

SAVE OUR HERITAGE ORGANISATION PRESENTS

1920s PARK BOULEVARD

A Decade of Elegant Apartment Buildings



A SELF-GUIDED TOUR

PRIMARY TYPEFACES

Futura condensed medium is used on front cover title and on the back cover text, the addresses, and in the footers. Futura Book is used as the body text throughout. German type designer Paul Renner began work on the Futura typeface in 1924 as a contribution to the New Frankfurt project (an affordable housing program in Frankfurt, Germany, which drew support and design contributions from many esteemed architects). Futura was released by the Bauer Type Foundry in 1927. It was marketed as the “font of our time,” and also as the “font of the future.” It was an immediate commercial success.

Cochin is used in the titles on the front cover and for the information under each address. It was named after French engraver Charles Nicolas Cochin (1715–1790) and designed by George Peignot (1872–1915). He was a well-known engraver of the period, and this typeface was widely used in the early 20th century. It was used and modified by several other foundries during the 1920s, and is also commonly known as “Sonderdruck.”

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ON THE COVER

Photo of the fourplex built in 1926 at 3401 Park Boulevard.
Courtesy San Diego History Center



INTRODUCTION

SOHO's tour of 1920s Park Boulevard apartment buildings is inspired by the Park Boulevard Residential Historic District proposed by the City of San Diego in 2018. The district encompasses parts of University Heights and North Park, with Park Boulevard serving as the boundary between the two communities. Nearly 120 historic resources are included, and were constructed from 1900 to the 1960s, making for a lively study of a wide variety of residential architectural types and styles.

Tour goers will appreciate the evolution of housing types and corresponding architectural styles found here, reflective of a “first ring suburban neighborhood” developed along a streetcar line. Houses, cottages, and bungalows; duplexes and flats; cottage and bungalow courts; an apartment hotel; garden apartment complexes; and sixpack/dingbat apartment buildings are all here. With so many decades represented, we encourage you to explore the different architecture and building styles you encounter.

Our tour, “1920s Park Boulevard: A Decade of Elegant Apartment Buildings,” focuses on 21 of the sites, specifically the 1920s apartment buildings of the 3400–3600 blocks. These nearly two dozen apartment buildings embody Prairie, Spanish Colonial Revival, Spanish Eclectic, and Italian Renaissance Revival styles.

The century-old apartment houses prove the cultural and practical value of our old buildings and show why preserving them is beneficial for a community's culture and character. They also demonstrate how our older building stock provides affordable housing options while fueling the local and walkable economy.

Apartment houses are ubiquitous in every city in this country, but it was not always so. They first made their appearance in the 18th century in Paris and other large European cities where they were built for middle-class tenants. By the mid-19th century, large numbers of inexpensive apartment houses were being built for a growing population of industrial workers in cities across Europe and the U.S. These early apartment buildings were often poorly designed, unsanitary, and cramped. Few low-cost apartment buildings erected in America before the turn of the 20th century were designed for either comfort or style.

In fact, as late as 1905 San Diego apartment buildings were thought to be for the lower class and undesirable, enough so that the building type was initially excluded in areas like South Park and Golden Hill. The Bartlett Estate Company, developers of these subdivisions, prohibited the construction of all forms of multifamily housing, including apartment buildings and flats.

In addition, the practice of segregating people of color spread during these early building periods in San Diego. By the 1920s, real estate developers and homeowner associations promoted restrictive covenants in most new subdivisions, often specifically excluding occupancy by African Americans, Asians, Mexicans, Puerto Ricans, American Indians, and Jews. These race-based exclusionary acts were managed in various ways through lending practices and deed restrictions. They became codified in the 1930s



with the New Deal and the creation of “Residential Security” maps that documented racial “redlining” in major American cities.

San Diego’s population grew significantly during the first decade of the 20th century. With the building of the 1915 Exposition grounds in Balboa Park and central streetcar lines, expectations for housing needs also grew. The highly successful exposition, tourism boosterism, and post-WWI industry brought visitors from all parts of the country. As more people discovered our climate, beautiful and varied topography, and attractions like Balboa Park and beachside resorts from Coronado to Oceanside, the permanent population increased dramatically. The military presence and growing families with increasing consumer needs in the 1920s created a period of prosperity and San Diego experienced a second building boom: The city’s population doubled from 74,683 to 147,897.

Tourists and new residents created a greater need for services and businesses, and working-class individuals and families required affordable and good housing. Apartment style housing was given a fresh look. Real estate developers saw both an opportunity and a need with not only the thousands of people moving to San Diego but also veterans returning from World War I. As the streetcar lines expanded, residential development flourished. Flats, bungalow courts, and larger apartment buildings began to appear in neighborhoods adjacent to and near Balboa Park.

The Panama-California Exposition (1915-16) in San Diego is also responsible for the architectural styles found here. Many new residential buildings were designed in the Spanish Colonial Revival, Spanish Eclectic, and Italian Renaissance Revival styles and reflect some of the Churrigueresque elements of the 1915 exposition architecture. Rather than build the non-descriptive and crowded apartments that had been the norm for U.S. cities, builders and architects in San Diego played on these new “exotic” and popular designs. Drawing inspiration from the nationally promoted City Beautiful and Urban Parks movements, they began adding green spaces and courtyards, and promoting healthier living and outdoor spaces. Appealing to middle-class values, apartments with garden areas or courtyards also proved necessary to attract residents as improvements upon the unhealthy conditions then associated with urban living.

The oldest apartment building in our tour area was constructed in 1921 by Nat and Ella Sebastian, who would build two more apartment buildings within the proposed district boundary. Others constructed more apartment buildings in the early 1920s, before the City adopted its first zoning ordinance in 1923 and officially allowed uses including multi-family housing along Park Boulevard between Upas Street and Robinson Avenue. (City of San Diego) The first apartments (3541 Park Blvd.) by Master Builder Edward F. Bryans no longer exist; in their place is a multi-story residential building.

The apartment buildings constructed before 1930 are richly varied. Full of architectural beauty, they provide meaningful form and function to the residents and neighbors. They have distinctive and often elegant architectural characteristics that are rare in later apartment buildings. Details like crown molding and medallions for high ceilings, real hardwood floors, paneled doors, wood trim, hand-finished plaster walls, tiled fountains and entry ways are common in these types of properties. Often these living quarters are spacious, particularly compared to today’s new affordable housing.



Exteriors sport decorative details from innovative products like terra cotta and cast stone, which were easily available by catalog order, as well as substantial construction materials such as load-bearing masonry walls and plasterwork, which often outlive the lifespan of today's building materials.

By 1930, more than 75 percent of urban Americans were living in apartments. Apartments offered a convenient and safe residence near work and schools for urban singles and middle-class families. They also served as a second residence for the wealthy.

Historic apartments like the ones on Park Boulevard offer much of what people want in their living spaces today, a century later: innate character, quality building materials, and a foundation to use the existing fabric to create spaces that adapt to people's needs. Many include some form of garden or open space for their residents, complete with mature plantings. Originally developed to appeal to the working middle class, these historic buildings continue to fulfill diverse residents' needs and desires, and then some.

Several of the buildings need some maintenance today, but each stands as an attractive beacon of early 20th-century style, design, and quality of life still desirable 100 years later.

About the Walking Tour

At just .6 of a mile on all flat ground, this walking tour is easy to complete in its entirety as a loop, and makes for a leisurely and pleasant stroll. Begin at the southwest end of Park Boulevard at Upas Street and start on the boulevard's west side walking north. Once you reach the last tour site on this side of the street, at the corner of Pennsylvania Avenue, cross the boulevard and resume the tour by walking south on the east side until you arrive back where you started. For deeper research, we provide the California Historical Resources Inventory Database (CHRID) direct link for each building which describes in detail the primary architectural elements and any modifications, along with some history.

About the Proposed Park Boulevard Residential Historic District

The proposed district is comprised of 87 land parcels containing 119 resources. Of the 119 resources, 86 are contributing, which include 12 single-family dwellings; 72 multi-family buildings or complexes; and two church buildings. These contributing resources were built between 1900 and 1961 and include bungalows, cottage courts, two-to-four family flats, an apartment hotel, garden court complexes, and linear apartment buildings usually built over parking and colloquially referred to as dingbats. Thirty-three noncontributing properties are sited throughout the proposed district. – Kelley Stanco, Deputy Director, Environmental Policy & Public Spaces

Information on each site has been partially compiled from the City of San Diego Park Boulevard Residential Historic District nomination and City of San Diego Archives. The Park Boulevard Residential Historic District was first identified in 1996. Historic photos sourced from period newspapers and the San Diego History Center. SOHO encourages support of the nonprofit institutions that allow for these courtesies for educational use.



3402 PARK BOULEVARD, UNITS 5-10

1924 • Spanish Eclectic

CHRID Property [Link-3402A](#)

Part of a complex of four buildings with the same address and individual unit numbers, this one is just west of the corner of Park Boulevard and Upas Street. This two-story Spanish Eclectic style apartment building features a symmetrical front facade with a central entry door flanked by tapered buttresses. Two kinds of windows are also used symmetrically; the original wood frames have mostly been replaced with aluminum and vinyl in the original openings. Symmetrical facades, which convey dignity and order, are a common characteristic of Park Boulevard's harmonious collection of 1920s apartment buildings.

"BEAUTIFUL Park blvd flat, upper...This splendid flat fronts east, at the corner of Upas, opposite the Roosevelt junior high. Has four large rooms with large closets, bathroom with shower, white enamel kitchen with breakfast nook, rents for \$50 on lease including garage. See Mrs. Broderick, 3402 Park blvd." (wife of W. S. Broderick, owner) *San Diego Union and Daily Bee*, June 20, 1925.





Historic photo taken c. 1928 looking northwest on Upas Street. Photo courtesy of the San Diego History Center. Same view below in 2023.



3402 PARK BOULEVARD, UNITS 16-19

1924 • Spanish Eclectic
CHRID Property [Link-3402B](#)



First building on the left, looking northwest from Park Boulevard



1920s PARK BOULEVARD



This building is part of the same complex of four buildings as our first stop. Like its near twin in the same complex, this Spanish Eclectic style apartment building was designed with a symmetrical front facade. The entry door is centered under a stepped Mission parapet flanked by tapered buttresses. Shed tile roofs cut through the parapet in three directions. Alterations include a second-floor pop-out on the south side—evidence of how apartment buildings can be adapted for new needs.

“8-family flat, 2 buildings, 8 garages, large lot; corner Park blvd and Upas st; \$50,000 cash for quick sale. W.S. Broderick, 3402 Park Blvd.” *San Diego Union and Daily Bee*, December 30, 1926.



Photo courtesy Google street view, 2022



3418-3420 PARK BOULEVARD

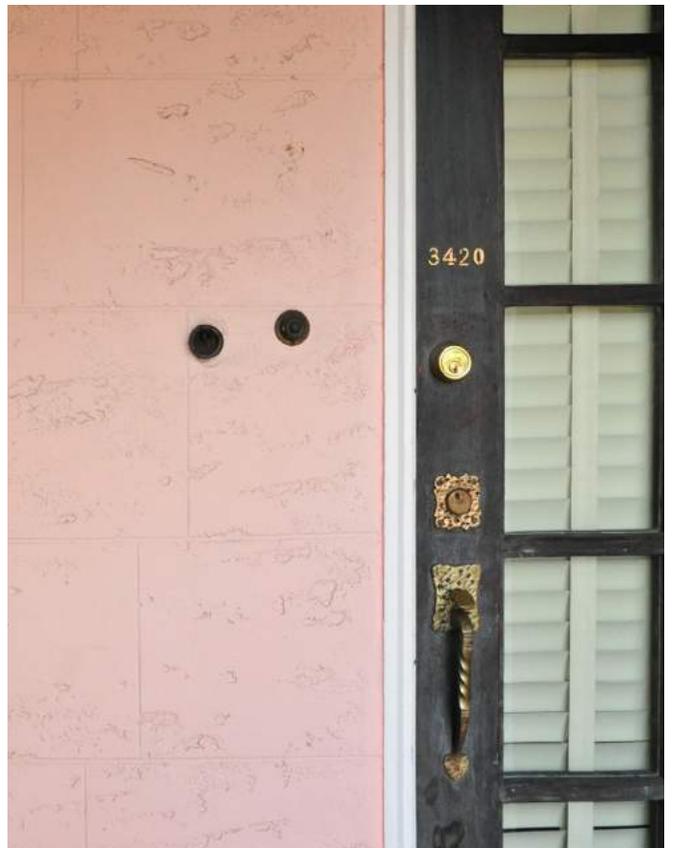
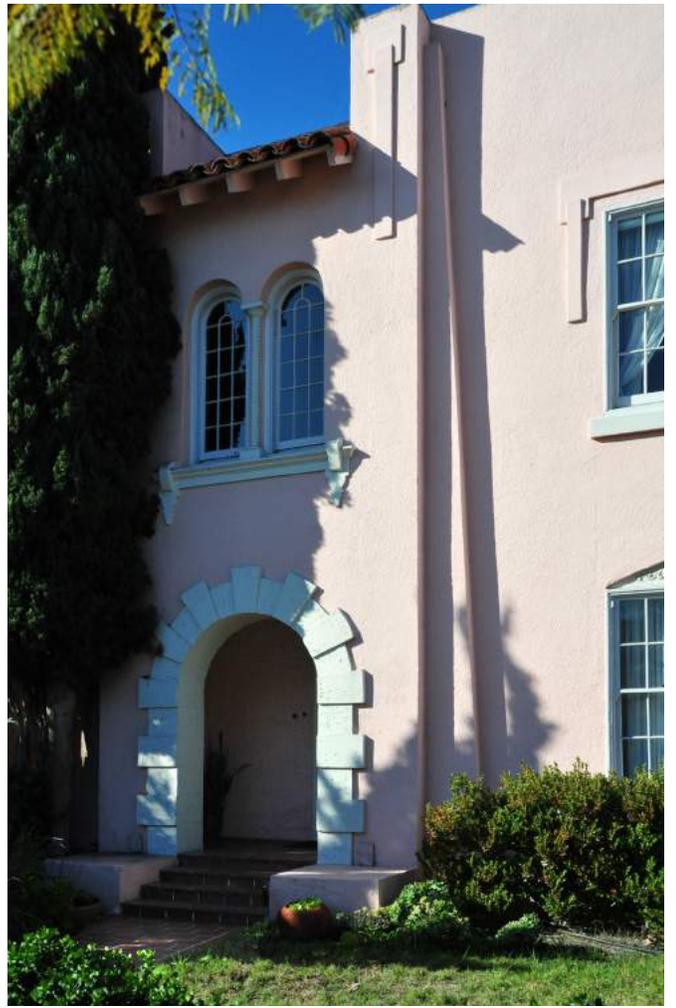
1925 • Spanish Colonial Revival

Builder: Edward Bryans

CHRID Property [Link-3418](#)

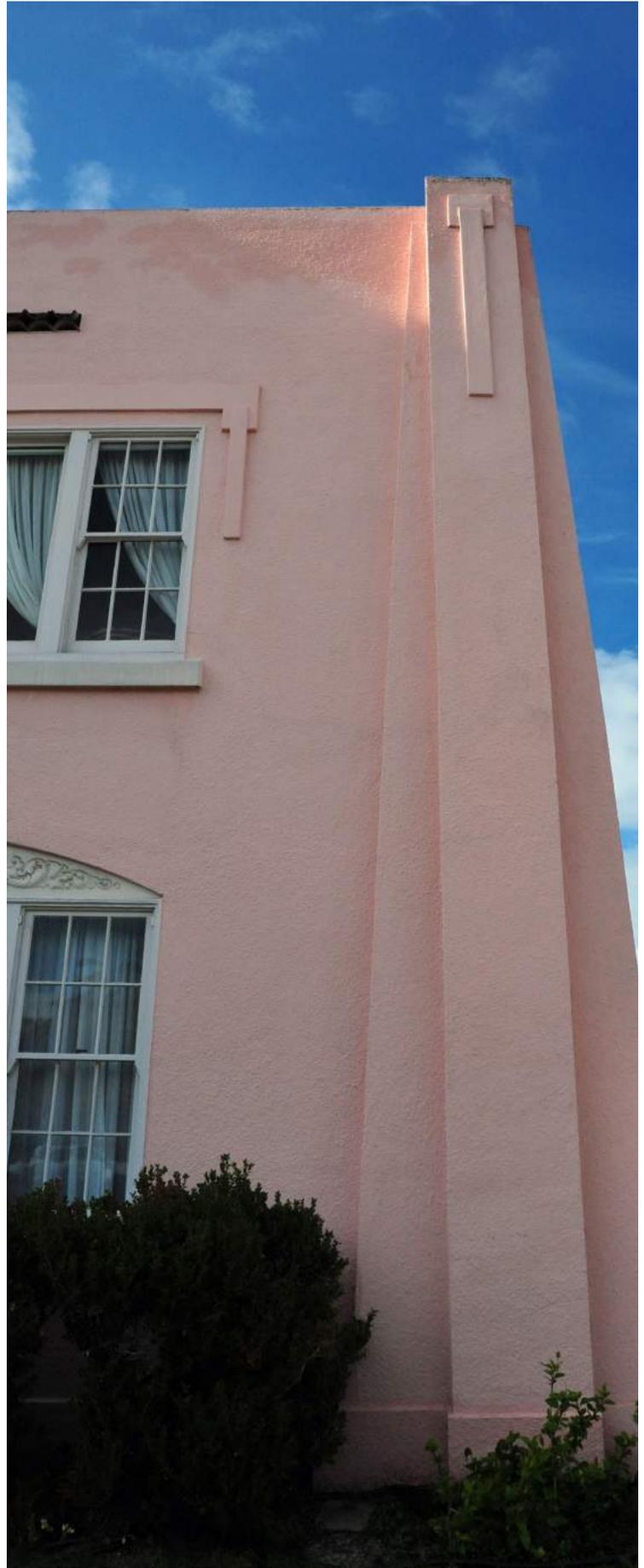
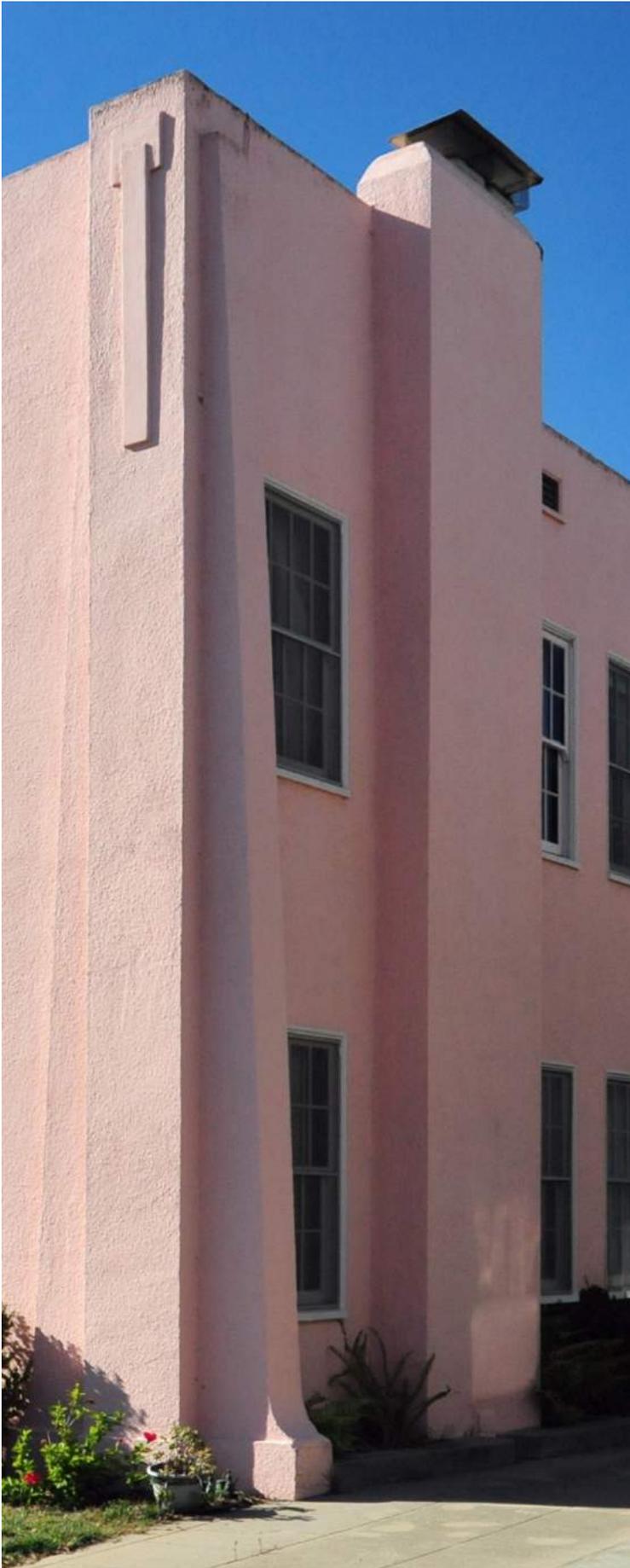
This symmetrical Spanish Colonial Revival building by Master Builder Edward Bryans houses two flats that are accessed via separate 15-light entry doors. Each door opens onto an inset porch set under an arched opening with cast stone surrounds. In addition to a picture window on each floor, a pair of arched 18-light wood casement windows accent the front facade at the second story. A detached two-car garage provides driveway access from Park Boulevard.







1920s PARK BOULEVARD



A DECADE OF ELEGANT APARTMENT BUILDINGS



3422-3424 PARK BOULEVARD

1925 • Spanish Colonial Revival

Builder: Edward Bryans

CHRID Property [Link-3422](#)

This Spanish Colonial Revival style building, also by Bryans, is distinguished by the front facade's subtle embellishment of a series of shallow arches in stucco. It has a predominantly flat roof and parapet, and a pier and post foundation. Access to its two flats is via separate wood-paneled entry doors on the first-floor front and side facades; the latter is reached through a picturesque freestanding archway. Most of the windows are double-hung with wood sash.

"5-room flats; Finished in Mahogany; Garage; *San Diego Union*, May 27, 1925 - offered for sale." E.F. Bryans obtained building permit, December 13, 1924 for frame flats and garage.





Historic photo taken in 1920s looking northwest from Park Boulevard. Photo courtesy San Diego History Center. Same view below in 2023.



3432-3434 1/2 PARK BOULEVARD

1924 • Spanish Colonial Revival

Builder: Edward Bryans

CHRID Property [Link-3432](#)

Bryans designed this four-flat apartment building with four identical entry doors surrounding a tile floor in a compact arrangement still used today. Two doors serve first-floor residents, while the others lead to stairways. Like other apartment buildings Bryans produced nearby, the doors open onto an inset porch set under an arched opening decorated with an embossed stucco surround. An early photo shows a balconet with the same proportions as the existing one, although the wrought iron detail is difficult to discern. Modifications include the replacement of the wood-framed windows with vinyl in the original openings, and the application of Spanish Lace stucco.

"3432 PARK blvd., near Roosevelt Jr. high school, new flats, modern to the minute, including large living rm. and with dressing room and disappearing bed and fireplace; breakfast rm., mod. kitchen, bath with shower and lovely sunny bedrm. All for \$50 per month, including garage. Will be ready for occupancy May 10." *San Diego Union and Daily Bee*, May 4, 1924.





Historic photo taken in 1920s looking northwest from Park Boulevard. Photo courtesy San Diego History Center. Same view below in 2023. Photo courtesy Google street view





1920s PARK BOULEVARD



Original intercom system with its speaking tubes and buttons to the four flats is seen still intact.



3436-3440 PARK BOULEVARD

1924 • Prairie

Builder: Edward Bryans

CHRID Property [Link-3436](#)

Bryans was fluent in several design vocabularies, as this Prairie style building adorned with lots of Spanish-style decorative wrought iron attests. The owner advertised the second-floor flat as “just completed, sunshine all day.” The front facade includes a two-story shallow arched projection that accents and shades the entry and supports a window and balconet above. Bryans echoed his own design here: Residents of the two flats used separate 15-light entry doors on the first story. And these doors open onto an inset porch set under an arched opening decorated with embossed stucco.

“FOR RENT - rear new upper modern 4-room flat, just completed, sunshine all day.\$35. Near entrance to park. 3436 Park blvd.” *San Diego Union*, April 23, 1924.

Building Permit for ‘framed flats’ obtained from ‘N.’ or ‘H.’ Sebastian for E.F. Bryans, 3440 Park Blvd; June 20, 1924.





Historic photo taken in 1920s looking northwest from Park Boulevard. Photo courtesy San Diego History Center. Same view below in 2023. Photo courtesy Google street view





1920s PARK BOULEVARD



3446 PARK BOULEVARD

1924 • Spanish Colonial Revival

Builder: Edward Bryans

CHRID Property [Link-3446](#)



Bryans constructed this ornate Spanish Colonial Revival building with two flats that share a single doorway on the first floor. A tower at the corner accentuates the building's massing and contains multiple Spanish Colonial Revival style decorative elements. Among these are a shallow entry defined by an embossed plaster and spiral columned surround, arched windows, oriel grilles with turned wood spindles, and a smooth stucco finish. The ground floor was converted into office use in 1997, per the building record, and the access ramp was probably added at that time.



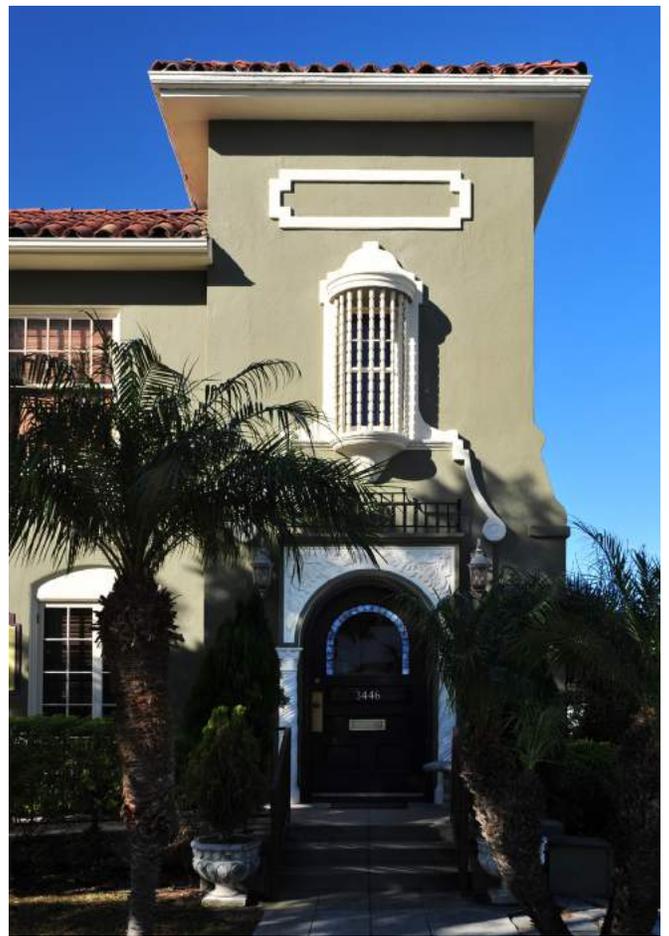


Historic photo taken in 1920s looking northwest from Park Boulevard. Photo courtesy San Diego History Center. Same view below in 2023.





1920s PARK BOULEVARD



A DECADE OF ELEGANT APARTMENT BUILDINGS



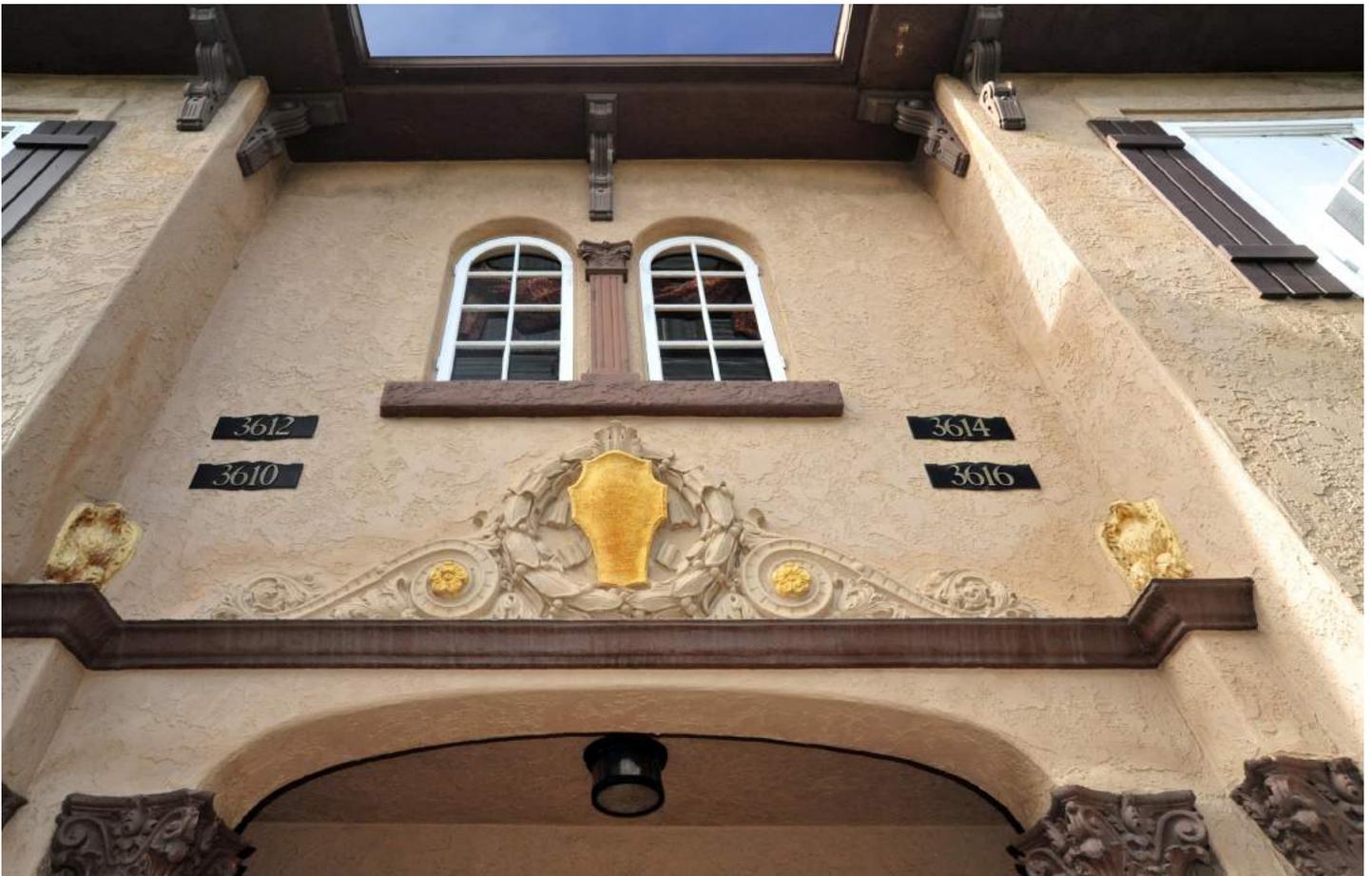
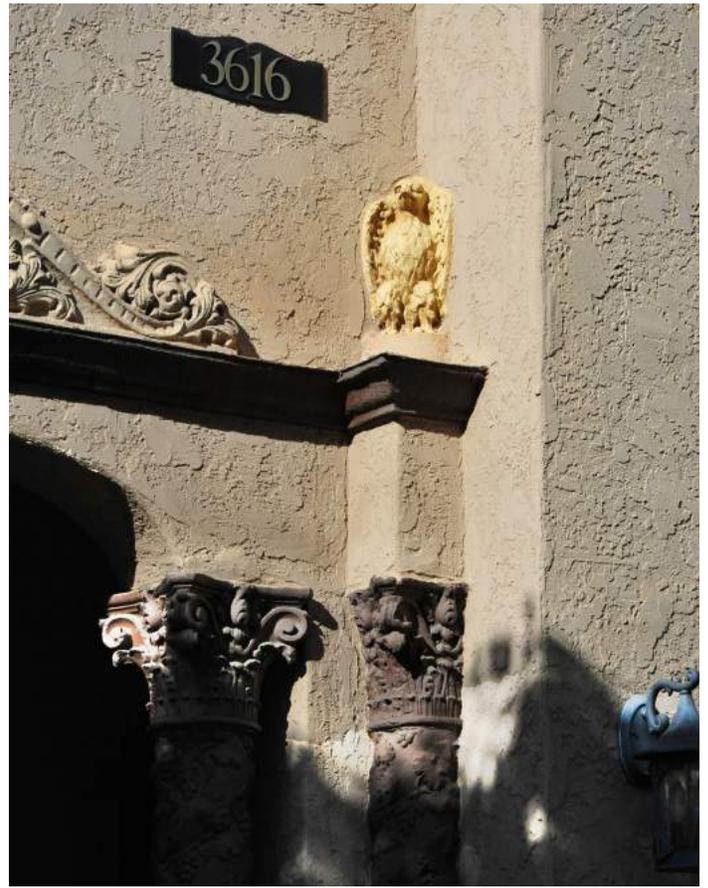
3610-3616 PARK BOULEVARD

1926 • Spanish Colonial Revival
CHRID Property [Link-3610](#)

Complete with a stately but generic plaster shield above the entrance, this Spanish Colonial Revival apartment complex projects a romantic air. The front facade features raised plaster detailing and relief work. The entry porch is centered and recessed under an arch supported by Spanish-style twisted columns. Vinyl sliding windows fill the original openings that formerly held wood-framed windows. Among the other modifications: the addition of small shutters to the front facade; tile added to the front walkway and porch floor; and a low stacked stone retaining wall at the front of the property.

Listed in the 1930 city directory as El Terrado Apartments.







1920s PARK BOULEVARD



3682-3688 PARK BOULEVARD

1922 • Prairie

Builder: George Huermann

CHRID Property [Link-3682](#)

This Prairie style apartment building was constructed by George Huermann for an owner who advertised for tenants by calling it "Special to grown people." The entry is slightly recessed into the building facade, where four single-light entry doors lead from the recessed entry to the four apartments inside. A second-floor balcony projects out above the entry to provide residents with healthful doses of fresh air and people watching. A wood cornice with supporting brackets hugs the front facade. Modifications appear to be limited to an application of Spanish Lace stucco texture, and the likely replacement of the four front focal windows with single panes of fixed glass.

"Upper south, four large rooms, also dressing room with disappearing bed. Garage, gas range, strictly modern. Call at New Arnold Flats. 3682 Park Boulevard." *San Diego Union*, April 20, 1923.

"Four beautiful, large rooms, corner flat, extra bed, dressing room, gas range, garage. Special to grown people. \$55. New Arnold Flats, 3682 Park blvd." *San Diego Union*, April 20, 1923.





Photo taken in 1996 looking southwest from Park Boulevard. Photo courtesy historic designation report. Same view below in 2023.





1920s PARK BOULEVARD



A DECADE OF ELEGANT APARTMENT BUILDINGS



3690-3696 PARK BOULEVARD

1922 • Prairie with Italian Renaissance Revival Influences

Builder: George Huermann

CHRID Property [Link-3690](#)



Huermann also built this Prairie style apartment building, but this time with Italian Renaissance Revival influences. This unusual stylistic combination features a slightly recessed entry framed by an arched stucco pediment with a plaster shield and curvaceous vines. The builder may have merged familiar decorative elements, like the pediment, cornice with brackets, and engaged Corinthian columns, with this hard-edged, symmetrical Prairie style box to soften the overall appearance. Four single-light entry doors lead to the four apartments inside. The property includes a detached four-car garage. Modifications appear to be the same as those at Huermann's other building at 3682-3688 Park Boulevard.





Photo taken in 1996 looking southwest from Park Boulevard. Photo courtesy historic designation report. Same view below in 2023.





1920s PARK BOULEVARD



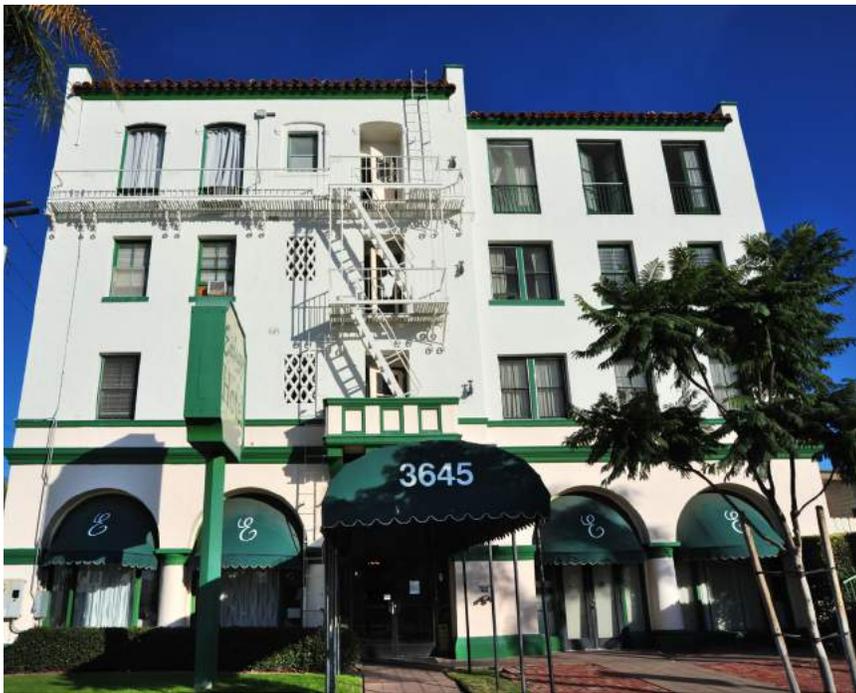
3645 PARK BOULEVARD

1929 • Spanish Colonial Revival

Builder: Parsons

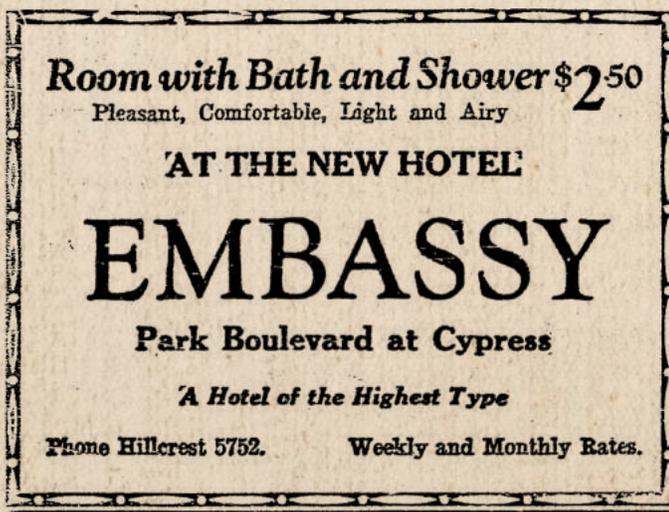
CHRID Property [Link-3645](#)

The relatively unchanged four-story Hotel Embassy is still in business, complete with interior flourishes. Unlike most of its 1920s neighbors, constructed of stucco over wood frame, the hotel is built of brick covered in stucco except for the exposed brick walls on the south elevation. The ground floor includes a series of tall arched windows and doors across the west and north facades. The transparency of the single-light windows, sidelights, and transoms brings sunlight inside except where there are awnings. The fourth-floor windows are tall, providing a visual balance between the hotel's ground and top floors.

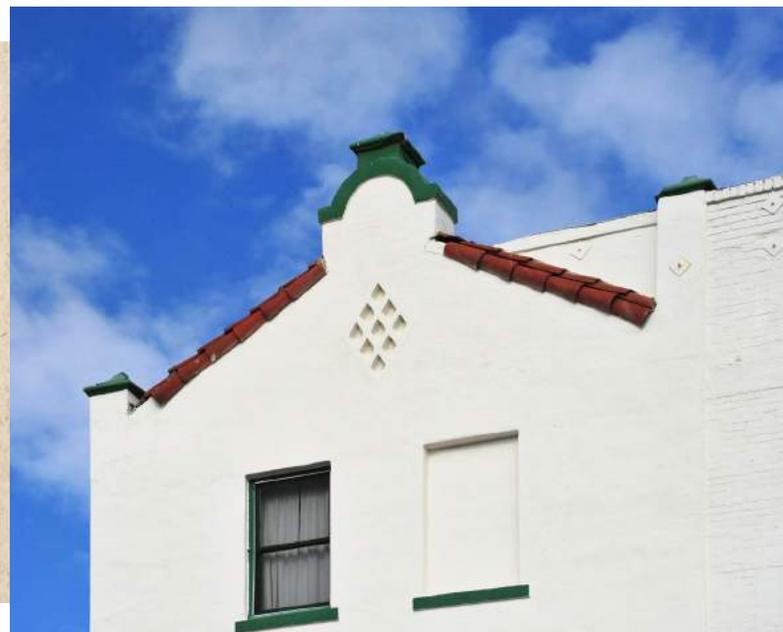


"San Diego's newest hotel, the Embassy, opened its doors yesterday under the management of W.M. Brooks, Los Angeles hotel man. It has 100 rooms, every one with a bath. It is located on Park boulevard at the corner of Cypress, two blocks north of Balboa Park. The spacious lobby of this residential hotel has a pleasing, home-like atmosphere." *San Diego Union and Daily Bee*, November 8, 1929.

"Building Permits: Coffee Shop, per Ratner Elec., electric sign, 3645 Park blvd. \$100." *Evening Tribune*, November 28, 1929.



Advertisement - *Evening Tribune*, November 2, 1929





Historic photo taken in 1927 looking east-southeast from Park Boulevard. Photo courtesy San Diego History Center. Same view below in 2023.





1920s PARK BOULEVARD



A DECADE OF ELEGANT APARTMENT BUILDINGS





HOTEL EMBASSY

DISTINGUISHED
*...in its charm of environment
and completeness of
service.*

\$45 A MONTH **\$60**
Rooms With
Twin Beds

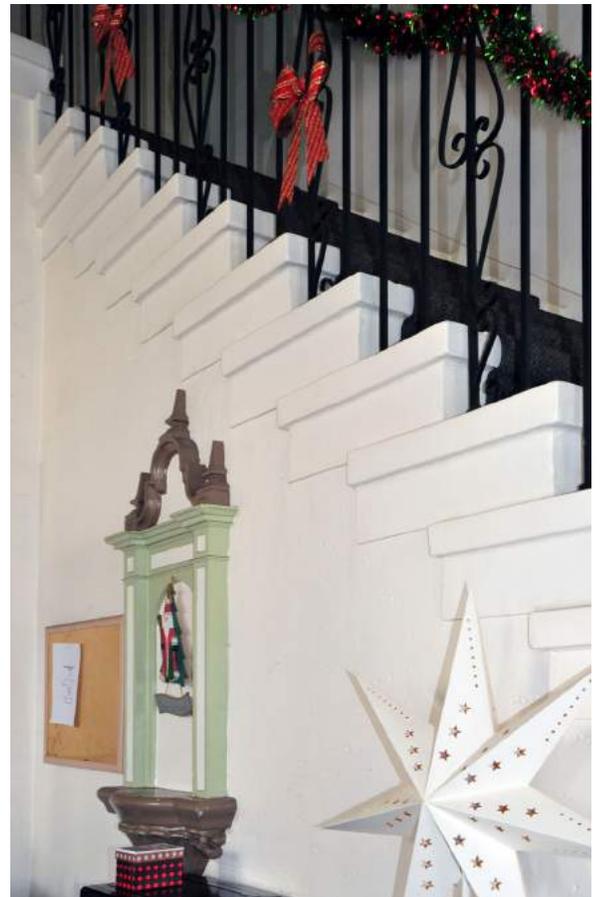
3645 Park Boulevard

Advertisement - Evening Tribune, August 1, 1930





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3611-3617 PARK BOULEVARD

1921 • Prairie

Builder: Edward Bryans

CHRID Property [Link-3611](#)



One of the first 1920s apartment buildings constructed on Park Boulevard, this design by Bryans is pure and solid Prairie style. Supported by massive stucco columns, the central entry is located under a two-story porch cover and balcony, which project from the building's strongly horizontal form and fenestration. This is one of several apartment buildings Bryans's clients Nat and Ella Sebastian commissioned that appear on this tour.

"Five room flat, all modern, tile bathroom and kitchen for rent at 3611 Park blvd. Phone Hill. 605." *San Diego Union and Daily Bee*, May 19, 1922.

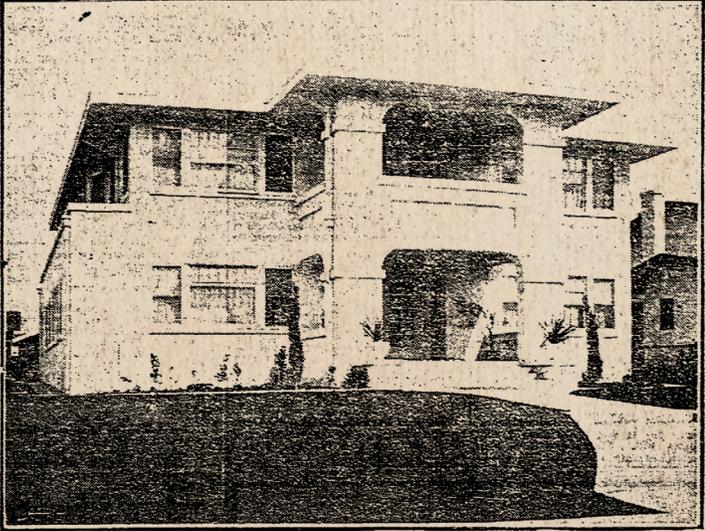


Advertisement - Due to the efforts of Nat and Ella Sebastian, building activity in the "3000" block on Park boulevard is increasing. Above: View of a four-flat structure built by the couple last January. They recently sold it as an income property. Below, left: Drawing of another four-flat building now under construction at 3541 Park boulevard. Below, left: Drawing of another four-flat building now under construction at 3541 Park boulevard. Right: House of Mr. and Mrs. Sebastian, now being built at 3535 Park boulevard. *San Diego Union*, October 30, 1921. Same view below. Photo courtesy Google street view, 2019

THE SAN DIEGO UNION: SUNDAY MORNING, OCTOBER 30, 1921

Modern Flat Building Under Construction on Park Boulevard to Be Completed by Jan 1, 1922

Due to the efforts of Nat and Ella Sebastian, building activity in the "3000" block on Park boulevard is increasing. Above: View of a four-flat structure built by the couple last January. They recently sold it as income property. Below, left: Drawing of another four-flat building now under construction at 3541 Park boulevard. Right: Home of Mr. and Mrs. Sebastian, now being built at 3535 Park boulevard.




3531-3531 1/2 PARK BOULEVARD

1926 • Spanish Eclectic

Builder: Edward Bryans

CHRID Property [Link-3531](#)



Breaking new ground with desirable amenities for renters with cars, Bryans designed this Spanish Eclectic style apartment building as two units over a five-car garage. The arched doorway in the photo at left provides access to the garages located off the alley. The top right photo shows U-shaped concrete stairs at each end of the facade that lead to the two units, which are accented by shed roof-type awnings over the landing and entry door. Original wood-framed windows appear to have been replaced with sliding vinyl ones and others.





A DECADE OF ELEGANT APARTMENT BUILDINGS



3525-3529 1/2 PARK BOULEVARD

1928-29 • Spanish Colonial Revival
CHRID Property [Link-3525](#)

This Spanish Colonial Revival style apartment building from the end of the decade was built over two years. The units addressed as 3525-3527 1/2 fill the 1929 rectangular portion that is closer to the street; units 3529-3529 1/2 occupy the 1928 rear wing. The skilled builder, currently unknown, treated the essential staircases to upper units as design elements, with bold, stucco-covered stepped walls that soften into arcs over first-floor doors. Other Spanish-style features include Mission tile, spindle posts, and a stucco chimney rising from the building's northwest corner. Fenestration throughout consists of sliding vinyl window replacements in the original openings.



“FOR RENT - Unfurnished, \$37.50: Two story, nine rooms, near Roosevelt junior high school: upper rooms furnished for light housekeeping if desired. Garage. Inquire in rear. 3525 Park blvd.” *San Diego Union and Daily Bee*, September 22, 1929.





Historic view of flat buildings looking southeast along Park Boulevard, 1929. Photo courtesy San Diego History Center. Same view below in 2023.









1920s PARK BOULEVARD



A DECADE OF ELEGANT APARTMENT BUILDINGS



3521 PARK BOULEVARD

1927 • Spanish Colonial Revival

Builder: Edward Bryans

CHRID Property [Link-3521](#)

This Bryans-designed Spanish Colonial Revival style apartment building includes stylistic flourishes that stand out. The central entry door is recessed into the symmetrical front and accented by a canted, decorative surround with tilework of an unknown maker and era, possibly European and of the period. The artwork appears to be original. Similarly, above the door is a small window with a recessed, canted surround and a balconet. On the second floor are groupings of three arched windows separated by decorative plaster pilasters. Other embellishments: decorative wrought iron elements and a roof clad in Mission tile. Window changes include sliding vinyl replacements and new configurations.

"THE BEST on the best street. Four rooms, modern, comfortable, elegantly furnished, Frigidaire, south side: \$100, including garage. 3521 Park blvd. Call Hillcrest 5299-W." *Evening Tribune*, August 21, 1928.



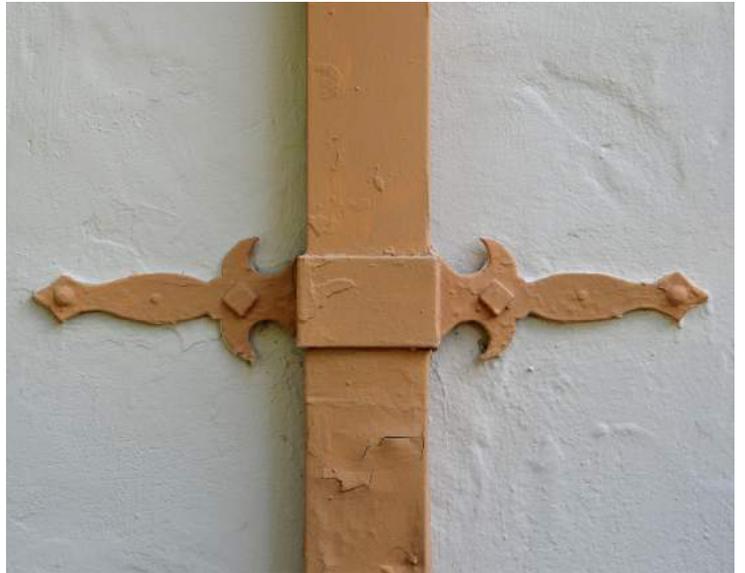


Photo taken in 1996 looking east from Park Boulevard. Note original light pattern on the windows. Photo courtesy historic designation report. Same view below in 2023.





1920s PARK BOULEVARD



3517-3519 PARK BOULEVARD

1927 • Spanish Eclectic
Builder: Edward Bryans
CHRID Property [Link-3517](#)





Bryans repeated his automobile-friendly design from 3531-3531 1/2 Park Boulevard a year later here: another Spanish Eclectic style apartment building with two second-floor units over a five-car garage. Residents rise using a concrete stair on the west facade to a landing under a shed tile roof held up by wood columns with corbels. Side-by-side identical doors open into the private apartments. Modifications include the vinyl window replacements in the original openings that held wood-framed windows. The tiled fountain appears to be of the 1920s era but for the center tile on the wall, which may have had a water spigot or fountainhead; the iron lion rampant may be a later decorative addition.



3511 PARK BOULEVARD

1922 • Italian Renaissance Revival

Builder: Edward Bryans

CHRID Property [Link-3511](#)



Third from the left, looking southeast from Park Boulevard. Photos top and bottom this page courtesy Google street view

Bryans demonstrated his skill with the Italian Renaissance Revival style in this apartment building with an imposing entry porch with low balustrade above. The porch projects out from the center of the building and is supported by groupings of Doric columns. The entry door is set under an arched, single-light transom and leads to a small foyer with four doors, one for each of the four units inside. Other stylistic elements include a flat roof and overhanging eaves over a decorative cornice and brackets, and decorative architraves over windows. Modifications include removal of the original rooftop balustrade; the removal of the engaged columns on the building at the porch; and replacing the wood-framed windows with vinyl ones.



"A man or man and wife to take care of yards and walks around flat building for his living quarters, which consists of two rooms and bath, located at 3511 Park blvd. Phone E.F. Bryans Hillcrest 507." *San Diego Union and Daily Bee*, January 14, 1923.



3509-3413 PARK BOULEVARD

1923-24 • Spanish Eclectic
CHRID Property [Link-3509](#)



1920s PARK BOULEVARD

This one- and two-story Spanish Eclectic style apartment building was constructed in two stages: the 1923 apartment and garage at 3509 Park Boulevard, and the 1924 one-story unit at 3513 Park Boulevard. The entrances to both are under shed roofs supported by simple posts. The building features a flat roof with simple parapet, and walls with a smooth stucco finish over wood-frame construction. Modifications seem limited to the vinyl window replacements that appear to occupy the original openings.



3501-3507 PARK BOULEVARD

1922 • Italian Renaissance Revival

Builder: Wheeler

CHRID Property [Link-3501](#)

This Italian Renaissance Revival style apartment building was built the same year as the one at 3511 Park Boulevard and they share some design characteristics. The flat-roofed entry porch, surmounted by a low balustrade, projects out from the front facade's center. Here, however, round free-standing Doric columns and engaged Ionic columns support the porch roof. The door and side-lights are set under an arched, leaded-glass transom. Both buildings have one main door leading to a small foyer with four doors opening into the four apartments. Both have overhanging eaves, and decorative architraves over windows. Here, the builder added a detached four-car garage with a former studio apartment above it. Modifications include removal of the rooftop balustrade; a small, 1980 addition at the northeast end; and replacement the wood-framed windows with vinyl ones.





Photo from 1996 looking northeast from Park Boulevard. Photo courtesy historic designation report. Same view below in 2023. Note that the original light pattern and balustrade at the roof are no longer present.





1920s PARK BOULEVARD



View right to left of 3501 to 3525 Park Boulevard. Photo courtesy Google street view, 2019



3409-3415 PARK BOULEVARD

1925 • Spanish Colonial Revival
CHRID Property [Link-3409](#)

This Spanish Colonial Revival style apartment building houses four units under a predominantly flat roof and a moderately pitched Mission tile-clad cross-gable roof. Each apartment has its own door; all four open onto the central recessed entry, which has a projecting arched opening with engaged twisted Corinthian columns and matching wrought-iron lanterns. Above the entry is a second-floor balcony. Both facades have tripartite windows at the first and second floors; second-floor windows feature wrought-iron balconet. A detached four-car garage serves residents. Modifications include the replacement of the original wood-framed windows with vinyl windows in the original openings; and the addition of aluminum awnings over the front tripartite windows.



“Our beautiful flat building, 3409-11-13-15 Park blvd, diagonally from Roosevelt junior high, will be completed June 20th. Location finest in city: 5 large rooms, built as nearly soundproof as possible; living room has large Batchelder tile mantel, also Humphrey Radiant fire heater; fine select oak floors; bath has tile floor, also shower; White large kitchen, tile drainboard. Laundry porch, closet for extra bed and storage; everything right up to the minute; private garage with front cement drive. Inquire C.H. Willman, 3416 Park blvd.” *San Diego Union and Daily Bee*, June 20, 1923.

“This is one of the most beautiful 5-room flats on the corner of Park blvd and Upas street overlooking the park, in unobstructed view; has just been completed: everything new and right up to the minute. You will be agreeably surprised when you see these fine flats. Owner, 3411 Park blvd.” *San Diego Union and Daily Bee*, July 12, 1923.



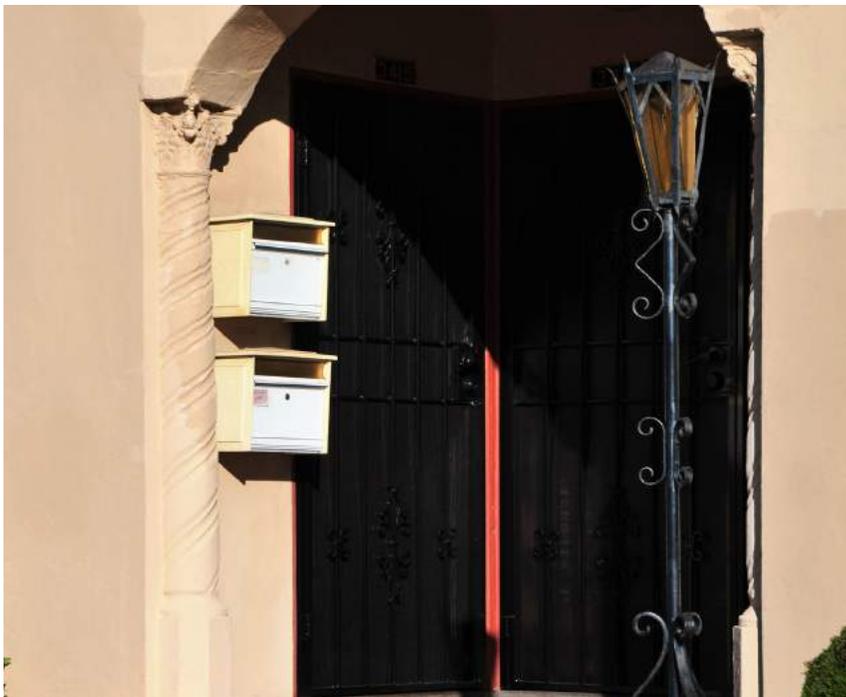


Historic photo from the 1920s looking east-northeast from Park Boulevard. Photo courtesy of the San Diego History Center. Same view below, 2023

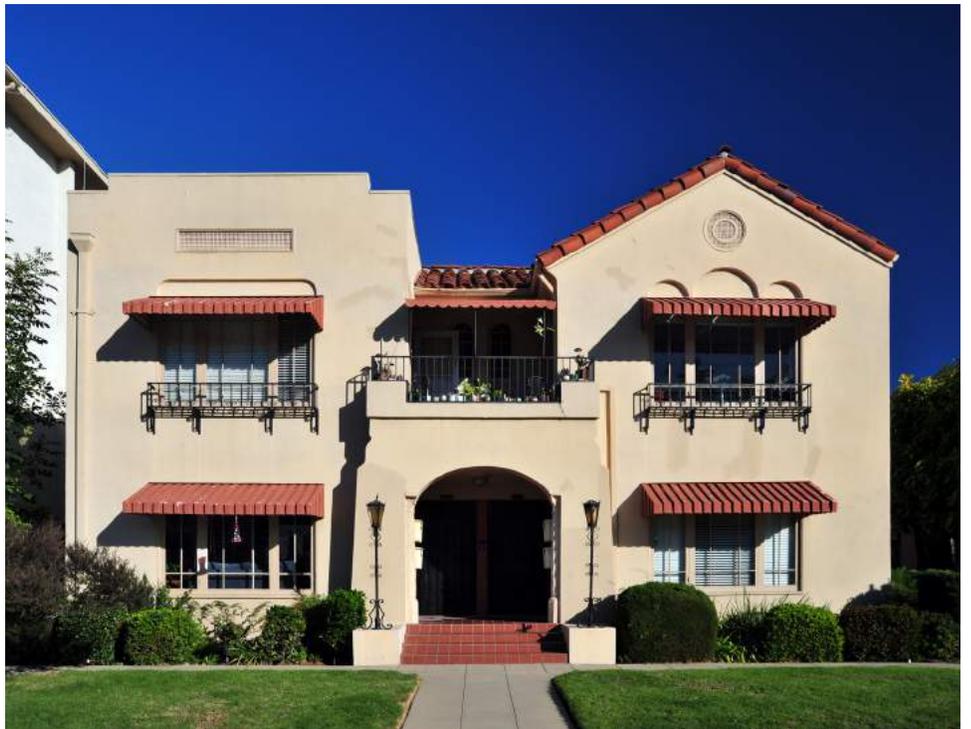




Photo courtesy Google street view, 2023



1920s PARK BOULEVARD



A DECADE OF ELEGANT APARTMENT BUILDINGS



3401-3407 PARK BOULEVARD

1927 • Spanish Colonial Revival
CHRID Property [Link-3401](#)

This Spanish Colonial Revival style apartment building makes a statement with its symmetrical front facade's solid door with side-lights surrounded by Tuscan columns supporting an entablature. Above, an arched window opens onto a balconet. At the second floor, casement windows, each with its own balconet, flank the central balconet. Modifications include stucco, replacement of porch columns; use of French doors as infill above the porch; and the addition of a wrought-iron railing at the top of the porch entablature.

"A wonderful opportunity to acquire one or all three of my new, strictly modern flat buildings on northeast corner of Park Blvd and Upas Street, opposite Balboa park. The very best location for rental property in San Diego. My price will interest anyone who has money to invest. 25% cash, balance good terms. Owner, C.H. Willman 3403 Park Bld." *San Diego Union and Daily Bee*, December 9, 1927.

"UNFURNISHED FLATS

2 BEAUTIFUL large brand new 5-room flats just completed. 1 upper and 1 lower beautifully finished; wonderful kitchen; Frigidaire service free; living room and dining rooms have painted walls and ceilings and are finished in Spanish texture. Mantels are trimmed with Batchelder tile; Humphrey Radiant fire heaters; bathrooms are tiled and have shower; 2 bedrooms are large and beautifully papered; service porch, etc.; Also 1 nearly new 5-room upper south; practically as above; only some of the rooms are slightly smaller. Location: Corner Park blvd and Upas st. Owner C.H. Willman." *San Diego Union and Daily Bee*, March 18, 1927.

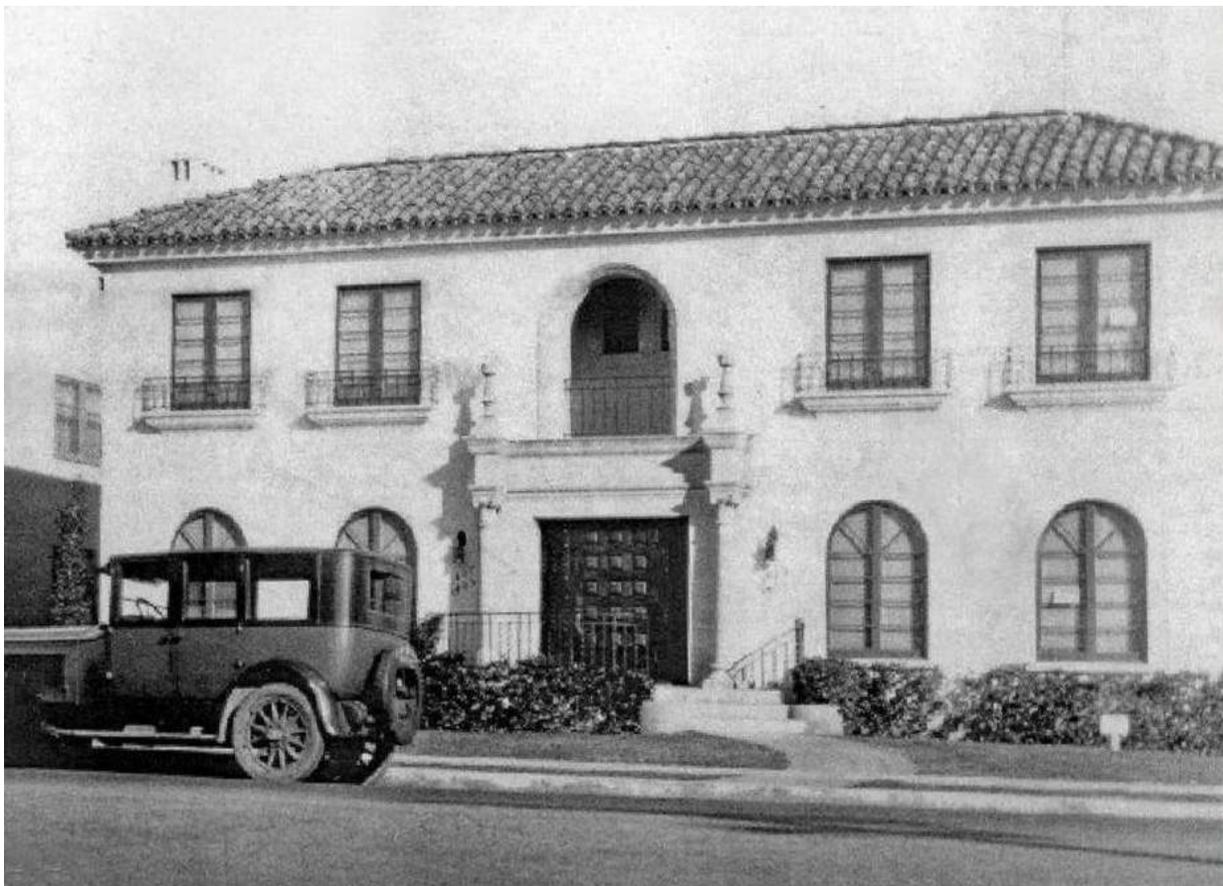


UNFURNISHED FLATS 26

2 BEAUTIFUL large brand new 5-room flats just completed. 1 upper and 1 lower beautifully finished; wonderful kitchen, Frigidaire service free; living and dining rooms have painted walls and ceilings and are finished in Spanish texture. Mantels are trimmed with Batchelder tile; Humphrey radiant fire heaters; bath rooms are tiled and have shower; 2 bedrooms are large and beautifully papered; service porch, etc. Also 1 nearly new 5-room upper south, practically as above, only some of the rooms are slightly smaller. Location, corner Park blvd. and Upas st. Owner C. H. Willman. 3403 Park blvd.

Advertisement - *San Diego Union and Daily Bee*, March 18, 1927.





Historic photo from the 1920s looking east-northeast from Park Boulevard. Photo courtesy of the San Diego History Center. Same view below, 2023





1920s PARK BOULEVARD



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