

3.10 Proposed Marston Hills Geographic Historic District

Period of Significance: 1924-1940

Boundaries – Overall

- North of Upas Street.
- South of Pennsylvania Avenue.
- West of Richmond Street and Vermont Street.
- East of Highway 163.

See Figure 3.89 for further information and specific boundaries.

Total Structures	88
Potential Historic Resources	80
Non-Contributing Resources	8
Percentage Contributing	91%

Figure 3.84: Marston Hills Data.

Applicable District Criteria

A, B, C, D, F(e,i,j,k)

- **A:** Special elements of the city’s, community’s, or neighborhood’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- **B:** Associated with persons or events significant in local, state, or national history.
- **C:** Distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship.
- **D:** Notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.
- **F:** A finite group of resources related to one another in a clearly distinguishable way or a geographically definable area or neighborhood containing improvements, which have special character, historical interest, or represent one or more architectural

periods or styles in the history and development of the city.

- **F(e):** Consistent Plan - Districts illustrating the development of coherent or consistent planning and design, or innovations in planning philosophy.
- **F(i):** Craftsmanship - Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.
- **F(j):** Building Groupings - Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.
- **F(k):** Landmark Supportive - District of quality buildings or sites, often made up of individual landmark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment.

Resource Types

(number of contributing resources)

- Colonial Revival (2)
- French Eclectic (1)
- Minimal Traditional (1)
- Mission Revival (2)
- Monterey Revival (6)
- Neoclassical (1)
- Spanish Colonial Revival (63)
- Spanish Eclectic (2)
- Vernacular (1)

- Victorian Vernacular/ Transitional Craftsman (1)

horticulturalist, to help subdivide the fifteen acres of land.

Landscape/Hardscape Resources

- Pergola folly (when reconstructed)
- Queen Palm street trees
- Mature horticulture
- Urban canyons
- Low front yard walls
- Intact sidewalks

The Proposed Marston Hills Geographic Historic District contains a total of 88 structures. Of these structures, 80 are potential historic resources. Three structures are non-contributing due to significant alteration, while five are out of date range.

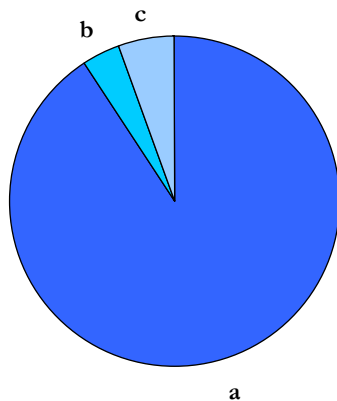


Figure 3.85: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (80)
- b. Non-Contributing: Significant Alteration (3)
- c. Non-Contributing: Out of Date Range (5)

In 1924, leading San Diego businessman and civic leader George Marston re-subdivided Blocks 216 through 222 of University Heights, and established Marston Hills. Located on the northern edge of Balboa Park, Marston created a planned community on 57 lots surrounded by striking steep canyons. He contracted the expertise of master landscape architect Ralph Cornell and his partner Theodore Payne, a noted

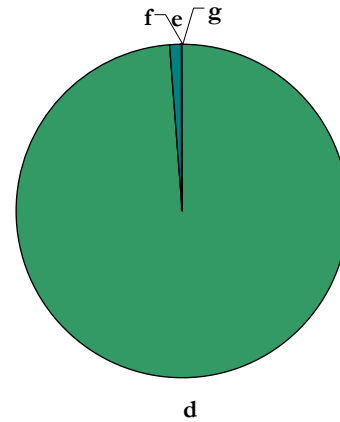


Figure 3.86: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (79)
- e. Multi-Family Residential (1)
- f. Commercial (0)
- g. Institutional/Religious (0)

Marston Hills has a high concentration of Mediterranean inspired architecture, with landmark Spanish Colonial Revival and Monterrey Revival examples. The subdivision features high-quality construction methods, craftsmanship, and building materials, such as lath and plaster walls, mission or Spanish-style, and terracotta clay roofing tiles. Additionally, artistic wood finishes are found throughout the subdivision. The proposed district contains several resources associated with architects Richard Requa and Herbert Jackson, and horticulturalist Milton Sessions. Of note, located at 3692 Vermont Avenue is a Victorian Vernacular/Transitional Craftsman Bungalow that predates Marston’s re-subdivision. It was built approximately 1913, and is an important resource to the area, though it is not part of the construction planned by Marston.

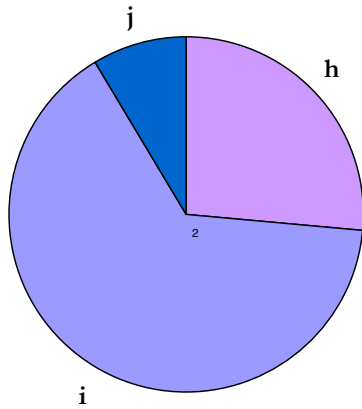


Figure 3.87: Potential Historic Resources by Integrity.

- h. Unaltered (21)
- i. Minimally Altered (52)
- j. Heavily Altered (7)

Marston Hills was envisioned as an affluent development and one of the first neighborhoods in San Diego to be designed specifically for the automobile. Houses featured electric lights, outlets, functional kitchens, and wall mounted heating units. Additionally, most homes were built with detached garages for vehicle storage at the rear of the lot.¹

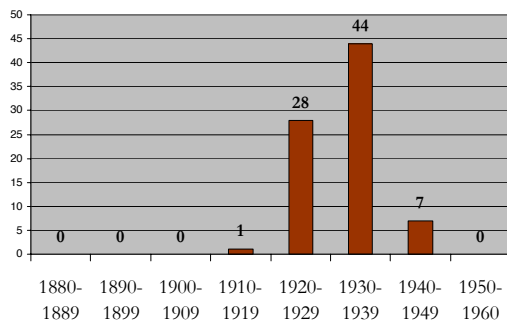


Figure 3.88: Potential Historic Resources by Decade.

As part of Marston’s vision for the subdivision, the houses were united aesthetically and convey a sense of historic

and architectural cohesiveness. Additionally, the subdivision retains its historical integrity and remains significant to the visual quality of the area.

The proposed Marston Hills Geographic Historic District qualifies under HRB Criterion A, reflecting special elements of the Uptown Community’s development history, the inter-relationship of the development with the urban canyon edge and the transition from streetcar suburb to auto suburb, Criterion B for the area’s close association with George White Marston, Criterion C for its Spanish Colonial Revival and Monterey Revival architecture, Criterion D for several homes designed or built by architects or builders of note and the expertise of master landscape architect Ralph Cornell and his partner Theodore Payne, and HRB Criterion F(a) for the middle class professionals attracted to the neighborhood for its innovative design characteristics that reflected their progressive cultural, aesthetic and social ideals, F(e) illustrating the development of coherent planning and design continuing the innovations in planning philosophy as brought to San Diego by John Nolan, F(i) for its examples of workmanship, craftsmanship, artistry, or design from the first half of the twentieth century which today would be economically infeasible or difficult to reproduce, and F(j) for its collection of comfortable dwellings from the first half of the twentieth century, and F(k) for its district of quality buildings made up of individual landmark structures supported by other structures of somewhat lesser importance.

¹ City of San Diego, “Greater Mid-City Historic & Architectural Survey,” 9.



Figure 3.89: Map of Proposed Marston Hills Geographic Historic District.

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45213202	1016		CYPRESS WAY	5D3	Spanish Colonial Revival	Minimally Altered	1939
45213203	1020		CYPRESS WAY	5D3	Spanish Colonial Revival	Unaltered	1935
45213204	1028		CYPRESS WAY	5D3	Spanish Colonial Revival	Minimally Altered	1940
45213205	1034		CYPRESS WAY	5D3	Spanish Eclectic	Minimally Altered	c.1940
45213206	1040		CYPRESS WAY	5D3	Spanish Colonial Revival	Unaltered	1932
45213207	1044		CYPRESS WAY	5D3	Spanish Colonial Revival	Unaltered	1926
45213208	1052		CYPRESS WAY	5D3	Spanish Colonial Revival	Minimally Altered	1926
45213209	3692		VERMONT ST	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	1913
45213210	1058		CYPRESS WAY	6Z	Spanish Colonial Revival	Heavily Altered	1930
45213211	1064		CYPRESS WAY	5D3	Spanish Colonial Revival	Minimally Altered	1932
45213301	1008		CYPRESS AVE	5D3	Spanish Colonial Revival	Minimally Altered	1940
45213302	1035		CYPRESS WAY	5D3	Spanish Colonial Revival	Minimally Altered	1928
45213303	1051		CYPRESS WAY	5D3	Spanish Colonial Revival	Minimally Altered	1935
45213304	1069		CYPRESS WAY	5D3	Spanish Colonial Revival	Minimally Altered	1935
45213305	1083		CYPRESS WAY	5D3	Mission Revival	Heavily Altered	1928
45213306	1068		CYPRESS AVE	5D3	Spanish Colonial Revival	Minimally Altered	1933
45213307	1050		CYPRESS AVE	5D3	Spanish Colonial Revival	Unaltered	1930
45213308	1042		CYPRESS AVE	5D3	Spanish Colonial Revival	Unaltered	1936
45213309	1036		CYPRESS AVE	5D3	Spanish Colonial Revival	Minimally Altered	1929
45213310	1024		CYPRESS AVE	5D3	Spanish Colonial Revival	Unaltered	1925
45231001	948		CYPRESS WAY	5D3	Spanish Colonial Revival	Minimally Altered	1937
45231002	1007		CYPRESS AVE	5D3	Monterey Revival	Unaltered	1938
45231003	1025		CYPRESS AVE	5D3	Colonial Revival	Unaltered	1935
45231004	1041		CYPRESS AVE	5D3	Neoclassical	Unaltered	1935
45231005	1079		CYPRESS AVE	5D3	Spanish Colonial Revival	Minimally Altered	1933
45233101	1225		CYPRESS CT	5D3	Spanish Colonial Revival	Minimally Altered	1932

Figure 3.90: Condensed tabular listing of all resources in the Proposed Marston Hills Geographic Historic District, sorted alphanumerically by APN. Full listing available in Appendices I & J. (page 1 of 4)

APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45233102	1227		CYPRESS CT	5D3	Spanish Colonial Revival	Minimally Altered	1928
45233104	1237		CYPRESS CT	5D3	Spanish Colonial Revival	Minimally Altered	1935
45233105				6Z			
45233106	1243		CYPRESS CT	5D3	Spanish Colonial Revival	Unaltered	1935
45233108	1284		BROOKES TER	5D3	Monterey Revival	Minimally Altered	c.1935
45233109	1280		BROOKES TER	5D3	Monterey Revival	Minimally Altered	1938
45233110	1271		BROOKES TER	5S1	Monterey Revival	Minimally Altered	1938
45233111	1281		BROOKES TER	5D3	Monterey Revival	Minimally Altered	1938
45233112	1285		BROOKES TER	6Z	Monterey Revival	Heavily Altered	1933
45233114	1270		MYRTLE AVE	5D3	Spanish Colonial Revival	Minimally Altered	1931
45233115	1260		MYRTLE AVE	5D3	Spanish Colonial Revival	Heavily Altered	1940
45233116	1250		MYRTLE AVE	6Z			1966
45233167	3520		RICHMOND ST	6Z			1993
45233168	1288		MYRTLE AVE	5D3	Spanish Colonial Revival	Heavily Altered	c.1925
45245002	1224		MYRTLE AVE	5D3	Spanish Colonial Revival	Minimally Altered	1929
45245003	1214		MYRTLE AVE	5D3	Spanish Colonial Revival	Minimally Altered	1930
45245004	1208		MYRTLE AVE	5D3	Spanish Colonial Revival	Unaltered	1926
45245005	1204		MYRTLE AVE	5D3	Spanish Colonial Revival	Minimally Altered	1930
45245006	1092		MYRTLE WAY	5D3	Spanish Colonial Revival	Minimally Altered	1938
45245007	1084		MYRTLE WAY	5D3	Spanish Colonial Revival	Minimally Altered	1935
45245008	1076		MYRTLE WAY	5D3	Spanish Colonial Revival	Minimally Altered	1926
45245009	1070		MYRTLE WAY	5D3	Spanish Colonial Revival	Unaltered	1926
45245010	1062		MYRTLE WAY	5D3	Spanish Colonial Revival	Unaltered	1931
45245011	1054		MYRTLE WAY	5D3	Spanish Colonial Revival	Minimally Altered	1931
45245012				6Z			
45245013	1048		MYRTLE WAY	5D3	Spanish Colonial Revival	Minimally Altered	1932
45245017	1015		MYRTLE WAY	5D3	Spanish Colonial Revival	Minimally Altered	1930
45245018	3430		VERMONT ST	5D3	Spanish Colonial Revival	Minimally Altered	1927
45245019	1087		MYRTLE WAY	5D3	Spanish Colonial Revival	Heavily Altered	1926

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45245020	1053		MYRTLE WAY	5D3	Spanish Colonial Revival	Minimally Altered	1932
45245021	1035		MYRTLE WAY	5D3	Spanish Colonial Revival	Minimally Altered	1926
45245022	1051		MYRTLE WAY	5D3	Spanish Colonial Revival	Minimally Altered	1930
45245023	3451		VERMONT ST	5D3	Spanish Colonial Revival	Minimally Altered	1928
45245024	3431		VERMONT ST	5D3	Spanish Colonial Revival	Minimally Altered	1928
45245025	1221		MYRTLE AVE	5D3	Spanish Colonial Revival	Unaltered	1938
45245026	1231		MYRTLE AVE	5D3	French Eclectic	Minimally Altered	1930
45245027	1239		MYRTLE AVE	5D3	Spanish Colonial Revival	Minimally Altered	1930
45245028	1249		MYRTLE AVE	5D3	Spanish Colonial Revival	Unaltered	1925
45245029	1255		MYRTLE AVE	5D3	Spanish Colonial Revival	Unaltered	1924
45245030	1034		MYRTLE WAY	5D3	Mission Revival	Minimally Altered	c.1925
45245031	1010		MYRTLE WAY	5D3	Spanish Colonial Revival	Heavily Altered	1940
45245032	1232		MYRTLE AVE	5D3	Spanish Colonial Revival	Minimally Altered	1930
45245033	1242		MYRTLE AVE	6Z			1988
45245034	3419		VERMONT ST	5D3	Spanish Colonial Revival	Minimally Altered	1925
45245035	1202		UPAS ST	6Z	Spanish Colonial Revival	Heavily Altered	c.1930
45245036	1212		UPAS ST	5D3	Monterey Revival	Minimally Altered	1935
45245037	1234		UPAS ST	5D3	Spanish Colonial Revival	Minimally Altered	1935
45245038	1238		UPAS ST	5D3	Spanish Colonial Revival	Minimally Altered	1935
45245039	1246		UPAS ST	5D3	Colonial Revival/Ranch	Minimally Altered	c.1940
45245040	1256		UPAS ST	5D3	Spanish Colonial Revival	Unaltered	1936
45245041	1262		UPAS ST	5D3	Spanish Colonial Revival	Heavily Altered	c.1930
45245042	1270		UPAS ST	5D3	Vernacular Bungalow w/clipped gable and traditional detailing	Minimally Altered	1923
45245043	1282		UPAS ST	5D3	Spanish Colonial Revival	Minimally Altered	1928
45245044	1290		UPAS ST	5D3	Spanish Colonial Revival	Minimally Altered	1930
45245045	3420		RICHMOND ST	5D3	Spanish Colonial Revival Apartment Court	Unaltered	1928

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APN	Num	Dir	Street	Status Code	Architectural Style	Description	Date
45245046	3424		RICHMOND ST	5D3	Spanish Colonial Revival	Minimally Altered	1928
45245047	3432		RICHMOND ST	5D3	Spanish Colonial Revival	Minimally Altered	1927
45245048	3438		RICHMOND ST	5D3	Spanish Colonial Revival	Unaltered	1927
45245049	3446		RICHMOND ST	5D3	Minimal Traditional	Minimally Altered	1940
45245050	1283		MYRTLE AVE	5D3	Spanish Eclectic	Heavily Altered	c.1935
45245051	1275		MYRTLE AVE	5D3	Spanish Colonial Revival	Unaltered	1930
45245052	1263		MYRTLE AVE	5D3	Spanish Colonial Revival w/gull wing	Unaltered	1925

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