

HISTORIC HOMES OF SOUTH PARK

The picturesque South Park neighborhood celebrates the beauty and character of historic homes at the annual Old House Fair, held in mid-June each year at 30th & Beech St. The event brings visitors and residents together to enjoy the festivities, including the popular Historic Home Tour, trolley and walking tours, exhibits, crafts, music and more. Visit www.theoldhousefair.com for complete info.

This brochure features houses that have been featured at the Old House Fair over the past years. We encourage you to explore the historic neighborhood of South Park, and see the historic homes along the way.



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Addresses are arranged in this order: west to east, north to south.

2009 Granada Ave. - This new home completed in 2005, was built with all the modern conveniences, but has the look and feel of the Craftsman aesthetic. The owners used all local craftsmen particularly for tiling and woodworking.

2004 Granada Ave. - This 1914 bungalow features a “pop-up” second story and flat roof, a type of architecture typically referred to as an “Airplane Bungalow.” Most bungalows have only one or one and a half stories.

1846 Granada Ave. - Anna Elliot and her jeweler husband built this 1300 square foot house c. 1923. They would certainly be pleased to know that 80 years later, the new owners have opted to treat it with such care and respect using mostly green materials and technologies to repair and restore the house.

1712 Granada Ave. - This bungalow, originally built in 1911, typifies homes constructed in the early part of the 20th century intended for working class families. The home's original owner was R. C. Springer who may have been a developer, as he owned a number of lots on the block.

1528 Granada Ave. - The Edward Quayle House, built in 1912, was designed and lived in by renowned architect Edward “Ned” Quayle. It is a “Shingle Bungalow” in the Craftsman style but is different in that the design emphasized a straightforward structure with minimal detailing and lack of frivolity.

1527 Granada Ave. - Built in 1910 and a designated San Diego Historic Site, the Mitchell House, was designed by San Diego architect, William S. Hebbard. The exterior of the home is Colonial Revival style, with its simple form, horizontal wood siding, shallow eaves and supporting brackets.

1346 Granada Ave. - Built in 1912, this is an American Foursquare. Though its exterior is not the typical bungalow, its interior has classic Arts and Crafts elements, such as an open floor plan, extensive wood details, built-ins, leaded glass, beamed ceilings, and a profusion of windows.

1444 Granada Ave. - The Henry and Emma Neustadt House, built in 1910, has been affectionately taken care of and is in excellent condition. The Colonial Revival style tends to be evocative of East Coast or Midwestern architecture rather than California.

1355 Granada Ave. - The Peter M. Price house, designed by renowned architect Irving Gill, was built as a spec house. It displays classic Irving Gill features such as a flat roof, unity of materials (mostly concrete), casement windows with transoms above, simple white or near-white exterior walls and rectangular massing. This historically designated home is a true gem in South Park.

1319 Granada Ave. - A Craftsman Bungalow built in 1922, this house's structural simplicity and natural materials are seen from the

outset. Its classic Arts and Crafts layout includes extensive use of windows to allow a profusion of natural light.

2007 29th St. - This is a larger Craftsman home with a parapet roof. It is located on a corner lot, with great views of Balboa Park.

1845 29th St. - This two story Spanish Colonial Revival home was built in 1929. Its prominent arches, red tile roof, asymmetrical façade and stucco exterior make its Spanish influence apparent. The romantic Romeo and Juliet balcony, with wood posts and iron railing, can be seen from the street and is an extension of the master bedroom

1355 29th St. - Craftsman style, 1914. Immediately notice the Craftsman style color scheme, expansive porch and brick detailing. The front door, with beveled glass, is original to the home. The abundance of windows and French doors flood the house with natural light.



www.THEOLDHOUSEFAIR.com

All homes listed here have been on the Old House Fair Historic Home Tour. Descriptions by Tracey Raz, Raz+Majette Designs.

1947 Dale St. - A classic Craftsman bungalow built in 1912 features a unique front porch, combining regular brick, clinker brick and local river rock, with deep overhangs, and access from the dining and living rooms. The brown and green paint color scheme, a Japanese style garden, and custom fencing in the Arts and Crafts style complete the home's impressive exterior.

1832 Dale St. - The Laura A. Tyler House, constructed in 1912, is a bungalow with typical Craftsman features such as: a front porch, wide eave overhang, exposed rafter tails and brackets, wood siding, dormer and square tapered columns.

1820 Dale St. - This California bungalow, built in 1923, was originally a single story. It was remodeled and the current owners added a second floor. The front yard forms a beautiful transition from the street to the entryway, where you immediately notice the Frank Lloyd Wright inspired front door and sidelights, which were constructed by a local artist.

1738 Dale St. - This Craftsman bungalow built in 1911, is located in the Seaman and Choates subdivision of South Park. Originally a single story house, the owners sensitively added a second floor to the home that can hardly be seen from the street and ties into the hipped roof configuration beautifully.

1704 Dale St. - This 1911 bungalow is Craftsman in style with classical influences. It has the typical bungalow features such as wood siding, a front porch, gable roof and dormer, but details such as

floral motifs on the front door reflect the eclectic nature of homes from the early 1900s.

This address is on DATE St., east of Dale St. and west of 30th St.

2954 Date St. - When this home was constructed in 1911, the streets had not been paved, but that didn't stop the Paulsen family from building this unusual home. The Craftsman style home has Swiss chalet architectural elements, which must have suited the Norwegian owners.

1429 Dale St. - When you approach this house, built in 1916, you can't help but be struck by the distinctive Oriental influence in the exterior styling of this "Airplane Bungalow." The composition shares similarities to the Craftsman bungalow style, but is characterized by a "pop up" second story of one or two rooms.

1445 Grove St. - This 1912 Craftsman has an L-shaped porch with deep overhangs, a wonderful feature to enjoy the corner lot location. Lovingly restored and improved, the house had been sub-divided into rental units during the 1940s and neglected.

1435 Grove St. - Craftsman Tudor, 1914. As you approach this home, the Tudor influence is evident with the half-timber details above the entry porch and dormers, multiple pane windows, and red brick.

1436 31st St. - This Craftsman dwelling was built in 1914 and features a large porch and beautiful Japanese style landscaping in front.

1955 Edgemont St. - The Cooper Residence, built in 1908, was one of the earliest homes built in the South Park Area on Ida St., which later became Edgemont St. It embodies a distinctive style of construction referred to as Eclectic Monterey.

1617 Edgemont - A Spanish Bungalow built in the 1920s, is located on the canyon and has been sensitively added to, showcasing the owner's personal style and art collections.

3174 B St. - The Fletcher/Taylor 'spec' House was built in 1910. This historically designated home, was originally owned and constructed by the renowned San Diego figure, Colonel Ed Fletcher. This Craftsman bungalow was one of a few of its time utilizing stucco on frame construction.

1528 Felton St. - California Bungalow set up on a hill, home of a landscape architect who has integrated the outside with the inside. This home is quaint and has some wonderful bungalow details such as the period tiled fireplace and paneled wainscoting in the dining room.

1630 Gregory - A remodeled, Craftsman Bungalow with a unique second floor master bedroom suite reached by climbing stairs in a tower, opening up to incredible 360 degree windows. The homeowner's eye for detail is impeccable. They were inspired by the Greene and Greene Architects and their Gamble house in Pasadena, California.

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