diego History Center)



Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Photo 1



Photo 2



Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Photo 3



Photo 4



Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Photo 5



Photo 6



Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Photo 7



Photo 8



Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Photo 9



Photo 10



Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Photo 11



Photo 12



Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Photo 13



Photo 14



Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Photo 15



Photo 16



Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Photo 17



Photo 18



Arnold and Choate's Addition-North Florence Heights Historic District
Name of Property

San Diego, CA
County and State

Photo 19



Photo 20

