

BUILDINGS WITH HISTORIC OR ARCHITECTURAL INTEREST

EL CAJON BOULEVARD - NORTH PARK SEGMENT

Park Boulevard to Interstate (I) 805

November 8, 2003

A1 Piggley Wiggley Building

Common Name Buddah Head
Address **4247 Park Boulevard** (445-380-01/02)
Architectural style Art Deco Commercial Building
Date built 1926
Developer Dudley D. Williams (founder of Piggley Wiggley)
Comments Art Deco design. Ground floor stores, upper floor residences or offices. Stucco, Art Deco detailing, tile base, 1st floor parapet with extrusions for neon. Side elevation has ornamental tile pattern expressing the roof structure. Original wood windows and screen door. Recent additions of a first floor round entry and metal awnings.

A2 Modern Medical Office Building (no DPR)

Address **1835 El Cajon Boulevard**
Architectural style Modern
Date built 1950s/1960s
Comments 1960's Modern building with narrow windows, parking below, and main floor on a podium with side entrance.

B1 1844 El Cajon Boulevard – Lusti Motors

Futurist Modern with fixed awning and “V” shaped column. Circa 1940's. Façade on El Cajon Boulevard should be maintained or reconstructed as part of a new project.

A3 Hillside Hospital (no DPR)

Common Name Kindred Hospital
Address **1900 El Cajon Boulevard**
Architectural style Constructivist Modern
Date built Circa 1940s-1950s
Comments Constructivist Modern complex. Circa 1940's-50's Has maintained extensive gardens in the front.

B2 2000 El Cajon Boulevard - Craftsman house

2 story structure, now used for commercial activity. This is probably one of the early buildings remaining in the Boulevard circa 1910's. Building should be integrated into new development to help recall the early, residential years of the Boulevard.

D1 2011 El Cajon Boulevard – Blockbuster Video

Art Deco building under the Blockbuster sign. Detailing still intact. Façade Improvement Project could easily restore Art Deco façade.

D2 2029-33 El Cajon Boulevard – Mini-spa & Vaudeville

Streamline Modern with glass tile detailing emphasizing the entrances. Façade Improvement Project could restore the Streamline façade.

- D3 2047-55 El Cajon Boulevard – Commercial building**
Remnants of Mission Revival/Craftsman storefronts (1910-20's) with clerestory windows removed and replaced by single glass. Buildings are well maintained otherwise. If preserved these buildings would be contributors to the Boulevard, especially if clerestory windows are restored. Art Deco style detailing is still intact under the building façade sign.
- B3 2103 El Cajon Boulevard – Live Wire Bar**
Streamline Modern late 1920's. Excellent sign, corner entrance with fixed awning and corner steps. This building's façade should be preserved, or reconstructed as part of a new project.
- A4 Modern Commercial Building (no DPR)**
- | | |
|---------------------|---|
| Common Name | Skateboard.com |
| Address | 2110 El Cajon Boulevard |
| Architectural style | Mid-20 th Century Modern |
| Architect/Builder | (possibly) Henry Hester |
| Comments | Modern 1950's excellent detailing (Henry Hester?) Large auto-oriented sign design on to the building. Sign structure is unique and fitting to the building design. This building is probably the work of a locally significant architect. |
- A5 Modern Commercial Building (no DPR)**
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|---------------------|---|
| Address | 2136 El Cajon Boulevard |
| Architectural style | Futurist Modern |
| Comments | Futurist Modern with fixed awning and fin. Probably late 1930's through early 1950's. Excellent example of this futuristic influence in the Modern Movement of the mid-century. Quality of design and maintenance indicates a design by an architect. |
- A6 Modern Office Building (no DPR)**
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| Address | 2144 El Cajon Boulevard (445-332-17) |
| Architectural style | Early Modern – Prairie influenced |
| Date built | Circa 1930 s -1940 s |
| Comments | Prairie Modern with low ceilings, and low pitch pyramidal roof. Probably 1930-40. Could have been originally a restaurant. |
- B4 2145 El Cajon Boulevard –Residence**
Colonial Revival/Craftsman house with rounded barrel domed porch. Some storefront windows modified with single large glass. This building, particularly its façade should be preserved or reconstructed and incorporated into a new project. It is a good example of the early century Colonial Revival architecture of central San Diego.
- A7 Imig Manor (San Diego Historic Site # _____)**
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|---------------------|---|
| Common Name | Lafayette Hotel |
| Address | 2223 El Cajon Boulevard (445-402-01) |
| Architectural style | Colonial Revival - Neo Classical (from DPR) |
| Date built | 1945, opened in 1946 |
| Developer | Lawrence (Larry) Imig |
| Architect/Builder | unknown |

- Comments** Colonial Revival brick façade with classic portico. Site of significant social history as an early site on the Boulevard associated with important historical persons and site of the first NAACP meeting in San Diego. Some small additions to storefronts such as the glass block entrance to the meeting room, etc.
- B5 2260 El Cajon Boulevard – Commercial Building**
Streamline Modern, modest one story corner storefront. Façade should be preserved or reconstructed as part of a new project
- B6 2302 El Cajon Boulevard – Russian/Georgian Restaurant**
Mission Revival with craftsman windows. Building is probably from the 1910's-20's, could have been influenced by the SD 1915 Balboa Park Exposition. Building façade should be preserved or reconstructed as part of a new project.
- B7 2305 El Cajon Boulevard – Office Building**
International Style design, probably a 1960's building. Building section fronting El Cajon Boulevard with side entrance is worthy of preservation as a good example of International Style.
- B8 2310 El Cajon Boulevard – Commercial Building**
Streamline Modern with fixed awning. Building façade should be preserved or reconstructed as part of a new project.
- D4 2313 El Cajon Boulevard – Medical Offices**
Streamline Modern building too modified but maintaining some important first floor features of glass block, original windows and brick base? Second floor has been modified covering original stucco with wood facing. Original stucco façade remains underneath. Could be restored through a Façade Improvement Project.
- C1 2432 El Cajon Boulevard – Ethiopian Restaurant**
Historic location of Grangers Restaurant. This is a long-standing social site, but existing building does not maintain historical-architectural fabric.
- A8 Denny's Restaurant (no DPR)**
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|---------------------|--|
| Address | 2441 El Cajon Boulevard |
| Architectural style | Modern |
| Date built | 1960s |
| Comments | Original late 1960's Modern design and an excellent example of well preserved. Corporate Architecture (drive-in) reflective of an important era of El Cajon Boulevard's 1950's and 1960's. |
- A9 Church of Christ Sanctuary (no DPR)**
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|---------------------|--|
| Address | 2528 El Cajon Boulevard (445-351-30) |
| Architectural style | Art Deco |
| Date built | Circa 1930s-1940s |
| Comments | Art Deco circa 1930-1940. Brick building with ornamental block windows of "Wrightian" inspiration. |
- C2 2533 El Cajon Boulevard – Chicken Pie Shop**
Historic location of Streamliner Bar and Grill a significant Social Site.

D5 2545 El Cajon Boulevard – Auto Claims 2000 Collision Center
Streamline Modern with angled awning, brick detailing and neon. A Façade Improvement Project would effectively restore the architectural features of this building.

A10 Florist Supplies (no DPR)

Address **2560 El Cajon Boulevard (445-352-28)**
Architectural style Modern Utilitarian
Date built Circa 1950
Comments Modern brick utilitarian design with a brick frame around vertical line of steel framed windows. Larger brick on building base than above. Circa 1950? A functional building not a particularly distinguished architecturally. The painted brick may detract from its inherent architecture and may actually be hiding some significant design elements evidenced by the brick size differences between the base and the upper levels. This building must have a “story” as of now hidden in oblivion and a poor paint job.

A11 University Heights Water Tower

Common Name North Park Water Tower
Address **4208 Idaho Street (445-431-01)**
Architectural style 1920's Utilitarian
Date built 1923
Developer City of San Diego, Water Department
Architect/Builder Pittsburgh-Des Moines Steel Inc.

A12 Folsom Courts Recreation Facility – Reservoir (no DPR)

Address **2720 Howard Street (445-431-01)**
Comment Excellent example of Functional Design of the 20th Century, and a long-standing multi-purpose structure.

C3 2621-23 El Cajon Boulevard – Tri-City

Modifications include newer brick façade and second floor addition. The building is a good example of Eclectic Vernacular; it also provides a good example of mixed-use development.

A13 Rudford's Restaurant (no DPR)

Address **2900 El Cajon Boulevard (446-162-12)**
Architectural style Streamline Moderne
Comment Modern Design. Important socially significant site associated with the Swedish community. Building has had some modifications but could easily be restored.

A14 ABC Piano Store (No DPR)

Address **2901 El Cajon Boulevard**
Architectural style Streamline Moderne
Comments Streamline Modern with tile base and fixed awning. Tile detailing includes two courses of tile to one strip of steel. Parapet linear detailing and curved at the corner with a transitional section to the next building along El Cajon Boulevard

A15 Discount Foreign Automotive (no DPR)

Address **2925 El Cajon Boulevard**
Architectural style Streamline Moderne
Comments Expressionistic Modern Building, reflective of the influences of Eric Mendelsohn. Has brick and glass storefront with sign fin.

A16 Gustafson Furniture Building – Facade (San Diego Historic Site #517)

Address 2930 El Cajon Boulevard (446-162-13)
Architectural style Streamline Moderne
Date built 1938
Developer Marvin E. Gustafson
Architect/Builder W.B. Melhorn/Melhorn Construction
Comment Streamline Modern. Historically designated façade would be reconstructed as part of the redevelopment proposed on this block.

A17 Art Deco Commercial Building

Address **2935/2939 El Cajon Boulevard (446-232-02)**
Architectural style Art Deco (Utility in DPR)
Date built Before 1946 (from DPR)
Comments Art Deco brick storefronts with excellent brick detailing. Some sections have original transom windows.

B9 3024 El Cajon Boulevard – Commercial Building

Futurist Modern fixed awning tile base and column facing concrete block building. 1950's. Façade should be preserved or reconstructed as part of new project.

D6 3033 El Cajon Boulevard – Pawn Shop

Expressionistic Modern with one remaining slanted window detail and a small fixed awning. Could be restored through a Façade Improvement Project.

A18 Great Western Bank (no DPR)

Common Name Henry's Auto Repair
Address **3035 El Cajon Boulevard (446-233-06)**
Architectural style Mid-20th Century Modern
Date built Circa Late 1950s-1960s
Comments Modern Shell Structure roof. Early 1960's. Few of these structures in SD. Shell roofed structure spans an entry porte-cochere.

A19 Benbough Mortuary (no DPR)

Common Name El Camino Mortuary
Address **3045 El Cajon Boulevard (446-253-01)**
Architectural style Colonial Revival
Comments Colonial Revival with peripheral porticoed facades of square columns, and Colonial Revival detailed entrances.

D7 3066 El Cajon Boulevard – Commercial Building

Futurist Modern with fin sign. Concrete block construction, probably 1950's. Could be restored as a Façade Improvement Project.

A20 Early Modern Mixed Use Building

Common Name Birdland
Address 3069/3075 El Cajon Boulevard (446-253-03/04)
Architectural style Bauhaus Style (International-style on DPR)
Date built Circa 1930s
Comments Bauhaus Style, probably an early building (1930's?) with no ornamentation. Curbed roof corners, square pipe section steel railings on balcony and stairs. Poor rough-stucco job inconsistent with style could be restored through a good soft re-stucco.

D8 3083 El Cajon Boulevard – Fugji's Flowers

Streamline Modern, substantially modified with stone facing but original Craftsman house behind. It is worth studying some more since the unique character of this complex obviously hides a story. The stone facing of the storefront is old probably late 1940's or 1950's. Façade Improvement could restore much of the building.

A21 Vasa Hall (no DPR)

Address 3094 El Cajon Boulevard (446-183-15)
Architectural style Spanish Revival
Comment Spanish Revival Style building of social historical significance due to association with Swedish Community in San Diego. Front windows are vinyl; side windows remain original wood frame windows.

A22 Bungalow with Streamline Commercial Addition (no DPR)

Address 3095 El Cajon Boulevard (446-253-15)
Architectural style Streamline Moderne
Comments Streamline Modern. Original fabric throughout.

B10 3118 El Cajon Boulevard - Craftsman house

A relic of very early times on El Cajon Boulevard. House should be incorporated in new project or façade should be reconstructed and integrated into new project.

D9 3137 El Cajon Boulevard – St Vincent de Paul Retail Outlet

One story Early Modern (Circa 1940's) with narrow brick pasted on façade. Original wood windows and doors. Brick façade re-facing may be old. Building could be restored through a Façade Improvement Project.

A23 Art Deco Commercial Building (no DPR)

Address 3148/3150 El Cajon Boulevard
Architectural style Transitional Streamline
Comments Art Deco building with round windows, multi level parapet wall and tile base. Section of building has a parapet with vertical stepped Art Deco detailing. Corner has horizontal streamline detailing.

A24 San Diego Consolidated Gas & Electric - Substation F

Address 3169 El Cajon Boulevard (446-252-01)
Architectural style Spanish Colonial Revival
(High Italian Renaissance detailing - from DPR)
Date built 1926
Developer San Diego Consolidated Gas & Electric Co.
Architect/ Builder Frank W. Stevenson