

North Park Historical Society
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David McCollough
Chair, Historical Resources Board (HRB)
City of San Diego Planning Department
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November 16, 2018

Subject: Potential Pauly's Addition Historic District

Dear Mr. McCollough:

The North Park Historical Society (NPHS) is interested in the potential for the historic subdivision of Pauly's Addition to qualify as a historic district. Pauly's Addition extends from Upas Street north to University Avenue, and from the east side of Alabama Street to the west side of Arizona Street. Although Pauly's Addition has never been nominated as a historic district in any of the historic resources surveys of North Park, this 20-block area has an interesting history, includes some of the oldest residences in North Park, and encompasses a diverse range of early- to mid-1900s architectural styles.

This summer, NPHS Board members conducted historic research on Pauly's Addition, including an on-foot reconnaissance of the entire 20-block area. Information compiled for each main structure viewed from the street includes address, APN, architectural style, year built, condition, current photo, and our initial assessment of its potential for being considered a contributing structure in a historic district. This detailed information has been organized into searchable tables that we would be pleased to send to you. A summary of our reconnaissance is presented in Table 1.

Based on our research, NPHS believes there is the potential for creating a historic district within the whole — or a subset of — the historic subdivision. This conclusion is based on our findings summarized below.

Subdivision History. Pauly's Addition is the first subdivision to be mapped in the Greater North Park Community Planning Area. Aaron Pauly, a "forty-niner" of the California Gold Rush, came to San Diego New Town in 1869. He filed Subdivision Map #65 for Pauly's Addition on April 1, 1873. Pauly was the first president of the San Diego Chamber of Commerce and a prominent merchant who rented space for his large store on the wharf at Fifth Street from Alonzo Horton.

Like other "streetcar suburbs" in early San Diego, little commercial or residential construction occurred within Pauly's Addition until the streetcar was extended along University Avenue east of Park Boulevard in 1907. The first homes in Pauly's Addition were built in 1910 along the west side of Arizona Street between Dwight and Landis streets. By 1915, nearly 80 homes had been built in the subdivision. Development in San Diego slowed during World War I. A building boom began anew in 1920. Many homes were constructed in Pauly's Addition throughout this decade and into the 1930s. Master Builders who constructed homes in Pauly's Addition include Edward F. Bryans, Alexander Schreiber, John Pearson, and David Owen Dryden.

Architectural Styles and Historic Integrity. Original homes reflect a relatively wide range of architectural styles in Pauly's Addition, consistent with the subdivision's main period of development from 1910 to 1951. Styles include California Bungalow, Craftsman, Spanish Colonial and Mission Revival, Tudor and French Eclectic, Minimal Traditional, and Modern. The central and northern blocks were the first to develop, but these areas were also the first to redevelop. While many older homes remain, the general area north of Landis Street has lost much of its historic character due to the construction of apartments and commercial development. In contrast, the area south of Dwight Street has retained much of its original historic character. Four of the six historically designated homes in Pauly's Addition are located south of Dwight Street; three of these are on the east side of Texas Street.

Connection to Morley Field. Recreational facilities on the east mesa of Balboa Park adjacent to Pauly's Addition could have been an attraction for a surge of home building after the mid-1920s. Around 1922, the City hired John Nolen, an Urban Planner from Boston, to develop a plan for the east side of the park. His plan was finalized in January 1922. It called for a large active park including a swimming pool and clubhouse, 18 tennis courts,

basketball, handball, lawn bowling, a football field, track and field facilities, ball fields and a parade ground. The area at 28th and Upas streets (now Bird Park) was to be a picnic area called Pershing Plaza.

The first recreation facilities constructed south of Upas and Texas streets opened on January 1, 1933 with tennis courts, a swimming pool and clubhouse, baseball and softball fields and shuffle board courts. These facilities had been constructed during the Depression with local bond funds approved by City of San Diego voters to create work for the unemployed. In 1934, the recreational facilities were named Morley Field in honor of John Morley, Superintendent of Parks for the City from 1911 to 1938. He oversaw development of Balboa Park for the 1915-16 Panama California Exposition and the 1935-36 Exposition and had envisioned the east side of Balboa Park as the site of an active sports venue since 1914.

Potential Historic District. Table 1 summarizes the results of our on-foot field reconnaissance by address block.

Table 1 Summary of Field Reconnaissance in Pauly's Addition

Address Block	Streets	Total Properties	Number Potentially Contributing	Percentage Potentially Contributing	Number Historically Designated
3400	Upas to Myrtle	58	46	79%	3
3500	Myrtle to Dwight	114	77	68%	1
3600	Dwight to Landis	111	59	53%	1
3700	Landis to Wightman	105	53	50%	1
3800	Wightman to University	42	25	60%	0
TOTAL		430	260	60%	6

Based on this initial reconnaissance, NPHS believes there is a strong potential for creating a historic district within the whole — or a subset — of Pauly's Addition. Figure 1 presents an aerial view of Pauly's Addition with structures judged to be non-contributing to a historic district darkened in color to highlight the structures considered potentially contributing. Superimposed on the aerial and described below are the boundaries of several possible ways a historic district could be formed in Pauly's Addition.

- #1 A historic district consisting of all of the homes in Pauly's Addition from the east side of Alabama Street to the west side of Arizona Street and from Upas Street to the south side of University Avenue would encompass approximately 430 properties with 260 homes (60%) deemed potentially contributing to a historic district.
- #2 A historic district consisting of homes from the east side of Alabama Street to the west side of Arizona Street and from Upas Street north to the south side of Landis Street (3400, 3500 and 3600 blocks) would encompass 283 properties with 182 homes (64%) deemed potentially contributing to a historic district.
- #3 A historic district consisting of homes from the east side of Alabama Street to the west side of Arizona Street and from Upas Street north to the south side of Dwight Street (3400 and 3500 blocks) would encompass 172 properties with 123 homes (72%) deemed potentially contributing to a historic district.
- #4 A historic district focused on blocks with the most integrity could include the 3400 block from the east side of Alabama Street to the west side of Arizona Street, the 3500 block from the east side of Alabama Street to the west side of Texas Street, and the 3600 block from the east side of Alabama Street to the west side of Mississippi Street. This would encompass 184 properties with 134 homes (73%) deemed potentially contributing to a historic district.

We know HRB staff are busy processing a number of other historic districts. We appreciate the opportunity to provide this research to you, and would be pleased to conduct additional research if that would be useful to you or staff. Please contact me at 619-574-6463 if you have any questions or would like more information.

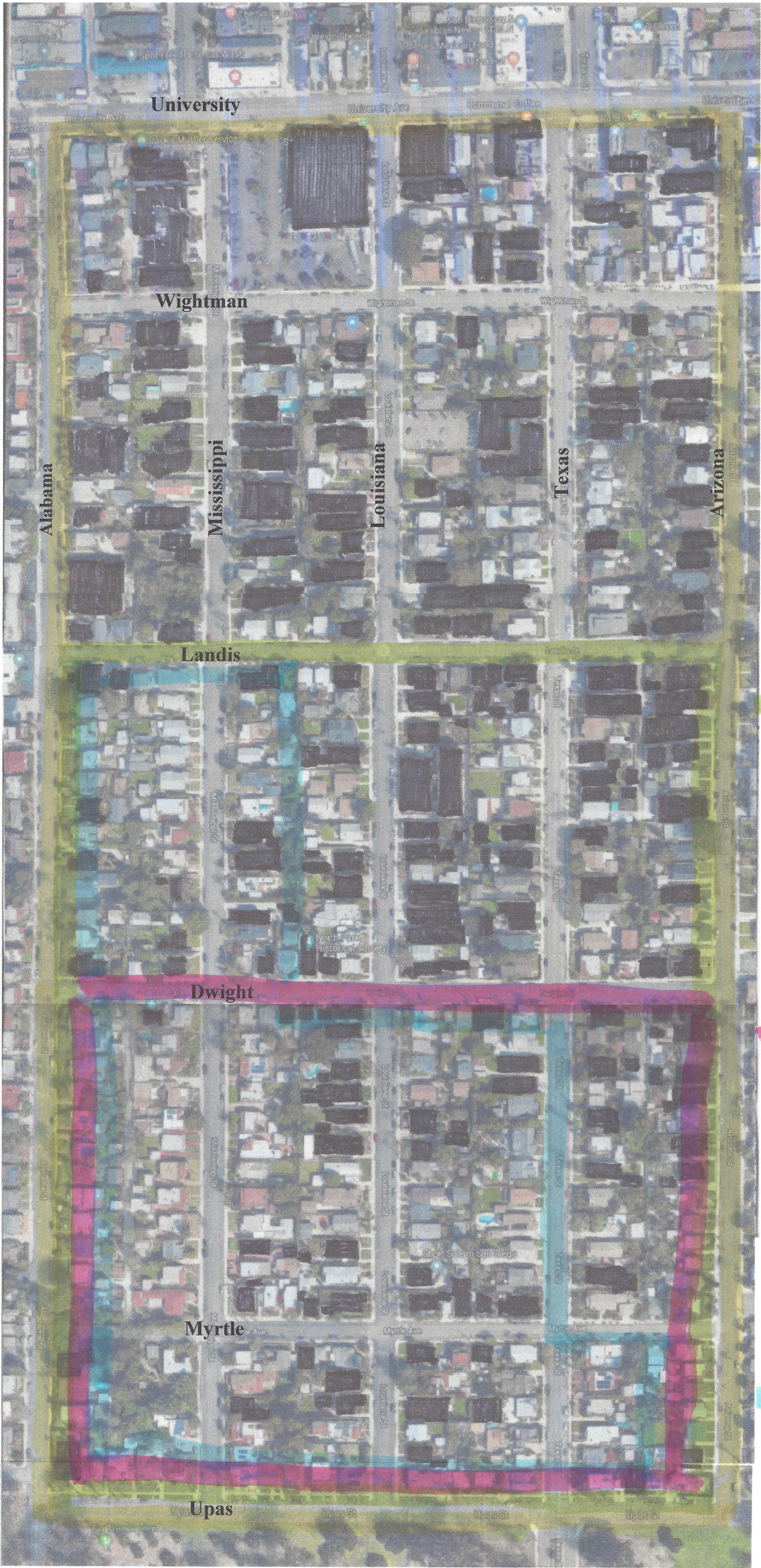
Sincerely,



Stephen Hon, President
North Park Historical Society

PAULY'S ADDITION

(Structures judged non-contributing to a potential historic district darkened in color)



3800 Block
↓
Version #1

3700 Block
↓

3600 Block
↓
Version #2

3500 Block
↓
Version #3

3400 Block
↓
Version #4