

**CITY OF NATIONAL CITY, CALIFORNIA
COUNCIL AGENDA STATEMENT**

MEETING DATE: May 15, 2018

AGENDA ITEM NO.:

ITEM TITLE:

Initiation of local historic designation and listing of properties identified in the 2010 historic properties survey.

PREPARED BY: Raymond Pe, Principal Planner 

PHONE: 619-336-4421

DEPARTMENT: Planning

APPROVED BY: 

Martin Reeder, Acting Planning Director

EXPLANATION:

The Land Use Code (Section 18.12.160 Historic Properties) sets forth the City's intention to protect, preserve, and restore local historic resources by establishing a historic properties list for locally designated historic properties. Consideration for designation to the list may be initiated by resolution of the City Council or by application of the property owner. Currently, 28 properties are designated on the historic properties list. In addition to these locally designated properties, there are four additional properties that are listed on the National Register of Historic Places.

In 2010, a historic properties survey was conducted to update prior surveys completed in 1989 and 1994. Staff recommends contacting the owners of those properties with potential historic significance on the 2010 survey for their consent to be included in a City Council initiation for local designation and listing on the historic properties list. The current application fee to request a historic property designation is an amount not to exceed \$5,050 with an initial deposit of 25 percent or \$1,262.50. Property owners consenting to be included in the proposed initiation would not be subject to an application fee. Furthermore, properties that have been designated and listed are eligible for significant property tax savings under the Mills Act program (refer to background report).

If directed, staff will further refine the 2010 survey as needed in consultation with the National City Historical Society and subject matter experts. A resolution to initiate will be prepared for Council consideration for the properties of consenting owners. Because of the number of properties on the survey, the initiation process may be phased as property owner consent is obtained beginning with the highest ranking properties. After initiation, each property that is proposed to be designated and listed will be considered by the Planning Commission for recommending action and the City Council for final action. The National City Historical Society will be consulted for each proposed designation and listing pursuant to Code; in addition, other resources and subject matter experts may be used.

FINANCIAL STATEMENT:

ACCOUNT NO.

APPROVED: _____

APPROVED: _____

FINANCE

MIS

ENVIRONMENTAL REVIEW:

This action is not subject to the California Environmental Quality Act since it is not a project as defined in the California Code of Regulations Section 15378.

ORDINANCE: INTRODUCTION FINAL ADOPTION

STAFF RECOMMENDATION:

Direct staff to refine the 2010 historic properties survey as needed and to contact owners of properties with potential historic significance for their consent to be included in a City Council initiation for local designation and listing on the City's historic properties list.

BOARD / COMMISSION RECOMMENDATION:

If initiated, a report and recommendation will be prepared for each property for the Planning Commission's consideration and action after conducting a public hearing. The Planning Commission's action will be a recommendation to the City Council for consideration and final action after conducting a public hearing.

ATTACHMENTS:

Background Report.

BACKGROUND

The Land Use Code, Section 18.12.160 Historic Properties, sets forth the City's intention to protect, preserve, and restore the community's historic resources. The Code does so by establishing procedures to identify properties of historical significance and to provide appropriate notice in the event that demolition, significant alteration, or conversion is proposed. Moreover, the procedures are intended to protect the educational, cultural, economic, and general welfare of the public through regulations that are consistent with sound historical preservation principles and the rights of private property owners.

Historic Properties List

The Land Use Code provides for the establishment of a list of designated historic properties that is maintained and periodically updated through a discretionary application process whereby properties proposed to be designated are considered by the Planning Commission and City Council. Consideration for designation to the list may be initiated by resolution of the City Council or by application of the property owner. The National City Historical Society is notified of any initiation or application for proposed changes to the historic properties list. Comments from the Historical Society are included in staff's report and recommendation to the Planning Commission, which holds a public hearing on the proposal and provides a recommendation to the City Council. The City Council holds a public hearing before taking final action on the proposal. Currently, 28 properties are designated on the historic properties list. In addition to these locally designated properties, there are four additional properties that are listed on the National Register of Historic Places.

Review of Ministerial Permits

The Land Use Code requires the Building Official to review each request for a building or demolition permit to determine if it involves any structure identified on the list of historic properties. If a property proposed for demolition or significant alteration or conversion is determined to be on the historic properties list, the Building Official withholds issuance of the permit for a period of 30 days and notice is provided to the Historical Society. Any comments from the Historical Society are included in a staff report and recommendation to the City Council. The City Council may approve the permit, deny the permit with findings, or withhold issuance until alternative measures have been evaluated.

Historic Properties Surveys

The City conducted historic properties surveys in 1989, 1994, and 2010. The 1989 unranked survey listed a total of 108 historic or potentially historic properties. The 1994 survey was more extensive and included 1,183 properties. Of these, 19 were found to have National Register potential; 123 were found to be locally significant; 32 were found to be potentially locally significant; and the remainder were found to have stylistic elements indicative of age.

The 2010 survey updated the 1989 and 1994 surveys by including 138 of the highest ranked properties on the 1994 survey, 89 properties listed in the 1989 survey, and 16 properties listed on the California Historical Resources Information System (CHRIS) for a total of 188 properties. The 2010 update was

undertaken to determine the presence or absence and basic integrity/condition of the properties. Of the 188 resources surveyed in 2010, 39 could not be relocated for various reasons:

- Address information was incomplete for several properties in the original survey data;
- Buildings on military installations were inaccessible; and
- Buildings not matching the age or style recorded in 1994 were assumed to be replacement structures.

At least 149 buildings were determined to be present and accessible. Most of these buildings retained their integrity, ranging from fair to excellent condition. Thirteen buildings were found to be in fair to poor condition, and only two were found to be in poor condition. Buildings found to be in good or good to fair condition included many that had been altered on their exteriors in non-structural ways, which affected the historic integrity but could also be reversed. Examples of alterations included original clapboard siding covered in stucco or original doors and windows (e.g. wood sash casement or double-hung) replaced by non-period materials (e.g. aluminum or vinyl framed windows).

In 2014, staff conducted a review of the 2010 survey to verify the integrity of the database and to develop a current GIS database file. The review found that the presence/absence findings of the 2010 survey were still valid. A 2017 cursory review of the database against GIS aerial imagery and additional mapping and data sources found that all but one building (demolished in 2015) were still present, and that four of the properties had been designated and listed since the 1994 survey. Staff continues to update data references within the database for current accuracy.

Mills Act Program

California Government Code Section 50280, et seq. (commonly known as "the Mills Act") authorizes local agencies to enter into agreements with the owners of qualified historic properties. These contracts are a historic preservation tool that allows for property tax reductions for owners who agree to preserve and/or restore their historic structures. On May 7, 2002, the City Council adopted a Mills Act program allowing the City to enter into contracts with owners of historic properties. Any historic structure on the City's adopted "List of Identified Historic Sites in National City" is eligible for a Mills Act contract. The application fee is \$100 per \$100,000 of assessed value of the historic property, not to exceed \$500. To date, the City has entered into 13 contracts between 2002 and 2010.

Properties with Mills Act contracts are re-assessed by the County Assessor based on the capitalization of income method. This method considers the income-producing (rental) potential of a property rather than its resale value, and generally results in a tax reduction of between 15% and 60% for properties assessed under Proposition 13. The State estimates that the average tax reduction is approximately 50%.

Mills Act contracts have an initial term of 10 years and are automatically extended for one year on the anniversary date so that the term of the contract is always 10 years. Either the City or the property owner may opt not to renew the contract, which would expire after the current 10 year term. The City may cancel the contract following a public hearing if the contract is breached or the property is allowed to deteriorate. If cancelled, the owner must pay a fee equal to 12.5% of the property's value.

State law requires the contracts to provide for the preservation of the property and for its restoration/rehabilitation where necessary in compliance with the California Office of Historic Preservation regulations, the U.S. Secretary of the Interior's Standards for Rehabilitation, and the State Historical Building Code. Contracts provide for required inspections and are binding on future property owners.

California Register of Historical Resources

The mission of the State Office of Historic Preservation and the State Historical Resources Commission is to preserve and enhance California's historic heritage so that cultural, educational, recreational, aesthetic, economic, social, and environmental benefits will be maintained and enriched for present and future generations. California Historical Landmarks are buildings, structures, sites, or places that have been determined to have statewide historical significance by meeting required criteria. California Historical Landmarks are listed in the California Register of Historical Resources.

National Register of Historic Places

The National Register of Historic Places is authorized under the National Historic Preservation Act of 1966. The National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service under the U.S. Department of the Interior.

Attachments:

1. Land Use Code Section 18.12.160 Historic Properties.
2. Identified Historic Sites in National City (04/17/2018).
3. Mills Act Contract Information and Application.
4. 2010 Historic Properties Survey (Partially inclusive of 1994 and 1989 surveys with revisions).

**National City Municipal Code
Title 18 Zoning**

18.12.160 HISTORIC PROPERTIES

A. Intent and Purpose

It is the intent and purpose of this Section to protect, preserve and, where damaged, restore National City's historic resources by:

1. Establishing a procedure whereby properties of historical significance are identified and appropriate notice is provided in the event demolition, significant alteration, or conversion is proposed.
2. Protecting the educational, cultural, economic, and general welfare of the public, while employing regulations that are consistent with sound historical preservation principles and the rights of private property owners.

B. Designation of Historic Properties

1. A list of historic properties shall be maintained and periodically updated.
2. Changes to the historic properties list may be initiated by resolution of the City Council or on the verified application of the owner(s) of the property to be designated or their authorized agents.
3. Any application or resolution that proposes changes to the historic properties list shall be accompanied by an evaluation of the historic character of the property and shall be reviewed by the Planning Division.
4. The Planning Division, after reviewing such application for completeness, shall notify the Historical Society of the proposed changes to the historic properties list. Any comments or recommendations provided by the Historical Society must be received within 20 days of the notice of proposed changes.
6. Once the Planning Division has completed review of the application and considered any comments or recommendations from the Historical Society, it shall prepare a report and recommendation to the Planning Commission.
7. The Planning Commission shall hold a public hearing on the proposal and shall provide a recommendation to the City Council.
8. The City Council shall hold a public hearing and may approve, modify and approve, or deny the proposed changes to the historic properties list.

C. Review of Ministerial Permits

1. The Building Official or designee shall review each request for a non-discretionary building or demolition permit to determine if it involves any structure identified on the list of historic properties. If a property proposed for demolition or significant alteration or conversion is determined to be on the historic properties list, the Building Official or designee shall withhold issuance of the permit for a period of 30 days.
2. The Building Official shall immediately notify the Planning Division and the City Council of the pending permit.
3. Within five days, the Planning Division shall provide notice to the Historical Society of the pending permit and may request comments and recommendations. Any comments or recommendations provided by the Historical Society must be received within 20 days of the notice of pending permit.
4. Once the Planning Division has reviewed the permit application and considered any comments or recommendations from the Historical Society, it shall provide a recommendation to the City Council. The recommendation may include approval of the permit, no recommendation, recommendation that the permit be denied, or a request for additional time to evaluate the permit.
5. The City Council, at its sole discretion, may approve the permit, deny the permit if a finding is made that such permit may result in an adverse effect on the public welfare, or withhold the issuance of the permit until such time as all alternative measures are thoroughly evaluated.

D. Review of Discretionary Permits

All discretionary permits involving a historic resource shall be reviewed in compliance with the California Environmental Quality Act.

Identified Historic Sites in National City

National Register (date filed)

Brick Row	7/16/73	906-940 A Avenue, 45 E. Plaza
St. Matthew's Episcopal Church	10/25/73	521 E. 8th Street
Granger Music Hall	3/18/75	1615 E. 4th Street
Santa Fe Depot (California Southern Terminus Depot)	4/18/96	900 W. 23rd Street

Locally Designated Significant Buildings

1.	907 A Avenue	Elizur Steel/Crandall/Ennis House
2.	921 A Avenue	Frank Kimball House
3.	939 A Avenue	John Proctor House
4.	538 C Avenue	Pinney House
5.	907 D Avenue	Boyd-Vurgason House
6.	1108 D Avenue	Fred Copeland House
7.	540 E Avenue	William Burgess House
8.	305 F Avenue	Mitchell-Webster House
9.	341 F Avenue	Tyson House
10.	405 G Avenue	Doctor's House
11.	437 G Avenue	
12.	1735 J Avenue	George Beermaker House
13.	1515 L Avenue	George Kimball House
14.	2824 L Avenue	McKnight House (approved by CC 5/15/07)
15.	2525 N Avenue	Oliver Noyes House
16.	636 E. 2nd Street	John Steele House
17.	926 E. 7th Street	Barber-Ferbita House
18.	3600 E. 8th Street	Wellington Estate
19.	2202 E. 10th Street	Tower House of Moses Kimball
20.	1129 E. 16th Street	Mrs. Eimar Home
21.	539 E. 20th Street	Charles Kimball House
22.	1504 E. 22nd Street	D. K. Horton House
23.	541 E. 24th Street	Olivewood Clubhouse
24.	1430 E. 24th Street	Wallace Dickinson House
25.	1433 E. 24th Street	Dickinson Boal House
26.	1941 Highland Avenue	Floyd Home
27.	425 Shell Avenue	Josselyn House
28.	940 E. 16th Street	Frederick Hertel-Hawken House



MILLS ACT CONTRACT INFORMATION

PROGRAM DESCRIPTION

Mills Act contracts are a historic preservation tool that allow a property tax reduction for property owners who agree to preserve and/or restore their historic structures. The contracts are not limited to single-family dwellings—any type of structure may qualify. Any property that is on the “List of Identified Historic Sites in National City” is eligible for a Mills Act contract.

Properties with Mills Act contracts are re-evaluated by the County Assessor based on the capitalization of income method. This method considers the income-producing (rental) potential of a property rather than its resale value, and generally results in a tax reduction of between 15% and 60% for properties assessed under Proposition 13. The State estimates that the average tax reduction is approximately 50%.

CONTRACT TERMS

Mills Act contracts have a term of 10 years. They are automatically extended for one year on the anniversary date so that the contract always has a 10-year length. Either the City or the property owner may opt not to renew the contract, which would cause it to expire after the 10-year term. The City may cancel the contract following a public hearing if the contract is breached or the property is allowed to deteriorate. If cancelled, the owner must pay a fee of 12½% of the property’s value.

State law requires the contracts to provide for the preservation of the property and for its restoration/rehabilitation where necessary, in compliance with the California Office of Historic Preservation regulations, the U.S. Secretary of the Interior’s Standards for Rehabilitation, and the State Historical Building Code. Contracts provide for necessary inspections and are binding on future property owners.

APPLICATIONS

The following items are necessary to request a Mills Act contract:

- A completed application and processing fee of \$100 per \$100,000 of assessed value of the historic property, not to exceed \$500, prorated to actual assessed value.
- A general maintenance/restoration plan for the structure (prior restoration activities may be listed)
- A description of the structure and its historic value

- Photos of the structure
- A legal description of the property
- A copy of a deed verifying ownership

Property taxes in San Diego County cover the period from July 1 to June 30, and are based on the assessed value as of January 1. In order to allow time for processing, Mills Act contract applications must be submitted by August 31 to affect the upcoming tax cycle.

PROCESSING

Mills Act contract applications will be reviewed by the Planning Department and comments from the Community Development Commission staff and National City Historic Society will be obtained. Contracts will then be presented to the City Council for review and approval.

Once the contract is in place, it will be forwarded to the County to alert them to re-evaluate the property for the upcoming tax cycle. The property owner is responsible for notifying the State of the Contract. The contact is Eugene Itogawa and his phone number is (916) 653-8936. Annual inspections will take place to verify that the property is being maintained/restored in compliance with the contract.



NATIONAL CITY, CALIFORNIA

MILLS ACT CONTRACT APPLICATION

File application with:
National City Planning Department
1243 National City Boulevard
National City, California 91950
(619) 336-4310

FOR DEPARTMENT USE ONLY	
Case Number _____	
Filing Fee \$ _____	Receipt No. _____
Date Received _____	By _____

Make checks payable to the City of National City

PROPERTY DESCRIPTION:

Street Address: _____

Assessors Parcel Number(s): _____

SUBMITTAL REQUIREMENTS:

The following items are required to compete the application and must be included with this form:

- a. A general maintenance/restoration plan for the structure (any prior restoration activities may be included)
- b. A description of the structure and its historic value
- c. Photos of the structure
- d. Legal description of the property
- e. A copy of a deed verifying property ownership
- f. Processing fee of \$100 per \$100,000 of assessed value of the historic property, not to exceed \$500, prorated to actual assessed value.

PROPERTY OWNER INFORMATION:

Name: _____ Phone: _____

Address: _____

Property owner's signature: _____ Date: _____

NATIONAL CITY HISTORICAL RESOURCES DATABASE BY LISTING
TIERRA ENVIRONMENTAL SERVICES, INC

Building Address	New Address	Building Name	Condition* (V/P/R)	Integrity**	Photo	Notes	CNC 1994	CNC 1989	CHRIS System
211-229 A Ave.	229-233	-	P	G	x	-	1***	x	-
343 A Avenue	-	-	R	-	-	Not relocated	-	x	-
704 A Avenue	-	-	R	G-F	x	Volkswagen Parts & Acc	2	-	-
1041 A Avenue	-	-	-	G-F	-	-	2	x	-
1141 A Avenue	-	-	R	-	-	Building: offices or apartments	x	x	-
1889 ½ A Avenue	-	-	P	P	x	On stilts, not maintained	2	-	-
2715 A Avenue	-	-	P	G-F	x	Victorian, old windows	2	x	-
602 B Avenue	-	-	P	G-F	x	Same building, upstairs vs. downstairs	2	x	-
608 B Avenue	-	-	P	G-F	x		-	-	-
616 B Avenue	614?	-	?	-	-	Maybe 614? early Craftsman	2	-	-
625 B Avenue	-	-	P	G-F	x	Stucco over wood exterior	2.5	-	-
2705 B Avenue	-	-	P	E-G	x	Looks maintained	2	-	-
515 C Avenue	-	-	P	G	x	Altered house with older enclosed porch	2	x	-
604 C Avenue	-	-	P	G-F	x	-	x	x	-
626 C Avenue	-	-	P	F	x	-	2	-	-
817 C Avenue	-	-	V	-	-	-	2	-	-
930 C Avenue	-	-	P	F	x	Bungalow craftsman that's stuccoed & red tile roof	2.5	x	-
307 D Avenue	-	-	P	G	x	Altered new windows	2	-	-
110 D Avenue	-	-	P	G	x	Craftsman / prairie	2	x	-
435 D Avenue	-	-	P	G	x	-	2	-	-
445 D Avenue	-	-	P	G	x	-	2	-	-
528 D Avenue	-	-	P	F	x	Altered – new windows; stucco'd over	-	-	x
616 D Avenue	-	-	R	-	-	-	2	-	-
618 D Avenue	-	-	P	G	x	-	2	-	-
632 D Avenue	-	-	P	G-F	x	-	2	-	-
708 D Avenue	-	-	P	G	x	Replaced windows, stucco over wood, non-original porch	2	x	-
714 D Avenue	-	-	P	G	x	-	2	x	-
1018 D Avenue	-	-	P	E	x	Face lifted craftsman bungalow	3	x	-
1020 D Avenue	-	-	P	E-G	x	Craftsman bungalow	3	x	-
? D Avenue (3000 block?)	-	-	-	-	-	Not found	2	-	-
305 E Avenue	-	-	P	-	x	Victorian	3	x	-
320 E Avenue	-	-	P	-	x	Craftsman	2	-	-
426 E Avenue	-	-	P	G-F	x	-	2.5	-	-
604 E Avenue	-	-	P	G	x	-	2	-	-

* Condition: V = vacant lot; P = present; R = replaced. ** Integrity: E = excellent; G = good; F = fair; P = poor; *** The numerals above are codes assigned to the properties during the 1994 survey, 1 = National Register potential. 2 = Local significance. 2.5 – potential local significance or a better than average 3. 3 = inclusion in the survey due to recognized age from stylistic elements. Those properties with a 3 were only included on this list because they were also recognized on the 1989 CNC list. A handful of properties from the 1989 list with a 3 or better did not have address numbers, only street name, and they were dropped from this list as it would be impossible to identify them.

Building Address	New Address	Building Name	Condition* (V/P/R)	Integrity**	Photo	Notes	CNC 1994	CNC 1989	CHRIS System
719 E Avenue	-	-	R	-	-	Parking lot between 707 St Mary's and Zarlitos restaurant	x	x	-
832 E Avenue	-	-	P	G	x	Original	3	x	-
1816 E Avenue	-	-	P	F	x	Vinyl windows, adjoined to next house	2	-	-
1925 E Avenue	-	-	P	F-P	x	Stuccoed, not original, vinyl windows, separate garage	2.5	-	-
2030 E Avenue	-	-	?	G	x	Couldn't identify street number, assumed 2030 E Ave. Craftsman bungalow, vinyl windows	2.5	-	-
504 F Avenue	-	-	P	G	x	-	2	-	-
520 F Avenue	-	-	P	G	x	-	2	x	-
523 F Avenue	-	-	P	G	x	-	2	x	-
618 F Avenue	-	-	P	G	x	-	2	x	-
642 F Avenue	-	-	P	G	x	-	2	x	-
1519 F Avenue	1521	-	P	P	x	Decrepit, front porch falling apart	2.5	-	-
1804 F Avenue	-	-	R	-	-	Yard of neighbors on 18 th , part of Stein Family Farm	x	x	-
1808 F Avenue	-	Stein Family Farm	P	E	x	Gable Victorian	1	x	-
1904 F Avenue	-	-	R	G	x	Repainted and vinyl windows	2	x	-
2303 F Avenue	-	-	R	G-F	-	Apartment buildings	2.5	-	-
2420 F Avenue	-	-	P	G-F	x	Stuccoed with vinyl windows, roof has ornate detail	-	-	x
316 G Street	-	-	P	G-F	x	-	-	-	x
440 I Avenue	-	-	P	G	x	Multi-gable, brick porch	2.5	-	-
524 I Avenue	-	-	P	E-G	x	Vernacular farmhouse style	3	x	-
618 I Avenue	-	-	P	E-G	x	craftsman	2.5	-	-
1305 I Avenue	-	-	P	E	x	Refurbished, stucco & wood style, old windows	2	-	-
1917 I Avenue	-	-	P	G	-	Wood siding, aluminum windows, shingled roof	2.5	-	-
523 J Avenue	525	-	P	E-G	x	-	2.5	-	-
1605 J Avenue	-	-	P	E-G	x	-	2	x	-
1723 J Avenue	-	-	P	F-P	x	Victorian, gabled with decor	2	-	-
1843 J Avenue	-	-	P	G-F	x	-	2	-	-
2019 J Avenue	-	-	P	F-P	x	Structure OK, paint/landscaping awful	2.5	-	-
2504 J Avenue	-	-	P	F	x	House and garage vary in siding styles	2	-	-
2565 J Avenue	-	-	P	G	x	Windows original, yard concrete wall falling apart	2	-	-
2640 J Avenue	-	-	P	E-G	x	-	2.5	-	-
2625 J Avenue	-	-	P	G	x	Aluminum windows, restuccoed/painted	2.5	-	-
2917 J Avenue	-	-	P	F-P	x	-	2.5	x	-

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Building Address	New Address	Building Name	Condition* (V / P / R)	Integrity**	Photo	Notes	CNC 1994	CNC 1989	CHRIS System
2425 K Avenue	-	-	R	-	x	Completely rebuilt house with same address	2.5	-	-
2534 K Avenue	-	-	P	F-P	x	Stucco, new windows, tile roof	2.5	-	-
2640 K Avenue	-	-	P	F-P	x	Doesn't appear windows are new, shingles/slats are different	2.5	-	-
2829 K Avenue	-	-	P	E	x	Vinyl windows; shingle roof addition	2.5	-	-
2806 L Avenue	-	-	P	G-F	x	Wood slat side, separate garage	2	-	-
1908 N Avenue	-	-	P	E-G	x	-	2.5	-	-
124 E 1 st Street	-	-	P	G-F	-	-	x	x	-
141 E. 1 st Street	-	-	P	E	-	-	x	x	-
435 E 1 st Street	-	-	P	G	x	-	x	x	-
448 E 1 st Street	-	-	P	G	-	-	x	x	-
555 W 1 st Street	-	-	P	E	-	-	x	x	-
1303-1305 E 1 st Street	-	-	V	-	-	Could not find, does not appear to exist. Road ends 12003 in canyon	3	x	-
31 E 2 nd Street	-	-	P	G	x	-	2	-	-
204 E 2 nd Street	-	-	P	G	x	-	2	x	-
312 E 2 nd Street	-	-	P	F	-	-	x	x	-
420 E 2 nd Street	-	-	P	F-P	x	Altered	3	x	-
939 E 2 nd Street	-	-	P	G	-	1950-60s altered	2	-	-
1105 E 2 nd Street	-	-	P	G	x	-	2	-	-
1112 E 2 nd Street	-	-	P	G	x	-	2	-	-
1116 E 2 nd Street	-	-	P	E	x	-	2	-	-
44 E 3 rd Street	-	-	R	-	-	apartments	2	x	-
211 E 3 rd Street	-	-	-	G-F	-	Deco apartments	2	-	-
324 E 3 rd Street	-	-	P	F	-	Stucco Altered	2	-	-
340 E 3 rd Street	-	-	P	F	x	-	2	-	-
343 E 3 rd Street	-	-	P	F	x	-	2	-	-
441 E 3 rd Street	-	-	P	G	x	Deco	3	x	-
661 E 3 rd Street	-	-	P	E-G	x	Dutch Colonial	3	x	-
21 E 4 th Street	-	-	P	G-F	x	Enclosed porch of craftsman; new windows	2	x	-
110 E 4 th Street	-	-	P	G-F	x	Stuccoed over craftsman, new windows	2	-	-
141 E 4 th Street	-	-	P	F-P	x	-	2	x	-
304 E 4 th Street	-	-	P	G-F	x	-	x	x	-
317 E 4 th Street	-	-	P	F-P	x	-	3	x	-
737 E 4 th Street	-	-	P	G-F	x	National City Guest House	x	x	-
605 E 5 th Street	-	-	P	G	x	-	-	-	x

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205 E 6 th Street	-	-	P	G-F	x	-	-	-	-
337 E 6 th Street	-	-	P	G	x	-	-	-	-
2622 E 6 th Street	-	-	R, V	-	-	Apartments and vacant lot, see 2900 E 8 th Street	-	-	-
441 E 7 th Street	-	-	P	F	-	Concrete wall and pillars are modern	2	x	-
575 E 8 th Street	-	-	R	-	-	St Matthews is 521, next number is church across street at 605	x	x	-
925 E 8 th Street	-	-	P	F	x	Totally altered, stucco new windows	x	x	-
1126 E 8 th Street	-	-	P	G-F	x	-	2	-	-
2701 E 8 th Street	-	-	-	G-F	x	Seventh Day Adventist	-	-	x
2923 8 th Street	-	-	V	-	-	Vacant lot and new apartments	2	-	-
2941 8 th Street	-	-	R	-	-	-	2.5	-	-
227 W 12 th Street	-	-	P	F	x	original	2	-	-
240 W 12 th Street	-	-	P	G-F	x	original	2	-	-
326 W 12 th Street	-	-	P	G-F	x	original	3	x	-
0000 corner E 16th	-	-	-	-	-	Could not relocate	x	x	-
341 E 16 th Street	-	-	-	-	-	demolished	x	x	-
939 E 16 th Street	-	-	P	G	x	Original deco	3	x	-
940 E 16 th Street	-	-	P	G	x	original	1	x	-
341 W 16 th Street	-	-	-	-	-	Could not relocate	2	x	-
2808 E 16 th Street	-	-	P	G	x	-	2	-	-
1041 E 17 th Street	-	-	P	G	x	original	2	x	-
2221 E 18 th Street	-	-	P	G-F	x	original	2	-	-
2323 E 18 th Street	-	-	P	G-F	x	original	2	-	-
2908 E 18 th Street	-	-	P	G	x	New slider windows	-	-	x
643 E 21 st Street	-	-	P	F	x	-	x	x	-
1520 E 22 nd Street	-	-	R	-	-	Could be 1504 or 1522, both are replaced	x	x	-
1521 E 22 nd Street	-	-	P	F	-	-	x	x	-
823 W 23 rd Street	-	-	-	-	-	Could not relocate probably torn down	2	x	-
1324 E 24 th Street	-	-	P	G-F	x	Windows replaced	2	-	-
1333 E 24 th Street	-	-	-	-	x	-	2	-	-
1434 E 24 th Street	-	-	P	G-F	x	Original	x	x	-
680-682 E 30 th Street	-	-	P	G-F	x	Original, apartments for single family	-	x	-
684-686 E 30 th Street	-	-	P	F	x	Integrity gone, apartments totally altered stucco former single family	2	-	-

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2930 Baker Place	-	-	P	G-F	x	Stucco, new windows	-	-	x
820 Arcadia	-	-	P	G-F	x	original	2.5	-	-
2705 Chaffee Street	-	-	P	F	x	Alt. exterior to partly stucco windows, Alm sliders	-	-	x
1205 Coolidge Avenue	-	-	-	-	x	-	1	x	-
1206 Coolidge Avenue	-	1 st Christian Spiritualist Church	P	G-F	x	-	2	x	-
1218 Coolidge Avenue	-	-	P	G	x	-	3	x	-
1228 Coolidge Avenue	-	-	P	G	x	-	3	x	-
1713 Coolidge Avenue	-	-	P	F-P	x	-	2	x	-
1718 Coolidge Avenue	-	-	P	F-P	x	Altered	2	-	-
502 Division Street	-	-	P	G-F	-	-	2	-	-
424 Division Street	-	-	P	G	x	-	x	x	-
1125 Division Street	-	-	P	-	x	-	2	-	-
45 E Plaza Blvd	-	-	P	E	-	Brick row	1	x	-
215 E Plaza Blvd	-	-	P	G-F	x	Replaced windows	2.5	-	-
1240 Harding Avenue	-	-	P	G-F	x	-	2	x	-
1441 Harding Avenue	-	-	P	-	x	Heavily altered	2	x	-
1507 Harding Avenue	-	-	P	-	x	-	2	x	-
1508 Harding Avenue	-	-	P	-	x	-	2	x	-
1540 Harding Avenue	-	-	P	F	x	-	-	-	x
1607 Harding Avenue	-	-	R	-	-	Stuccoed	2	x	-

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1625-1629 Harding Avenue	-	-	P	E-G	x	Apartments	1	x	-
1707 Harding Avenue	-	-	P	F	x	-	2	-	-
1816 Harding Avenue	-	St. Anthony's Church	P	E-G	-	-	On cover but not on list	-	-
1929 Harding Avenue	-	-	P	F-P	x	-	2	-	-
1932 Harding Avenue	-	-	P	F	x	-	2	-	-
705 Highland	-	-	P	-	x	-	-	-	-
1548 Highland Avenue	-	-	P	G	x	-	-	-	x
Xxx Highland Avenue	-	Child's World	-	-	-	Could not relocate	2	-	-
913 Hoover	-	-	P	G-F	x	-	2	x	-
1026 Hoover	-	-	R	F	-	Not there or changed	x	x	-
1028 Hoover	-	-	P	F	x	Altered	3	x	-
1036 Hoover	-	-	P	F	x	Altered	3	x	-
1335 Hoover	-	-	R	G	x	Apartments	3	x	-
1407 Hoover	-	-	P	G-F	x	-	3	x	-
1409 Hoover	-	-	P	G-F	x	-	3	x	-
1516 Hoover	-	-	P	G	x	-	x	x	x
2753 Lincoln Court	-	-	P	G	x	Altered, stucco, new windows	-	-	x
1518 McKinley	-	-	P	G-F	x	Stucco, new windows	-	-	-
1889 National City Blvd	-	-	P	F	x	Commercial now, former home, additional wing	1	x	-
2141 O Avenue	-	-	P	E-G	x	Deco	x	x	-
108 Plaza Blvd	-	-	-	-	-	Could not relocate could be 122	x	x	-
343 Plaza Blvd	-	-	P	F-P	x	All original, new paint, but steps are eroding	3	x	-
820 Pleasant lane	-	-	P	G	x	Stucco, new windows	2.5	-	-
2333 Prospect	-	-	P	E-G	x	original	2	x	-

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Avenue									
1602 Rachael Avenue	-	-	P, R	F	-	Totally remodeled or rebuilt	-	-	x
123 Roosevelt Avenue	-	-	P	F	x	Remodeled completely	x	x	-
1115 Roosevelt Avenue	-	-	P	F	x	Boarded windows	3	x	-
1427 Wilson	-	-	P	F	x	Stucco altered	2	-	-
1836 Wilson	-	-	P	F	x	-	2	-	-
1905 Wilson	-	Kimball Schoolhouse	P	G	x	-	2	-	-
260 Woden Street	-	USN Station San Diego Defense Distribution Depot	-	-	-	No access (Buildings No 63, 64, 65, 68, 69, 70)	-	-	x
Harbor Drive (32 nd Street USN Station)	-	Dry Dock 25, Crane, building	-	-	-	No access	-	-	x
Below are houses seen in the field that needed to be cross-referenced to see if they were on the original list.									
405 G Avenue	-	-	-	-	x	-	-	-	-
437 G Avenue	-	-	-	-	x	-	-	-	-

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